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

1. Call to Order

2. Presentation

3. Citizen Input

4. Consent Agenda

1. Approve the Following Meeting Minutes:

1. City Council Work Session dated 6/25/2019
2. City Council Regular Session dated 6/25/2019

2. Adopt Resolution #19-158 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2019 through July 2, 2019

3. Adopt Resolution #19-128 Appointing Election Judges for the Special General Election on August 13, 2019

4. Adopt Resolution #19-151 Approving the Final Plat and Development Agreement for Rivenwick Village 3rd Addition (Project #19-102) Case of Paxmar

5. Adopt Resolution #19-156 Approving Development Agreement for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc. and M&G Trailer

6. Adopt Resolution #19-153 Hiring Replacement Seasonal Public Works Maintenance Workers

7. Report from Public Works Committee.
The Public Works Committee held its regular meeting on June 18, 2019 and discussed the following cases.
1. Review Plan to Spend Unencumbered Pavement Management Program Funds: No action taken.
2. Update on Drainage Concern Findings at 17290 Germanium Street NW: Motion for City Council to ratify the consensus of the Committee that this issue is closed, that no further contact with the property owner is required in regard to this matter, and that the property owner does not need to be invited back to address the Committee on this matter.

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Adopt Ordinance #19-10 Rezoning Subject Property to R-2 Medium Density Residential Related to River Walk Village (Case of Village Bank)

2. Adopt Resolution #19-140 Approving Final Plat, Site Plan, and Development Agreement for The Sapphire (Project No. 18-183); Case of PSD, LLC

3. Adopt Resolution 19-107 Approving Sign Replacement on Highway 10

4. Adopt Resolution #19-162 Accepting Bids and Awarding Contract for Improvement Project #19-00, 2019 Cracksealing Improvements

5. Discuss Options for Spending Remaining Budget for 2019 Crackseal and Sealcoat Improvements.

6. Professional Services Contract Extension for the Tinklenberg Group

7. Adopt Resolution #19-160 Approving Extension to the Commercial Real Estate Brokerage Services with CBRE

8. Authorize Local Road Funding Study

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **4. 1.**

Meeting Date: 07/09/2019

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 6/25/2019
2. City Council Regular Session dated 6/25/2019

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 6/25/2019
2. City Council Regular Session dated 6/25/2019

Attachments

6-25-19 CCWS Minutes

6-25-19 CC Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/03/2019 09:24 AM
Form Started By: Katie Schmidt		Started On: 07/02/2019 07:56 AM
Final Approval Date: 07/03/2019		

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 25, 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
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
Economic Development Manager Sean Sullivan
Communications and Events Coordinator Megan Thorstad
Jason Aarsvold of Ehlers

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Review Business Subsidy Request for Delta ModTech – Consider Establishing TIF District 17 and Approving a TIF Agreement

Economic Development Manager Sullivan reviewed the staff report.

Councilmember Kuzma asked for details on the 15 additional jobs.

Economic Development Manager Sullivan stated that once the TIF Agreement is signed the jobs added will count towards the 15 additional jobs, but the official two-year period will begin after the benefit date.

Councilmember Kuzma asked for details on the special assessments for the property.

Community Development Director Gladhill explained that there were two projects for Bunker Lake Boulevard and Puma Street, which were assessed to the property and were deferred. He noted that those assessments will now be collected with the purchase of the 43 acres.

Jason Aarsvold, Ehlers, provided additional details on the "but for" test. He explained that the business originally requested $1,500,000 to make this site feasible. He stated that the task was then to determine what would be warranted for this request. He noted that the TIF has a nine-year period and therefore $972,000 would be generated during that time. He explained that they spoke with the applicant and the applicant determined that would still be sufficient to make this site feasible. He explained that they also looked at this from another perspective of a developer purchasing and developing this site and then leasing it to the business and found an 8.42 percent cash on cost return. He noted that typically developers would like to see between seven and nine percent cash on cost return and therefore the 8.42 percent is within that range.

Economic Development Manager Sullivan explained that the TIF district would actually generate $1,200,000 over the nine-year period but ten percent would be used to cover administrative costs that the City may incur during that period.

Councilmember Kuzma stated that the EDA reviewed this request and recommended approval.

Councilmember Musgrove asked for additional input on why a business would come to the City for funding rather than a bank or another investor. She asked for additional input on TIF as well.

Economic Development Manager Sullivan provided additional details on the TIF Agreement, noting that the City will be acting as a go between. He explained that the money collected from the TIF district is actually the property taxes paid by the business and would go back to the City to go back to the business.

Councilmember Kuzma noted that this is also a tool that the City can use to be competitive with other communities and help attract new businesses to the community.

2.02: 2020 Budget Direction

City Administrator Ulrich reviewed the staff report.

Councilmember Riley referenced the priorities and asked if those were items identified as being medium or high budgetary items.

City Administrator Ulrich noted that these were items from the Strategic Plan as well as a broader list of overall priorities.

Community Development Director Gladhill confirmed that those were medium to high cost items, with an attempt to focus on the higher cost items in the Strategic Plan.

Mayor LeTourneau stated that he agrees that the items shown on the list happen to be items that were high cost but noted that some of those leading items were high visibility or high need items.

He stated that the survey was as much about how the City will spend its money but also about how choices will be made for the community using the limited resources.

City Administrator Ulrich stated that some of the items are funded by different funds, such as the enterprise fund, rather than the general fund and therefore would not have the same impact as other items.

Finance Director Lund provided an overview of the budget calendar as proposed.

2.03: Local Road Funding

City Administrator Ulrich reviewed the staff report.

Councilmember Heinrich referenced the perception that has been coming up about people not liking the assessment process. She stated that only two assessments were petitioned and stopped over the past five years and therefore perhaps that perception is incorrect.

Mayor LeTourneau stated that it would be helpful to know the number of projects that were completed in the past five years to provide an accurate percentage of projects that were petitioned/stopped.

City Engineer Westby estimated 11 or 12 projects occurred during that five-year period.

Mayor LeTourneau noted that provides more context to that number.

Councilmember Kuzma stated that on the Andre Street project there was a resident that challenged the assessment and took it to the point where the City almost had to go to court. He believed that residents understand the franchise fee system much better now than when it was discussed in the past.

Councilmember Riley stated that in addition to the two projects that have been stopped, the City has to be on the defense from the beginning with projects and noted that there are extra steps in the assessment process that add cost.

City Engineer Westby stated that indirect project costs through the franchise fee process are generally at least five percent less than through the assessment process. He reviewed some of the additional steps that are necessary for the assessment process.

Finance Director Lund stated that the appeal process has additional legal costs as that is above the City's retainer.

Mayor LeTourneau asked for input on the $6 franchise fee model shown for the five-year period.

Finance Director Lund stated that in order to fund the five-year program the amount needed would be $7.25 per utility. She stated that if $6 per utility is used, an internal loan could be completed from the PIR fund for years four and five.

Mayor LeTourneau stated that $7 per utility is the amount that would be needed to get the work done for Ramsey.

Councilmember Musgrove asked if franchise fees would be used solely for reconstruction or all road repair elements.

City Engineer Westby explained that franchise fees would be used for reconstruction and overlays and not minor maintenance.

Councilmember Musgrove asked for additional details on the PIR fund.

Finance Director Lund provided additional details on the Public Improvement Revolving fund.

Councilmember Riley stated that he believes $6 to be too low as that will not get the City to the point it needs to be, and he does not want to build in an increase in the future.

Mayor LeTourneau stated that this would be a five-year program that would sunset after five years and would need to be rewritten. He stated that $6 could be used and the PIR fund could be used to fill the gap in years four and five. He stated that it appears that Councilmember Riley would prefer using $7 to ensure that sufficient funds are collected.

Councilmember Riley stated that he would be flexible and would support using the PIR fund as that is money that was already collected in taxes. He noted that his concern would be that would be a one-time solution for a long-term problem.

Councilmember Heinrich stated that she would agree that the PIR funds should be used as that is money that has already been collected in taxes. She also agreed that if franchise fees are going to move forward, the full amount needed should be collected. She stated that regardless of whether this will be $6 or $7, her concern would be the impact on lower value properties as those residents that have the highest value properties will get a better deal.

Councilmember Musgrove stated that $5 is not enough and if a franchise fee is going to be done, she believes that $7.25 should be the amount. She asked if people could be rebated or decreased in the future. She stated that she would like to see how the budget would look with the road projects as a line item in the budget, as it was done in 2013.

City Administrator Ulrich explained that if the road projects are included in the budget that would increase the budget for that first year and that would remain at that higher base moving forward.

Mayor LeTourneau noted that the franchise fee program would be a five-year program and a review would be done after that time.

Councilmember Riley stated that if the road financing were put into the levy that would be an increase of over eight percent and is only the road financing and would not include any

additional budget impacts. He noted that the language for the franchise fee ordinance would include language addressing the five-year period that would sunset as well as language that states the funds could only be used for road improvements.

Councilmember Kuzma stated that he would not support spending $5,000 on the survey. He stated that no matter what is shown in the study; it does not appear the Charter Commission will agree. He believed that if the Council desires to move this forward, it should simply continue to move forward. He believed that the study would be a waste of money.

Mayor LeTourneau did not believe that the study would impact the timeline, noting that those activities could move forward concurrently.

City Administrator Ulrich provided additional input on discussion and activity from the Charter Commission.

Councilmember Kuzma stated that he would not support the amendment from the Charter Commission should that move forward.

Councilmember Heinrich stated that she is not concerned with the $5,000 cost of the study, as she believes that the City often wastes similar amounts of money. She stated that she does value the input from Boards and Commissions and is curious as to the information the study would bring and therefore would not be opposed to the study.

Councilmember Riley stated that he would not be opposed to the study.

Councilmember Musgrove stated that the study would be helpful in providing more information.

Mayor LeTourneau confirmed that it is the consensus of the Council to continue to move forward on the franchise fee process and approve the funding for the study.

City Administrator Ulrich noted that the next step could be to bring forward a draft ordinance for review. He explained that the study would potentially have a fall semester timeline, which could impact the ability to implement on January 1, 2020, it could also have an impact if the item will need to go to the ballot for referendum in November.

Finance Director Lund stated that if the decision is not made until November, she would need to include a line item in the budget for roads.

City Engineer Westby stated that in order for engineering to move forward on projects for the next year, which typically begins in July, financing would need to be known.

Mayor LeTourneau asked if the ordinance could be appealed should the ordinance be brought forward and approved but it later be determined that the Council does not want to take that path.

City Administrator Ulrich confirmed that could be done. He stated that one option would be to introduce the ordinance fairly soon which could start the public input and discussion.

Mayor LeTourneau stated that it appears that the process would be stopped if the ordinance is not introduced as that would have impacts on the 2020 budget process.

Councilmember Kuzma stated that the road assessment route was tested for five years and the results were not thrilling. He stated that the option at this point is to raise the levy or implement franchise fees. He was concerned that if the process does not move forward, that could cause a special election, which would have additional costs and would delay road projects for another year. He preferred to move the ordinance forward and welcome the debate.

Councilmember Riley stated that he recalled having a similar discussion one year ago and noted that he would prefer to keep the process moving and introduce the ordinance.

Councilmember Heinrich stated that she was not a part of the discussions one year ago and therefore requires more new information, which is why she values the study results. She stated that she would not be opposed to continuing to use assessments.

Councilmember Musgrove asked for input on the process for an ordinance to pass with a five-member Council. She asked if the ordinance would need to go before the Charter Commission.

City Administrator Ulrich explained the process, noting that any action to pass an ordinance would require four affirmative votes. He confirmed that the ordinance would not need to go through the Charter Commission.

Councilmember Heinrich stated that the Council can go through that process, but if there are not four votes to pass that, the study should still be completed and perhaps a backup plan for continuing assessments in 2020 should be considered.

Councilmember Riley noted that a five-year plan is required for assessments; a one-year plan cannot be done.

Councilmember Kuzma stated that in order to cover the necessary funds for road improvements in 2020, there would be an eight or nine percent increase in the budget.

It was the consensus of the Council to bring forward a draft ordinance.

2.04: Continue Discussion on Outsourcing Ramsey Resident Newsletter

No comments. This item will come back to a future worksession.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Councilmember Heinrich stated that at a future worksession she would like to discuss Section 2-156 of City Code in the future regarding the percentage of Commission and Board members that must live in the City.

4. MAYOR / COUNCIL / STAFF INPUT

No comments.

5. ADJOURNMENT

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

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 25, 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
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

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

2. PRESENTATION

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

Sue Doll, Anoka County Solid Waste Specialist, provided an overview on the recycling market and the market specific to Anoka County. She also highlighted trends in materials and challenges in the recycling market. She also provided tips for recycling. She stated that this is the 15th year in a row that Ramsey has achieved its recycling goal, noting that the City continues to evolve and provide additional opportunities for recycling within the community in order to achieve its goal. She presented the City with its achievement in recycling for 2018 and thanked the City.

Councilmember Musgrove accepted the award on behalf of the City Council and Environmental Policy Board.

Community Development Director Gladhill noted that City Planner Anderson provides a great deal of leadership and time towards helping the City reach its recycling goals.

2.02: Presentation/Update on Police Department Activities by Chief Jeff Katers

Police Chief Katers provided a brief overview of recent Police Department activities. He reviewed the current staffing levels of the department and highlighted the information related to the different types of calls for service received. He stated that the department uses intelligence led policing in order to work smarter and more efficiently and also practices transparency. He stated that the department also practices fiscal responsibility, ranking as the lowest per capita cost for services in Anoka County as of 2013. He stated that the department offers more programing and events than ever before and provided a few examples. He thanked the community that regularly shows its support and for the Council that continues to see public safety as a priority.

Councilmember Kuzma thanked Police Chief Katers for his service and the service of his department. He asked if the public data system is fully implemented.

Police Chief Katers stated that the system has been implemented but continues to evolve. He noted that the community gains a good value from that system.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Mayor LeTourneau requested to remove Item 4.03 from the Consent Agenda to consider as Item 7.01A.

Motion by Councilmember Kuzma, seconded by Councilmember Musgrove, to approve the following items on the Consent Agenda as revised to remove Item 4.03:

4.01: Receive May 2019 Financial Reports – General Fund and Enterprise Funds
4.02: 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
- Park and Recreation Meeting Minutes dated May 9, 2019
- Environmental Policy Board Meeting Minutes dated May 20, 2019

4.03: ~~Review Suspension of Therapeutic Massage Establishment License~~ This item was removed from the Consent Agenda and considered as Item 7.01A
4.04: Approve the following Meeting Minutes:
1) City Council Work Session dated June 11, 2019
2) City Council Regular dated June 11, 2019
4.05: Approve Licenses

4.06: Approve Amending the Council Meetings Scheduled for Tuesday, August 6, 2019
4.07: Approve Updated JPA with Anoka-Hennepin Narcotics and Violent Crimes Task Force
4.08: Approve Request to Declare Surplus Property
4.09: 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
4.10: 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
4.11: Adopt Resolution #19-132 Approving a Conditional Use Permit to Operate a Preschool at 6013 167th Ave NW (Project No. 19-117); Case of Valerie Phillips
4.12: Adopt Resolution #19-139 Approving Final Plat, Site Plan and Development Agreement for Anderson Dahlen (Project #19-109): Case of Anderson Dahlen
4.13: Adopt Resolution #19-142 Approving Joint Powers Agreement for the Signalization of Nowthen Boulevard/CSAH 5 at 170th Avenue NW
4.14: 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)
4.15: Adopt Resolution #19-147 Approving Metes and Bounds Subdivision for COR Infiltration Pond
4.16: Adopt Resolution #19-148 Declaring Participation in State Performance Measurement Program
4.17: Adopt Resolution #19-149 Approving Amendment No. 1 to Community Development Block Grant and HOME Investment Partnerships Program Cooperation Agreement
4.18: Adopt Resolution #19-141 to Hire a Part-time Community Service Officer Backfilling a Vacant Position

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: 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.

Presentation

Community Development Director Gladhill reviewed the staff report and reported that the Planning Commission met on June 6, 2019 and recommended approval of the project and passed a variance to allow private utilities onsite.

Public Hearing

Mayor LeTourneau called the public hearing to order at 7:29 p.m.

Citizen Input

There was none.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to close the public hearing.

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

The public hearing was closed at 7:30 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to Adopt Resolution #19-122 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.

Further discussion: Mayor LeTourneau stated that he is thankful and appreciative that M&G has been a local business for many years and has chosen to expand their business within the community.

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

6.02: 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)

Presentation

Economic Development Manager Sullivan reviewed the staff report and recommendation to move forward with the proposed project. Staff believes this project meets several goals outlined within the City's adopted Strategic Plan and EDA Work Plan. Ehlers completed the underwriting and supports moving forward and approving the request. The EDA also reviewed this project and is 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 the City of Ramsey

Business Subsidy Policy and unanimously passed a motion recommending approval of the two resolutions.

Public Hearing

Mayor LeTourneau called the public hearing to order at 7:35 p.m.

Citizen Input

There was none.

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to close the public hearing.

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

The public hearing was closed at 7:35 p.m.

Council Business

Councilmember Riley stated that this item has been discussed previously by the Council and the EDA. He stated that there are many benefits to this action noting that this is a pay-go note which means the City is not out upfront money, will bring a new business to the City, the City will enjoy increased tax capacity after the TIF expires, 135 good paying jobs will be brought to the community, this will be the first business to come to the business park, and the City will collect unpaid assessments on the property.

Motion by Councilmember Musgrove, seconded by Councilmember Kuzma, to Adopt 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 Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor and to Adopt Resolution No. #19-144 Authorizing Execution of a Tax Increment Financing (TIF) Agreement: Delta ModTech.

Further discussion: Mayor LeTourneau stated that he is pleased to welcome Delta ModTech to the community, should the motions pass.

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

7. COUNCIL BUSINESS

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

Community Development Director Gladhill reviewed the staff report and reported that 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 the Staff Review comments. The Planning Commission noted general support for the required variance. Assuming the Planning Commission approves the variance on July 10, there would be no additional action necessary from the City Council pertaining to the Site Plan review. On July 9, the City Council will be asked to approve the required Development Agreement for this project.

Councilmember Kuzma asked if the homeowner is keeping the home in place.

Community Development Director Gladhill stated that it is the understanding of staff that the homeowner is staying in the home while pursuing options for future development.

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to Adopt Resolution #19-138 Granting Final Plat and Site Plan of Delta ModTech, contingent upon obtaining a variance for the 60-foot residential buffer yard setback and compliance with the Staff Review letter.

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

7.01A: Review Suspension of Therapeutic Massage Establishment License

Police Chief Katers reviewed the staff report and recommendation to continue the suspension of Therapeutic Massage Establishment License for Oasis Massage, LLC.

Councilmember Heinrich stated that it is her understanding that there is a history of complaints on the business.

Police Chief Katers confirmed that the department has received numerous complaints of suspicious activity at the business from residents and other businesses.

Councilmember Kuzma asked and received confirmation that the recommendation of Police Chief Katers is to uphold the suspension of the license.

Xiao Ying Qiu, Oasis Massage Owner, stated that her employees are licensed through the City. She stated that she is surprised by this action and does not believe it is fair for her business license to be suspended as she does not believe there is any illegal activity. She asked that the City trust her that she is not conducting illegal activity.

Ivan, boyfriend of business owner, stated that he understands that people have a stereotype against Asian massage parlors. He stated that the landlord has provided an email that he has not received a complaint over the past four years and is also surprised by the recent police activity. He stated that his girlfriend has been working in the industry for the past nine years and has never had any issues. He stated that when they hire an employee, they ensure that all license

requirements of the City are met. He explained that when a massage is being given that is in a private room and therefore, they cannot check what is going on in the room.

Mayor LeTourneau acknowledged that there is ongoing legal action and that the results of that will help guide future decisions.

Police Chief Katers confirmed that once the legal action is completed, the decision will be of the City Council regarding the continued action on the license.

Mayor LeTourneau clarified that this is a temporary suspension while the legal activity is ongoing, and the license will be reviewed once again following the legal action resolution.

Larry Clark, 15021 Waco Street, stated that it seems that the Police Department is still reviewing the case and therefore this would be a limited suspension until that resolution occurs. He stated that there was a problem at this location once before that was charged with prostitution, acknowledging that could be a different owner. He stated that there are young children in the community, and he would want to ensure that questionable activity is not allowed in the community. He believed that suspension of the license would be the best option at this time.

Councilmember Heinrich stated that since the temporary removal of the license and closing of the business she has talked to a number of residents that have expressed concerns that span a number of years and conflict with the email from the landlord,

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to temporary suspend the Therapeutic Massage Establishment License of Oasis Massage, LLC, conducting business at 14037 St. Francis Boulevard NW, Ramsey, MN, pursuant to Section 26-838 of the Ramsey City Ordinance.

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

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

Community Development Director Gladhill reviewed the staff report and recommendation to from the Planning Commission to approve the project, which includes Resolution #19-098 and Ordinance #19-10.

Councilmember Heinrich asked the number of residential households that spoke up with concerns on this case.

Community Development Director Gladhill replied that the property owner to the east of Lot 1, Block 2, has provided comments on multiple occasions. He noted that another homeowner on the southside of Rivland Avenue provided written and telephone comments. He noted that those are the only two that have spoken in opposition of this project.

Councilmember Kuzma asked for input on the implications on the use of County HRA funds as the grant award was not received.

Community Development Director Gladhill noted that the City would not take action on the County HRA funds as the grant was not awarded. He stated that there would be no public contribution and the applicant would need to seek additional funding or fund the clean-up on their own.

Councilmember Riley asked for input on the holding pond location.

Community Development Director Gladhill noted that the storm water pond size would be sufficient and meets the storm water requirement standards.

Motion by Councilmember Kuzma, seconded by Councilmember Musgrove, to Adopt Resolution #19-098 Approving the Preliminary Plat for River Walk Village and Approving a Comprehensive Plan Amendment to Reguide the Subject Property from Low Density Residential and Business Park to Medium Density Residential in the 2040 Comprehensive Plan Update and to introduce Ordinance #19-10 amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota, contingent upon compliance with the Staff Review letter.

Further discussion: Councilmember Heinrich stated that she drove down that area and noticed the residential development on one side and the commercial/industrial development on the other side. She feels confident that this development could work and is a better fit over industrial development.

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

7.03: Concept Plan Submittal to Metropolitan Council – Public Realm Improvements in The COR

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to submit a concept plan to progress towards a LCDA funded grant.

Councilmember Riley stated that this sounds like a win win situation, as this will provide visions for The COR and could provide money for that.

Councilmember Musgrove referenced the timeline for the comments on the concepts and asked for additional input.

Parks and Assistant Public Works Superintendent Riverblood confirmed that there would be a completed project application for the Council review on July 23.

Councilmember Kuzma stated that this is an interesting twist that could help more developers want to be involved in Ramsey.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to authorize staff to submit a Preliminary Concept Plan to the Metropolitan Council related to a potential Livable Communities Grant.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Musgrove invited residents to City Hall the following night for an informational meeting of the Lower Rum River Water Management Organization from 7:00 p.m. to 9:00 p.m.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:35 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 2.**

Meeting Date: 07/09/2019

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #19-158 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2019 through July 2, 2019

Action:

Motion to Adopt Resolution #19-158 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2019 through July 2, 2019.

Attachments

Bills List 07/09/2019

Res 19 158

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/03/2019 08:16 AM
Kurt Ulrich	Kurt Ulrich	07/03/2019 09:25 AM
Form Started By: Jackie Lipski		Started On: 07/02/2019 10:45 AM
Final Approval Date: 07/03/2019		

RAMSEY CITY COUNCIL MEETING

7/9/2019

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 6/20/19-7/2/19	249,934.90
Accounts Payable 6/20/19-7/2/19	61,645.12
Payroll 6/28/2019	202,046.12

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 513,626.14**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2019 Y.T.D.
NET PAYROLL TOTAL	$ 184,292.04	$ 2,064,812.46
- CORRECTION TO PAYROLL		
PREPAIDS	328,819.09	3,388,931.52
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	289,989.60	896,964.60
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	398,779.66	3,852,986.96
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		660,096.44
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,201,880.39**	**$ 10,863,791.98**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

6/20/2019 -- 12/31/2019

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108931	**6/20/2019**		**101209 A TOUCH OF MAGIC INC**						
		147.00	PEARSON PRK- 7/11/19		97260	061219	0452.6489		OTHER CONTRACTED SE
		147.00							
108932	**6/20/2019**		**107897 AHO, AARRE**						
		155.00	REFUND DAMAGE/KEY DEP.		97261	061719	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
108933	**6/20/2019**		**114419 ASPEN EXTERIORS INC**						
		80.00	REFUND PERMIT RA038600		97262	061219	9101.4205		BUILDING PERMIT
		1.00	REFUND PERMIT RA038600		97262	061219	9101.2081		SURCHARGES-PERMITS
		81.00							
108934	**6/20/2019**		**115574 HEALTHPARTNERS**						
		47,247.50	JULY 19 HEALTH INS		97264	90235381	9101.2176		LIFE/HEALTH-EMPLOYEE
		47,247.50							
108935	**6/20/2019**		**117029 KANAVENTI, DOMINIC**						
		107.30	REIMBURSE MILEAGE- TRAINING		97265	061719	9230.6331		TRAVEL & LODGING
		107.30							
108936	**6/20/2019**		**116169 LIFE INSURANCE CO OF NORTH AMERICA**						
		19.40	JULY 2019 LIFE INS		97266	AI960634 JULY 19	9101.2170		DENTAL/DISABILITY/LIFE
		17.04	JULY 2019 LIFE INS		97266	AI960634 JULY 19	9101.2170		DENTAL/DISABILITY/LIFE
		36.44							
108937	**6/20/2019**		**100276 MCFOA**						
		30.00	APP C. LASHER CERTIFICATE		97267	061419	0130.6335		TRAINING
		30.00							
108938	**6/20/2019**		**113815 NEOPOST USA**						
		108.90	RENT JUNE-SEPT 2019		97268	56717901	0130.6405		OFFICE & DATA PROCES:
		108.90							
108939	**6/20/2019**		**117024 OLSON, STEVEN**						
		75.00	REIMB. MAILBOX DAMAGE		97269	061719	0312.6267		OTHER STREET MAINTEI
		75.00							
108940	**6/20/2019**		**100391 POSTMASTER**						
		1,687.72	RAM RESIDENT JULY/AUG 19		97270	061419	0195.6322		POSTAGE
		1,687.72							
108941	**6/20/2019**		**115972 ROBINSON, SCOTT**						
		2,862.50	ADS RAM RESIDENT JULY/AUG 19		97271	061419	9101.4609		OTHER MISCELLANEOUS
		2,862.50							
109005	**6/27/2019**		**117032 6TH CONGRESSIONAL DISTRICT DFL**						
		100.00	DAMAGE DEPOSIT REFUND 10/18		97286	062419	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
109006	**6/27/2019**		**100297 CENTERPOINT ENERGY**						
		995.20	7550 SUNWOOD DR		97289	6702493-5 MAY 19	0194.6373		GAS
		93.61	14515 E TOWN CENTER DR		97290	8782239-1 MAY	9601.6373		GAS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
109006	6/27/2019		100297 CENTERPOINT ENERGY						Continued.
						19			
		37.49	6701 HWY 10		97291	6011580-5 MAY	9410.6373	00041012	GAS
						19			
		35.37	15050 ARMSTRONG BLVD		97292	5914352-9 MAY	0220.6373		GAS
						19			
		104.18	5650 ALPINE DR NW		97293	5961540-1 MAY	0220.6373		GAS
						19			
		1,265.85							
109007	6/27/2019		117031 DALY, TIMOTHY						
		500.00	REF HOME IMP ESC 17830 ERKIUM		97294	062719	9804.6433	00116632	REFUNDS
		500.00							
109008	6/27/2019		106583 DELTA DENTAL PLAN OF MINNESOTA						
		3,661.15	DENTAL INS JULY 19		97323	7682879	9101.2170		DENTAL/DISABILITY/LIFE
		3,661.15							
109009	6/27/2019		100351 NCPERS GROUP LIFE INS						
		416.00	LIFE INS JULY 2019		97322	704800072019	9101.2170		DENTAL/DISABILITY/LIFE
		416.00							
109010	6/27/2019		116364 NORTHLAND CUSTOM HOMES LLC						
		1,500.00	REF ERO ESC 17025 BAUGH ST		97295	062719	9804.6433	00116566	REFUNDS
		1,500.00	REF ERO ESC 17283 IODINE ST		97296	062719A	9804.6433	00116332	REFUNDS
		5,000.00	REF LAND ESC 17283 IODINE ST		97297	062719B	9252.1155.1		MANUAL-ACCOUNTS RE(
		2,000.00	REF DRIVE/LAND ESC 9126 169TH		97298	062719C	9252.1155.1		MANUAL-ACCOUNTS RE(
		5,000.00	REF DRIVE/LAND ESC 9126 169TH		97298	062719C	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	REF ERO ESC 9126 169TH AVE		97299	062719D	9804.6433	00116652	REFUNDS
		5,000.00	REF LAND/DRIVE 17025 BAUGH ST		97300	062719E	9252.1155.1		MANUAL-ACCOUNTS RE(
		2,000.00	REF LAND/DRIVE 17025 BAUGH ST		97300	062719E	9252.1155.1		MANUAL-ACCOUNTS RE(
		23,500.00							
109011	6/27/2019		113726 ORNAT, SHEAVON						
		155.00	REFUND DAMAGE/KEY DEPOSIT		97301	061919	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
109012	6/27/2019		100422 REGISTERED ABSTRACTERS INC						
		537.65	SALE OF PARCEL 45		97302	062519	9605.1730	00201809	IMPROVEMENTS OTHER
		16,025.00	ACQ PART OUTLOT A RTC 13		97303	062519A	9605.1730	00201809	IMPROVEMENTS OTHER
		16,562.65							
109013	6/27/2019		117033 ZEN WINDOWS TWIN CITIES INC						
		51.00	DUP . PERMIT- REFUND		97306	061819	9101.4307		PERMIT PLAN REVIEW
		51.00							
1000217	6/21/2019		112663 CAPSTONE HOMES INC						
		1,500.00	REFUND ERO ESC 116499		97263	062019	9804.6433	00116499	REFUNDS
		1,500.00							
1000218	6/21/2019		115383 SCHLENDER, SHANNON						
		24.69	TRAIN LUNCHES- INTERVIEWING		97272	061319	0211.6331		TRAVEL & LODGING
		24.69							
1000219	6/21/2019		100914 SULLIVAN, SEAN						
		243.86	REIMB- TRAINING/CONF		97273	061919	9230.6331		TRAVEL & LODGING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1000219	6/21/2019		100914 SULLIVAN, SEAN						Continued.
		243.86							
1000220	6/21/2019		116911 SZYKULSKI, JESSE						
		102.08	REIMB. SEPTIC SYS CERT		97274	061319	0240.6334		MILEAGE REIMBURSEME
		102.08							
1000221	6/21/2019		109912 ULRICH, KURTIS G.						
		19.96	TRAVEL REIMBURSE- WASH DC		97275	061119	0130.6249		MISCELLANEOUS OPERA
		19.96							
1000260	6/28/2019		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		153.68	JULY 19 INSURANCE		97321	2342251	9101.2170		DENTAL/DISABILITY/LIFE
		153.68							
1000261	6/28/2019		106687 BLUML, BRAD						
		120.00	REIMBURSE SAFETY CAMP		97287	062519	0211.6451		MEMBERSHIP DUES
		840.67	REIMBURSE SAFETY CAMP		97287	062519	0237.6331		TRAVEL & LODGING
		960.67							
1000262	6/28/2019		112663 CAPSTONE HOMES INC						
		1,500.00	REF ERO ESC 8705 150TH LN NW		97288	062719	9804.6433	00116841	REFUNDS
		1,500.00							
1000263	6/28/2019		100510 VERIZON WIRELESS						
		385.11	FIRE- TABLETS MAY/JUNE 19		97304	9831860035	0220.6323		CELLULAR PHONES
		27.40	MAY/JUNE 2019 SERVICE		97305	9831760494	0130.6323		CELLULAR PHONES
		30.20-	MAY/JUNE 2019 SERVICE		97305	9831760494	0192.6321		TELEPHONE
		164.29	MAY/JUNE 2019 SERVICE		97305	9831760494	0191.6323		CELLULAR PHONES
		117.55	MAY/JUNE 2019 SERVICE		97305	9831760494	0194.6323		CELLULAR PHONES
		122.42	MAY/JUNE 2019 SERVICE		97305	9831760494	0220.6323		CELLULAR PHONES
		42.40	MAY/JUNE 2019 SERVICE		97305	9831760494	0240.6323		CELLULAR PHONES
		164.60	MAY/JUNE 2019 SERVICE		97305	9831760494	0301.6323		CELLULAR PHONES
		259.97	MAY/JUNE 2019 SERVICE		97305	9831760494	0311.6323		CELLULAR PHONES
		307.42	MAY/JUNE 2019 SERVICE		97305	9831760494	0452.6323		CELLULAR PHONES
		284.96	MAY/JUNE 2019 SERVICE		97305	9831760494	9601.6323		CELLULAR PHONES
		1,845.92							
1000264	7/2/2019		100257 LAW ENFORCEMENT LABOR SRV INC						
		612.00			97050	061319915322	9101.2177		UNION DUES
		612.00			97313	062719757462	9101.2177		UNION DUES
		1,224.00							
1000265	7/2/2019		100298 MN AFSCME COUNCIL 5						
		551.32			97051	061319915323	9101.2177		UNION DUES
		551.32			97314	062719757463	9101.2177		UNION DUES
		1,102.64							
90255957	6/28/2019		101306 IRS						
		352.64			97277	0624191330432	9101.2171		FEDERAL WITHHOLDING
		1,500.50			97278	0624191330433	9101.2173		FICA & MEDICARE-EMPL
		1,500.50			97279	0624191330434	9101.2182		FICA & MEDICARE-EMPL
		327.71			97283	0625191144004	9101.2171		FEDERAL WITHHOLDING
		220.87			97284	0625191144005	9101.2173		FICA & MEDICARE-EMPL
		220.87			97285	0625191144006	9101.2182		FICA & MEDICARE-EMPL
		26,521.73			97318	062719757467	9101.2171		FEDERAL WITHHOLDING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
90255957	6/28/2019		101306 IRS						Continued.
		14,421.73			97319	062719757468	9101.2173		FICA & MEDICARE-EMPL(
		14,421.73			97320	062719757469	9101.2182		FICA & MEDICARE-EMPL(
		59,488.28							
90515626	6/28/2019		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			97280	0625191144001	9101.2174		PERA-EMPLOYEE
		50.00			97281	0625191144002	9101.2183		PERA-EMPLOYER
		21,125.46			97315	062719757464	9101.2174		PERA-EMPLOYEE
		28,338.92			97316	062719757465	9101.2183		PERA-EMPLOYER
		49,564.38							
91739840	6/28/2019		100601 MN DEPT OF REV WH						
		332.92			97276	0624191330431	9101.2172		STATE WITHHOLDING
		50.00			97282	0625191144003	9101.2172		STATE WITHHOLDING
		12,634.36			97317	062719757466	9101.2172		STATE WITHHOLDING
		13,017.28							
98062819	6/28/2019		115668 ALERUS FINANCIAL NA						
		3,058.52			97312	0627197574614	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,058.52							
99062819	6/28/2019		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,990.86			97308	0627197574610	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,990.86							
99153837	6/28/2019		100223 ICMA RETIREMENT TRUST 457						
		2,333.53			97307	062719757461	9101.2175		DEFERRED COMPENSAT
		2,333.53							
99449808	6/28/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		7,617.20			97310	0627197574612	9101.2175		DEFERRED COMPENSAT
		7,617.20							
99456221	6/28/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		2,922.94			97311	0627197574613	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,922.94							
99724619	6/28/2019		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		851.16			97046	0613199153211	9101.2176		LIFE/HEALTH-EMPLOYEE
		851.99			97309	0627197574611	9101.2176		LIFE/HEALTH-EMPLOYEE
		71.85-	COBRA Credit		97309	0627197574611	9101.2176		LIFE/HEALTH-EMPLOYEE
		883.10	LTD Prem		97309	0627197574611	9101.2170		DENTAL/DISABILITY/LIFE
		2,514.40							
		249,934.90	Grand Total						

Payment Instrument Totals

Checks	98,750.01
EFT Payments	142,507.39
A/P ACH Payment	8,677.50
Total Payments	249,934.90

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 2895
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
110553	ANCHOR PAPER COMPANY	COPIER PAPER	PV	97371	001	09101	6/13/2019	10591466-00	1,890.00
	ANCHOR PAPER COMPANY 480 BROADWAY STREET ST PAUL MN 55101					Summary Total			1,890.00
						Payment Amount			1,890.00
100033	ANOKA COUNTY ATTORNEY	FORFEITURE DISBURSEMENT	PV	97326	001	09290	6/25/2019	062519	138.00
	ANOKA COUNTY ATTORNEY 2100 - 3RD AVENUE NORTH ANOKA MN 55303					Summary Total			138.00
						Payment Amount			138.00
110857	ANOKA HENNEPIN COMMUNITY EDUCATION	19 SAFETY CAMP/LIFEGUARD	PV	97325	001	09290	6/25/2019	15725	334.00
	ANOKA HENNEPIN COMMUNITY EDUCATION ATTEN: MARV 2727 NORTH FERRY STREET ANOKA MN 55303					Summary Total			334.00
						Payment Amount			334.00
113871	APPLIED MAINTENANCE SUPPLIES AND SOL.	YELLOW TRAFFIC MARKERS	PV	97328	001	09101	6/25/2019	5417665	484.63
	APPLIED MAINTENANCE SUPPLIES AND SOL. P O BOX 74186 CLEVELAND OH 44194					Summary Total			484.63
						Payment Amount			484.63
100297	CENTERPOINT ENERGY	PW MISC ACCOUNTS	PV	97331	001	09101	6/19/2019	8000014064-2 MAY 2019	104.46
	CENTERPOINT ENERGY	PW MISC ACCOUNTS	PV	97331	002	09101	6/19/2019	8000014064-2 MAY 2019	95.63
	P O BOX 4671	PW MISC ACCOUNTS	PV	97331	003	09101	6/19/2019	8000014064-2 MAY 2019	31.88
	HOUSTON TX 77210-4671	PW MISC ACCOUNTS	PV	97331	004	09101	6/19/2019	8000014064-2 MAY 2019	31.88
		PW MISC ACCOUNTS	PV	97331	005	09101	6/19/2019	8000014064-2 MAY 2019	31.87
						Summary Total			295.72
						Payment Amount			295.72

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2895		
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
111496	CENTRAL TURF AND IRRIGATION SUPPLY	PERENNIAL RYE SEED	PV	97374	001	09101	7/1/2019	6066149-00	260.00
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523					Summary Total			260.00
						Payment Amount			260.00
100111	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	97335	001	09101	6/15/2019	190615	846.95
	COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480					Summary Total			846.95
						Payment Amount			846.95
100167	CORNERSTONE FORD	LAMP ASY 601	PV	97337	001	09101	6/17/2019	15264431	72.39
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330					Summary Total			72.39
						Payment Amount			72.39
115887	DVS RENEWAL	TABS 376	PV	97341	001	09101	6/25/2019	062519	11.00
	DVS RENEWAL PO BOX 64587 ST PAUL MN 55164-0587					Summary Total			11.00
						Payment Amount			11.00
		TABS 359	PV	97342	001	09101	6/25/2019	062519A	11.00
						Summary Total			11.00
						Payment Amount			11.00
104267	ELITE SANITATION	RENTAL- SHRED EVENT	PV	97377	001	09604	6/15/2019	25760	92.00
	ELITE SANITATION					Summary Total			92.00
	PO BOX 526	RENTAL MAY/JUNE 2019	PV	97378	001	09101	6/15/2019	25767	528.00
	ELK RIVER MN 55330					Summary Total			528.00
						Payment Amount			620.00

Payment Group Control Number	2895		
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
100169	EMERGENCY APPARATUS MAINTENANCE INC	WORK ON 565	PV	97379	001	09101	6/14/2019	106258	9,751.77
	EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE LINO LAKES MN 55014					Summary Total			9,751.77
						Payment Amount			9,751.77
110386	HEALTH PARTNERS	PRE EMPLY. J. ENGLAND	PV	97346	001	09101	6/11/2019	900041550	849.00
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726					Summary Total			849.00
						Payment Amount			849.00
112564	HEALTH PARTNERS GROUP HEALTH-WORKSITE	MAY 2019	PV	97381	001	09101	6/19/2019	W816034	93.00
	HEALTH PARTNERS GROUP HEALTH-WORKSITE MAIL STOP # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309					Summary Total			93.00
						Payment Amount			93.00
115760	HENRY SCHEIN INC	MISC SUPPLIES	PV	97382	001	09101	6/11/2019	66050640	89.16
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241					Summary Total			89.16
						Payment Amount			89.16
106214	IDENTISYS INC	PROXY CARDS	PV	97347	001	09101	6/24/2019	443620	453.73
	IDENTISYS PO BOX 1086 MINNETONKA MN 55345-0086					Summary Total			453.73
						Payment Amount			453.73
115672	INTERNATIONAL SECURITY PRODUCTS	LINE RAIL CLAMP/BOLTS	PV	97348	001	09101	6/20/2019	3053411	31.68
	INTERNATIONAL SECURITY PRODUCTS					Summary Total			31.68

Payment Group Control Number	2895		
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
	8511 XYLON AVENUE NORTH BROOKLYN PARK MN 55445								
				Payment Amount					31.68
107639	KOTTKES' BUS SERVICE INC	SAFETY CAMP 2019 RMS	PV	97383	001	09290	6/18/2019	27515	732.00
	KOTTKES' BUS SERVICE INC 13625 JAY STREET NW ANDOVER MN 55304			Summary Total					732.00
				Payment Amount					732.00
100256	LANO EQUIPMENT INC	SPINDLE BOLT-LANDPRIDE	PV	97349	001	09101	6/20/2019	02-683237	96.21
	LANO EQUIPMENT INC			Summary Total					96.21
	6140 HIGHWAY 10 NW	AIR FILTER/OIL FILTER 690	PV	97350	001	09101	6/17/2019	02-682074	31.88
	ANOKA MN 55303			Summary Total					31.88
		AFM BLD KIT	PV	97351	001	09101	6/24/2019	02-683869	240.06
				Summary Total					240.06
		FILTERS 686	PV	97352	001	09101	6/19/2019	02-682813	120.30
				Summary Total					120.30
				Payment Amount					488.45
100258	LEAGUE OF MINNESOTA CITIES	T. BYRON LEAD ACAD.	PV	97353	001	09101	6/27/2019	295768	285.00
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					285.00
				Payment Amount					285.00
117045	LINEAR TRANSMISSION	WORK ON 664	PV	97397	001	09101	6/7/2019	2837	175.00
	LINEAR TRANSMISSION	WORK ON 664	PV	97397	002	09101	6/7/2019	2837	20.00
	13624 THRUSH STREET NW	WORK ON 664	PV	97397	003	09101	6/7/2019	2837	689.87
	ANDOVER MN 55304			Summary Total					884.87
				Payment Amount					884.87
100293	MIDC ENTERPRISES	IRRIGATION SUPPLIES	PV	97355	001	09101	6/21/2019	I0043791	418.20

Payment Group Control Number	2895		
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
	MIDC ENTERPRISES				Summary Total				418.20
	1450 WEST COUNTY ROAD C	MISC PARTS	PV	97386	001	09101	7/1/2019	I0043867	985.01
	ROSEVILLE MN 55113				Summary Total				985.01
					Payment Amount				1,403.21
104920	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR	TRAIN- A. PIPENHAUGEN	PV	97356	001	09101	6/25/2019	629430-7204	425.00
	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR 720 FOURTH AVENUE SOUTH ST CLOUD MN 56301-4498				Summary Total				425.00
					Payment Amount				425.00
115167	NET TRANSCRIPTS INC	TRANSCRIPTION	PV	97388	001	09101	6/15/2019	0025891	67.66
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014				Summary Total				67.66
					Payment Amount				67.66
100393	PRAIRIE RESTORATIONS INC	MONARCH TRAIL MANAGE.	PV	97390	001	09101	6/18/2019	18370	821.68
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371				Summary Total				821.68
					Payment Amount				821.68
114163	RCM SPECIALTIES INC	DRESSER	PV	97359	001	09101	6/18/2019	7077	2,998.15
	RCM SPECIALTIES INC 12090 MARGO AVENUE SOUTH SUITE B HASTINGS MN 55033				Summary Total				2,998.15
					Payment Amount				2,998.15
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	97361	001	09101	6/7/2019	CN09076746	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066				Summary Total				110.97
					Payment Amount				110.97

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 2895
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
100920	SHERWIN WILLIAMS	WHITE PAINT- PARKS	PV	97392	001	09101	6/6/2019	9414-4	99.48
	SHERWIN WILLIAMS 3564 MAIN STREET NW COON RAPIDS MN 55448-1002						Summary Total		99.48
							Payment Amount		99.48
100854	ST PAUL, CITY OF	ASPHALT	PV	97393	001	09101	6/11/2019	IN35359	1,014.75
	CITY OF ST PAUL 15 W KELLOGG BLVD 700 CITY HALL ST PAUL MN 55102						Summary Total		1,014.75
							Payment Amount		1,014.75
113273	STATE OF MINNESOTA	FORFEITURE DISBURSEMENT	PV	97370	001	09290	6/25/2019	062519	70.00
	STATE OF MINNESOTA DEPARTMENT OF FINANCE TREASURY DIVISION- SEIZED PROPERTY P O BOX 64577 ST PAUL MN 55164-0577						Summary Total		70.00
							Payment Amount		70.00
107705	TWIN CITY GARAGE DOOR CO	PD DOOR	PV	97367	001	09101	6/20/2019	Z102823	235.00
	TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428						Summary Total		235.00
							Payment Amount		235.00
110473	VERNON COMPANY	PD SAFETY CAMP	PV	97368	001	09101	6/21/2019	2332357RI	849.20
	VERNON COMPANY ONE PROMOTION PLACE P O BOX 600 NEWTON IA 50208-2065						Summary Total		849.20
							Payment Amount		849.20
100539	WRIGHT TIRE SERVICE INC	1 TIRE 679	PV	97369	001	09101	6/19/2019	70397	99.70

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2895		
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
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303			Summary Total					99.70
								Payment Amount	99.70
								Total Amount to be Processed	26,817.15
								Total Number of Payments to be Processed	33

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 2896
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
110789	4IMPRINT	MISC SAFETY CAMP	PV	97324	001	09101	6/18/2019	7389999	2,665.23
	4IMPRINT P O BOX 320 101 COMMERCE STREET OSHKOSH WI 54901					Summary Total			2,665.23
						Payment Amount			2,665.23
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	FILING/RECORD FEES MAY 19	PV	97372	001	09804	6/3/2019	534 MAY 2019	92.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	FILING/RECORD FEES MAY 19	PV	97372	002	09804	6/3/2019	534 MAY 2019	356.00
	2100 - 3RD AVENUE ANOKA MN 55303					Summary Total			448.00
						Payment Amount			448.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	JULY 19 BROADBAND	PV	97327	001	09101	6/20/2019	B190619M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303					Summary Total			604.50
						Payment Amount			604.50
107141	APPLIED CONCEPTS INC	MISC SUPPLIES	PV	97329	001	09101	6/18/2019	349788	75.00
	APPLIED CONCEPTS INC STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943					Summary Total			75.00
						Payment Amount			75.00
100647	BOLTON AND MENK INC	MUNI PLAZA MAY 19	PV	97373	001	09101	6/17/2019	0234670	1,631.00
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900					Summary Total			1,631.00
						Payment Amount			1,631.00
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	97333	001	09101	6/26/2019	4024675544	30.00
	CINTAS CORPORATION	UNIFORM CLEANING	PV	97333	002	09101	6/26/2019	4024675544	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	97333	003	09101	6/26/2019	4024675544	30.29
	P O BOX 650838	UNIFORM CLEANING	PV	97333	004	09101	6/26/2019	4024675544	30.29

Payment Group Control Number 2896
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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	DALLAS TX 75265-0838			Summary Total					94.58
		UNIFORM CLEANING	PV	97334	001	09101	6/19/2019	4024221864	26.00
		UNIFORM CLEANING	PV	97334	002	09101	6/19/2019	4024221864	4.00
		UNIFORM CLEANING	PV	97334	003	09101	6/19/2019	4024221864	32.69
		UNIFORM CLEANING	PV	97334	004	09101	6/19/2019	4024221864	32.68
				Summary Total					95.37
				Payment Amount					189.95
115896	CIVICPLUS INC	WEBSITE ANNUAL FEE 8/19-8/20	PV	97375	001	09101	6/19/2019	187893	7,087.50
	CIVIC PLUS			Summary Total					7,087.50
	P O BOX 1572	CIVIC REC RENEW 8/19-8/20	PV	97376	001	09101	6/19/2019	187894	6,600.00
	MANHATTAN KS 66505			Summary Total					6,600.00
				Payment Amount					13,687.50
100120	CONTINENTAL RESEARCH CORP		PV	97332	001	09101	7/9/2019	478546-CRC-2	223.00
	CONTINENTAL RESEARCH CORP			Summary Total					223.00
	PO BOX 15204	MISTER FRESH	PV	97336	001	09101	6/17/2019	478546-CRC-1	212.00
	ST LOUIS MO 63110			Summary Total					212.00
				Payment Amount					435.00
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	JUNE/JULY 19 CONTRACT	PV	97339	001	09101	6/22/2019	184862	252.07
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					252.07
				Payment Amount					252.07
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	97338	001	09101	6/25/2019	73394	2,335.63
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,335.63
				Payment Amount					2,335.63
101185	DO ALL PRINTING COM INC	SPONSORSHIP BANNER	PV	97340	001	09101	6/25/2019	43898	45.00

Payment Group Control Number 2896
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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	DO ALL PRINTING COM INC 6360 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					45.00
				Payment Amount					45.00
113991	EMERGENCY RESPONSE SOLUTIONS	GAS MON CALI. (10)	PV	97380	001	09101	6/13/2019	13308	300.00
	EMERGENCY RESPONSE SOLUTIONS 4817 VIKING BLVD SUITE 102 EAST BETHEL MN 55092			Summary Total					300.00
				Payment Amount					300.00
107099	FASTENAL	MISC PARTS	PV	97343	001	09101	6/17/2019	MNTC8177316	25.19
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					25.19
		MISC PARTS	PV	97344	001	09101	6/24/2019	MNTC8177555	20.14
				Summary Total					20.14
				Payment Amount					45.33
100650	GRAINGER	BATTERIES	PV	97345	001	09101	6/17/2019	9206802853	11.46
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					11.46
				Payment Amount					11.46
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	97384	001	09101	6/6/2019	3124	105.59
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55433			Summary Total					105.59
		MISC SUPPLIES	PV	97385	001	09101	6/12/2019	3622	59.83
				Summary Total					59.83
				Payment Amount					165.42
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	97354	001	09601	6/21/2019	89540	265.89
	MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077			Summary Total					265.89
				Payment Amount					265.89
113909	MOBILE VEHICLE INTEGRATION	BUILD SQUAD 396	PV	97387	001	09290	6/25/2019	1906094	2,004.00

Payment Group Control Number	2896		
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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					2,004.00
				Payment Amount					2,004.00
114239	NORTH AMERICAN SAFETY	MISC SAFETY VESTS	PV	97389	001	09101	6/26/2019	43637	253.00
	NORTH AMERICAN SAFETY 326 S. ASH STREET BELLE PLAINE MN 56011	MISC SAFETY VESTS	PV	97389	002	09101	6/26/2019	43637	253.00
				Summary Total					506.00
				Payment Amount					506.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	97357	001	09101	6/21/2019	195547	280.82
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					280.82
				Payment Amount					280.82
110547	NORTHWEST LIGHTING SYSTEMS CO.	CITY HALL MISC	PV	97358	001	09101	6/22/2019	112439	136.07
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					136.07
				Payment Amount					136.07
116092	ROADKILL ANIMAL CONTROL	APRIL 2019	PV	97360	001	09101	6/19/2019	061919	186.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					186.00
				Payment Amount					186.00
115381	RUMRIVER ART CENTER	ELMCREST ART FAIR PRIZES	PV	97391	001	09101	6/20/2019	1210434	350.00
	RUMRIVER ART CENTER 2665 4TH AVENUE SUITE 102 ANOKA MN 55303			Summary Total					350.00
				Payment Amount					350.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2896		
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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115583	SANDARIN, BARBARA	JUNE 2019 YOGA CLASSES	PV	97362	001	09101	6/3/2019	906	360.00
	BARBARA SANDARIN 1824 113TH LANE NW COON RAPIDS MN 55433						Summary Total		360.00
							Payment Amount		360.00
100976	SHRED IT	PD SHREDDING	PV	97363	001	09101	6/15/2019	8127518283	73.13
	SHRED IT USA MINNEAPOLIS 28883 NETWORK PLACE CHICAGO IL 60673-1288						Summary Total		73.13
							Payment Amount		73.13
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	FIRE STATION-LAWN CARE 6/19	PV	97364	001	09101	6/24/2019	11444	460.64
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC						Summary Total		460.64
	18523 OLSON STREET NW	LAWN CARE/WEEDING 6/19	PV	97365	001	09101	6/24/2019	11430	5,960.58
	ELK RIVER MN 55330						Summary Total		5,960.58
							Payment Amount		6,421.22
110313	SUMMIT COMPANIES	INSPECT SPRINKLERS CH	PV	97394	001	09101	6/10/2019	1393427	285.00
	SUMMIT COMPANIES						Summary Total		285.00
	P O BOX 6205	INSPECT WET SYSTEM-FIRE STAT 2	PV	97395	001	09101	6/13/2019	1393428	258.00
	CAROL STREAM IL 60197-6205						Summary Total		258.00
							Payment Amount		543.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	JUNE 19 MEETINGS	PV	97396	001	09101	6/13/2019	M24828	810.75
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378						Summary Total		810.75
							Payment Amount		810.75
							Total Amount to be Processed		34,827.97

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2896		
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		Stub	Document				Due	Invoice	Payment
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
								Total Number of Payments to be Processed	27

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-158

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 20, 2019 THROUGH JULY 2, 2019

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 20, 2019, through July 2, 2019, in the amount of $ 513,626.14 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 20, 2019, through July 2, 2019, in the amount of $ 513,626.14.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

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

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 3.**

Meeting Date: 07/09/2019

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #19-128 Appointing Election Judges for the Special General Election on August 13, 2019

Purpose/Background:

For each Election, Council is asked to formally appoint Election Judges to work the polling locations. A resolution is attached appointing Election Judges to serve for the Special General Election scheduled for August 13, 2019.

Funding Source:

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

Recommendation:

Staff recommends Council adopt the Resolution appointing Election Judges for the 2019 Special General Election.

Action:

Motion to adopt Resolution #19-128 Appointing Election Judges for the Special General Election on August 13, 2019.

Attachments

Resolution #19-128

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	07/02/2019 04:01 PM
Kurt Ulrich	Kurt Ulrich	07/03/2019 08:34 AM
Form Started By: Katie Schmidt		Started On: 06/18/2019 12:55 PM
Final Approval Date: 07/03/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-128

RESOLUTION APPOINTING ELECTION JUDGES FOR THE SPECIAL GENERAL ELECTION ON AUGUST 13, 2019

WHEREAS, the City of Ramsey will be conducting a Special General Election on Tuesday, August 13, 2019; and

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

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

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

1) That the following individuals be appointed to serve as election judges for the Special General Election to be held on August 13, 2019:

   Bruce Anderson, Linda Anderson, Robert Anderson, Mark Barrett, Jerilyn Bates, Billie Jo Bishop, Isaac Bishop, Julia Bishop, Donna Brauer, Janet Cameron, Paula Chicoine, Sarah Cooper, Richard (Scott) Cords, Darlene Croteu, Patricia Dusbabek, Tim Dusbabek, Kevin Efram, Michele Elifrist, J. Todd Embury, Barney (Lee) Freshour, Sylvia Frolik, Colleen Graber, Timothy Graber, Andrea Herrmann, Vicki Herrmann, Andrea Hillebregt, Andy Hillebregt, A.C. (Del) Howe III, Margaret (Peggy) Howe, Lana Howell, Tom Hoxter, Sue Hurd, Bruce Johnson, Carol Kociscak, William Kociscak, Deb Koepsell, Michele Larkin, Sheila Lemke, Cyndi Lemmon, Pat Maxey, David May, Madeline (Kay) McCulley, Roger McCulley, Patricia McGrath, Makayla Miller, David Newton, Ione Olson, Judith Olson, Diana Pennington, Alice Rasmussen, Al Resler, Stephen Rothstein, Derek Scheuermann, Katie Schmidt, LaVonne Suckow, and Megan Warner.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July 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. 4.**

Meeting Date: 07/09/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #19-151 Approving the Final Plat and Development Agreement for Rivenwick Village 3rd Addition (Project #19-102) Case of Paxmar

Purpose/Background:

The purpose of this case is to consider the Final Plat request for Rivenwick Village 3rd Addition. The requested Final Plat would subdivide approximately 2.14 acres from the current parcel consisting of approximately 9.34 Acres. The purpose of the requested Final Plat is to create a parcel for an assisted living facility known as Suite Living.

Notification:

For the June 6 Planning Commission which included consideration of an updated sketch plan that involved the requested final plat, 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 requested sketch plan review. The sketch plan review notice for the June 6 Planning Commission was also published in the Anoka Union Herald.

Notification is not required and was not completed for this City Council review of the requested Final Plat.

Observations/Alternatives:

The proposed Final Plat adheres to all bulk standards of the Mixed Use Planned Unit Development (MU-PUD) district. The property is being platted in order to be sold for an assisted living housing project known as Suite Living which is currently under review by the City.

Alternatives

Alternative 1: Adopt Resolution #19-151 approving the Final Plat and Development Agreement for Rivenwick 3rd Addition contingent upon compliance with staff comments. Staff supports this alternative.

Alternative 2: Recommend denial of Resolution #19-151 approving the Final Plat and Development Agreement for Rivenwick 3rd Addition. If the City Council elects to deny the resolution it should provide specific findings for denial. Staff does not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission recommended approval of the associated sketch plan incorporating staff's recommendation that the future phase shown to the north include two (2) commercial pad's rather than one (1) commercial pad and one (1) multifamily development. The Planning Commission recommended approval of Phase 1 (the Final Plat) contingent upon compliance with staff review.

Staff recommends adoption of Resolution #19-151 Approving the Final Plat and Development Agreement for Rivenwick Village 3rd Addition contingent upon compliance with staff review.

Action:

Motion to adopt Resolution #19-151 Approving the Final Plat and Development Agreement for Rivenwick Village 3rd Addition contingent upon compliance with staff review.

Attachments

Site Location Map

Rivenwick Village 3rd Addition Final Plat

Rivenwick Concept Plan

DRAFT Planning Commission Meeting Minutes, June 6, 2019

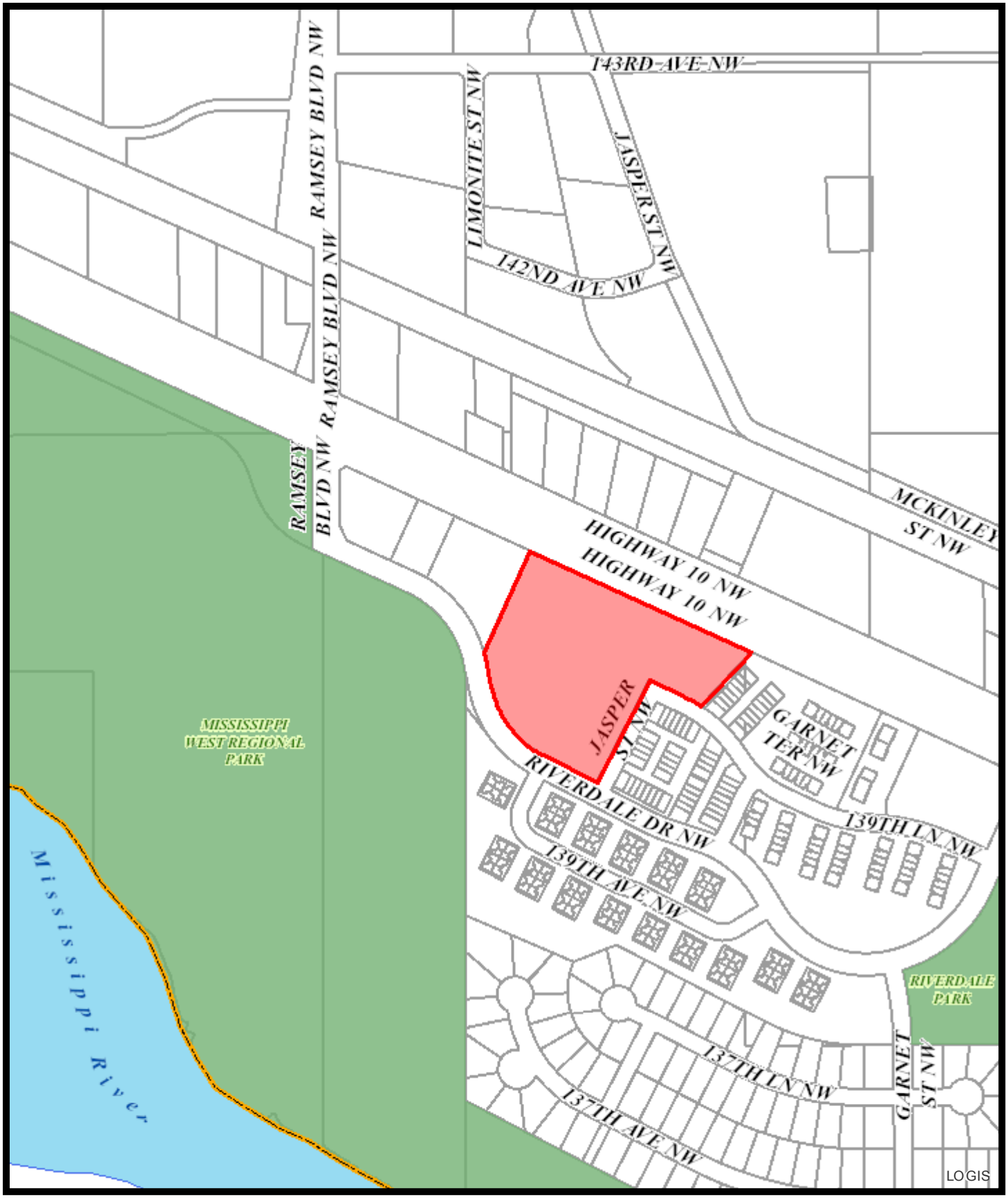
Resolution #19-151 Approving Final Plat and Development Agreement for Rivenwick Village 3rd Addition Development Agreement

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Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2019 10:10 PM
Kurt Ulrich	Kurt Ulrich	07/03/2019 09:19 AM
Form Started By: Eric Maass		Started On: 06/25/2019 09:18 AM
Final Approval Date: 07/03/2019		

Site Location Map



Print Date: February 14, 2019

RIVENWICK VILLAGE 3RD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 34, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That RW3, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, RIVENWICK VILLAGE, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVENWICK VILLAGE 3RD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said RW3, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

RW3, LLC

_____

Kent A. Roessler, Chief Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ by Kent A. Roessler, Chief Manager of RW3, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

I Thomas R. Balluff 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____.

_____

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVENWICK VILLAGE 3RD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By:_____, Mayor

By:_____, Clerk

COUNTY SURVEYOR

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

By:_____

Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

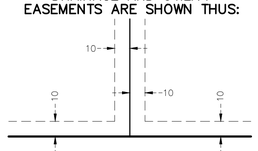
I hereby certify that this plat of RIVENWICK VILLAGE 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____

County Recorder/Registrar of Titles

By: _____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

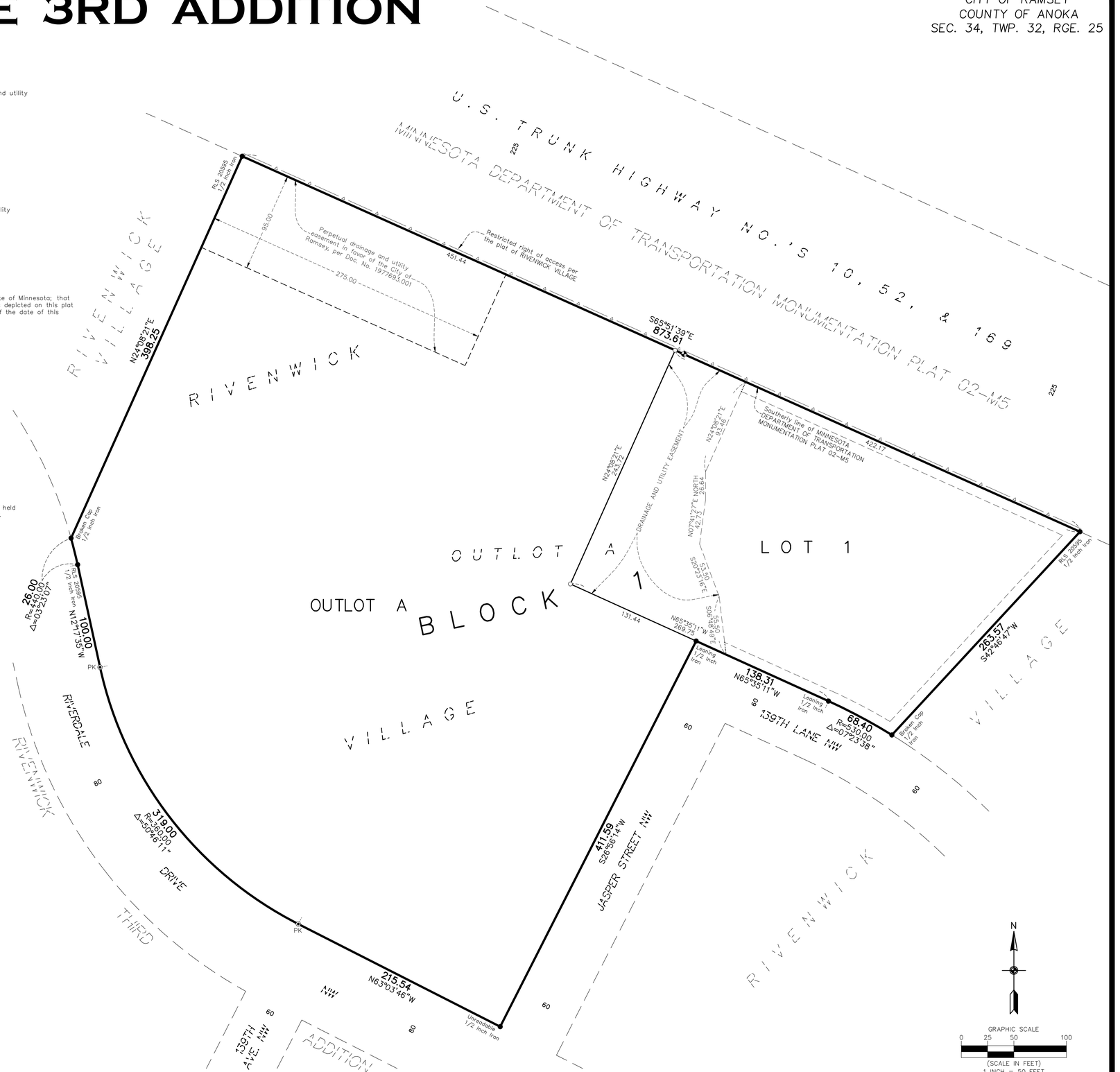


being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

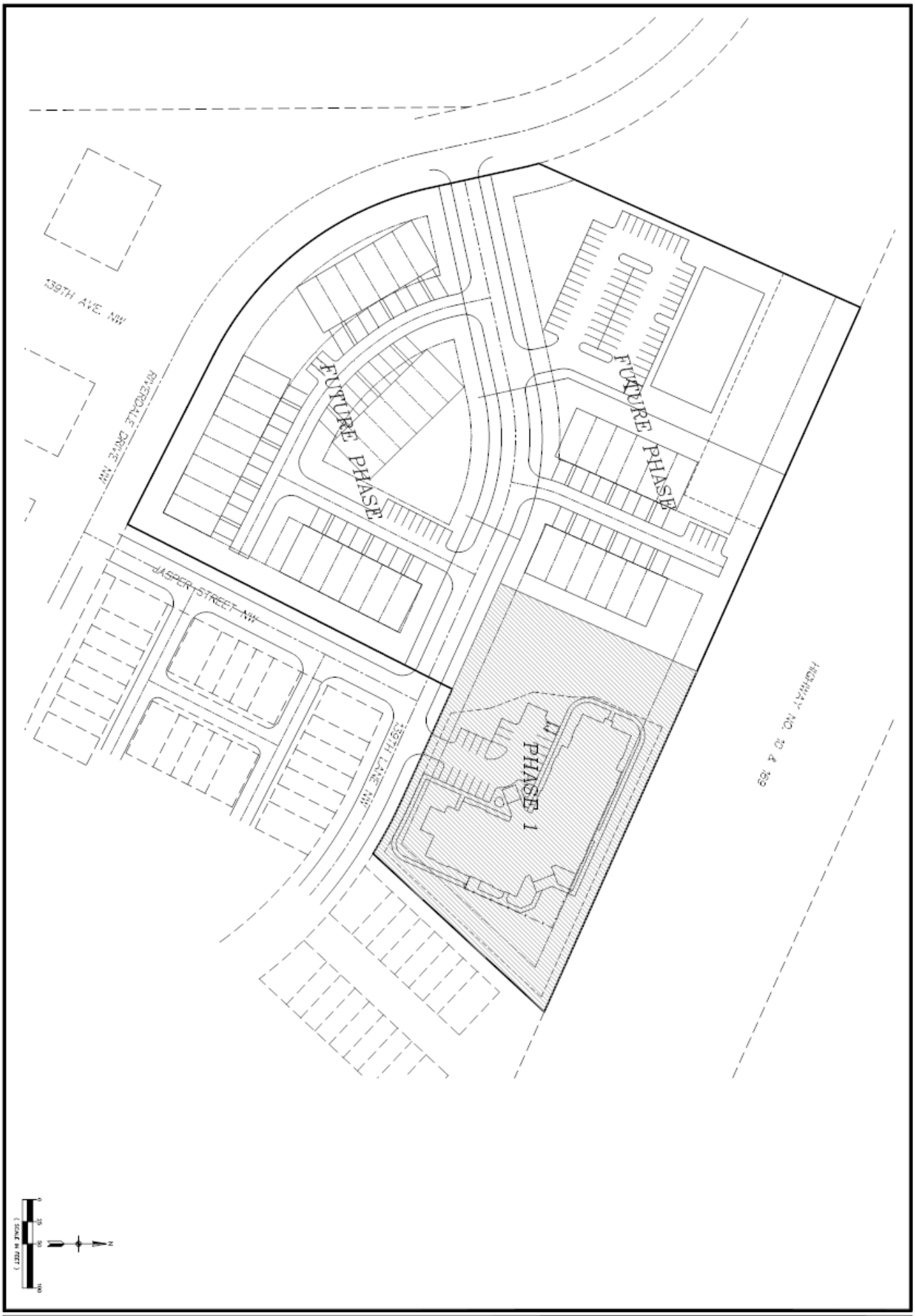
Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING

For the purposes of this plat, the northeasterly line of Outlot A, RIVENWICK VILLAGE is assumed to have a bearing of South 65 degrees 51 minutes 39 seconds East.

- Denotes Found Right of Way Monument
- ○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- ● Denotes Found Iron Monument unless otherwise noted
- PK ◉ Denotes Found PK Nail
- —— Δ —— Denotes Restricted Right of Access, per the plat of RIVENWICK VILLAGE



GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET



1 of 2

REVISIONS

PAXMAR
2850 Cutters Grove Ave. - Suite 207
Anoka, Minnesota 55303

SITE PLAN

RIVENWICK 3RD ADDITION
Ramsey, Minnesota

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

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

DRAFT

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.

DRAFT

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

RESOLUTION #19-151

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR RIVENWICK VILLAGE 3RD ADDITION

WHEREAS, Paxmar LLC, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Outlot A, Rivenwick Village, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, Rivenwick Village 3rd Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City has received an Application for Final Plat Approval for Rivenwick Village 3rd Addition on May 2, 2019; and

WHEREAS, the Planning Commission reviewed an associated sketch plan on June 6, 2019; and

WHEREAS, the subject property is zoned Mixed Use-Planned Unit Development (MU-PUD); and

WHEREAS, the City Council reviewed the Final Plat and Development Agreement on July 9, 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 Development Agreement approval for Rivenwick Village 3rd 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 9th day of July, 2019.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RIVENWICK VILLAGE 3RD 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 **RW3, LLC** ("DEVELOPER").

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

Outlot A, Rivenwick Village

Or upon Platting

Lot 1, Block 1, Rivenwick Village 3rd Addition and
Outlot A, Rivenwick Village 3rd Addition

(the "Subject Property"); and

WHEREAS, on July 9, 2019, pursuant to Resolution #19-151, the **CITY** approved the final plat for the Subject Property, which plat is known as **RIVENWICK VILLAGE 3RD ADDITION** (the "Plat"), which approval is contingent on certain requirements, including the **DEVELOPER** and the **CITY** entering into this Agreement.

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

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

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

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

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

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat, dated May 2nd, 2019, prepared by Carlson McCain. The Plans remain subject to: (a)

CITY Staff's review and approval of revisions in conformance with staff comments and (b) such further revisions as the **DEVELOPER** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Utilities. The **DEVELOPER** acknowledges that any structure constructed on the **Subject Property** shall be serviced with public utilities with all applicable standards in City Code.

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

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

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

   a. Installation of survey monumentation.

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

7. Payment of Development Fee's. The **DEVELOPER** must pay to the **CITY** the fees described on Exhibit A, which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, and Storm Management Fees at time of Site Plan. This agreement shall allow the final plat to move forward, and future owners must pay development fees at time of site plan before building permit issuance.

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

   a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **DEVELOPER'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **DEVELOPER'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **DEVELOPER** as promptly as possible that the **CITY** is undertaking to perform the **DEVELOPER'S** obligation or obligations. If the **CITY** performs one or more obligations of the **DEVELOPER**, the **DEVELOPER** must reimburse the **CITY** for

any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **DEVELOPER**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **DEVELOPER** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **DEVELOPER** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **DEVELOPER'S** Property. As an alternative to seeking recovery from the **DEVELOPER** or the financial guaranty, the **CITY** may levy special assessments against the **DEVELOPER** Property in accordance with Minnesota Statutes Section 429, and the **DEVELOPER**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **DEVELOPER** may have to such special assessments;

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

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

d. The **CITY** may draw upon all or any portion of the financial guaranty the **DEVELOPER** has provided to the **CITY** pursuant to Section 4 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 **DEVELOPER** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 9 (h) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 8(d).

9. Miscellaneous.

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

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

c. Compliance with Laws and Regulations. The **DEVELOPER** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the platted area until the **DEVELOPER** does comply. Upon the **CITY**'**S** demand **DEVELOPER** shall cease work until there is compliance.

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

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

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

g. Reimbursement to the **CITY**. The **DEVELOPER** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this

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

h. 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.

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

TO DEVELOPER:
RW3, LLC
Attn: Kent A. Roessler
2850 Cutters Grove Avenue, Suite 207
Anoka, 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:

RW3, LLC

By:_____, Kent A. Roessler
Its: Chief Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Kent Roessler, Chief Manager of RW3, LLC, a corporation Minnesota limited liability company, 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_____, _____, 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

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

CC Regular Session **4. 5.**

Meeting Date: 07/09/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #19-156 Approving Development Agreement for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc. and M&G Trailer

Purpose/Background:

The purpose of this case is to review the Development Agreement for M&G Trailer (the "Applicant") at 9349 Highway 10 (the "Subject Property"). 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. The items approved contingent upon this Development Agreement were: Site Plan Review, Conditional Use Permit (CUP) Request, 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. The City Council approved the CUP, Site Plan and Final Plat at their June 25, 2019 meeting.

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. A public hearing was held at the June 25, 2019 City Council meeting for the Conditional Use Permit. This current meeting does not require notification.

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 was approved by the City Council and met all the requirements of the B-2 Highway Business District, including setbacks and building size. There were a few outstanding site plan modifications that need to be changed, but Staff will handle those changes administratively, as typical with these situations.

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. The City Council granted a CUP contingent upon this Development Agreement, which requires a connection to City Utilities if available in the future.

Parking and Access
The Site Plan was approved contingent upon MnDOT final approval and requiring the parking areas are clearly striped and designated from the driving aisles at all times. The parking directly adjacent to the entrance will need to be removed.

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:

Adopt Resolution #19-156 Approving Development Agreement for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc. and M&G Trailer.

Attachments

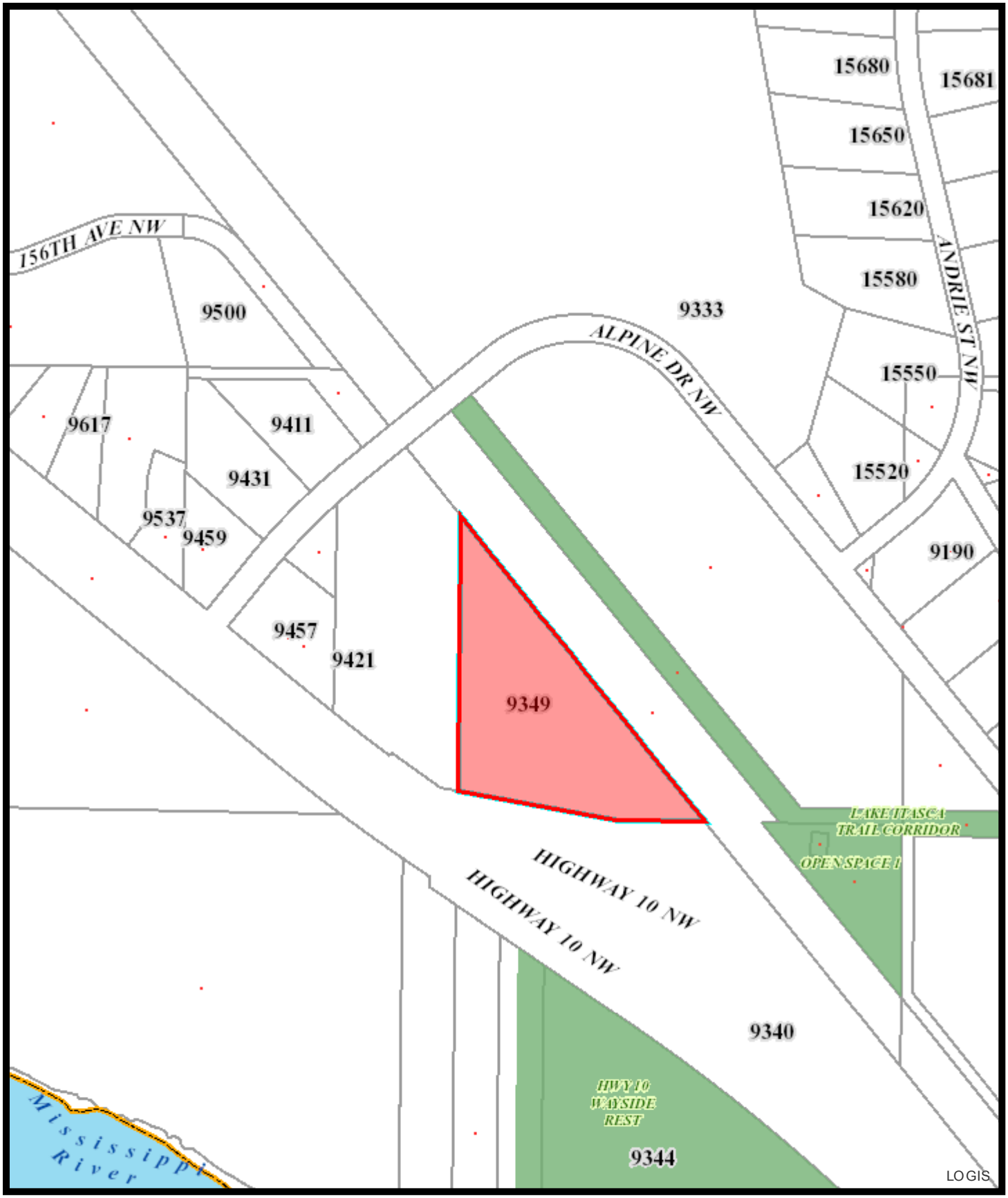
Site Location Map
Plan Set
Proposed Color Elevations
Final Plat Sheet
Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2019 09:56 PM
Kurt Ulrich	Kurt Ulrich	07/03/2019 08:39 AM
Form Started By: Chloe McGuire Brigl		Started On: 06/27/2019 11:00 AM
Final Approval Date: 07/03/2019		

19-32-25-24-0002
9349 HIGHWAY 10 NW

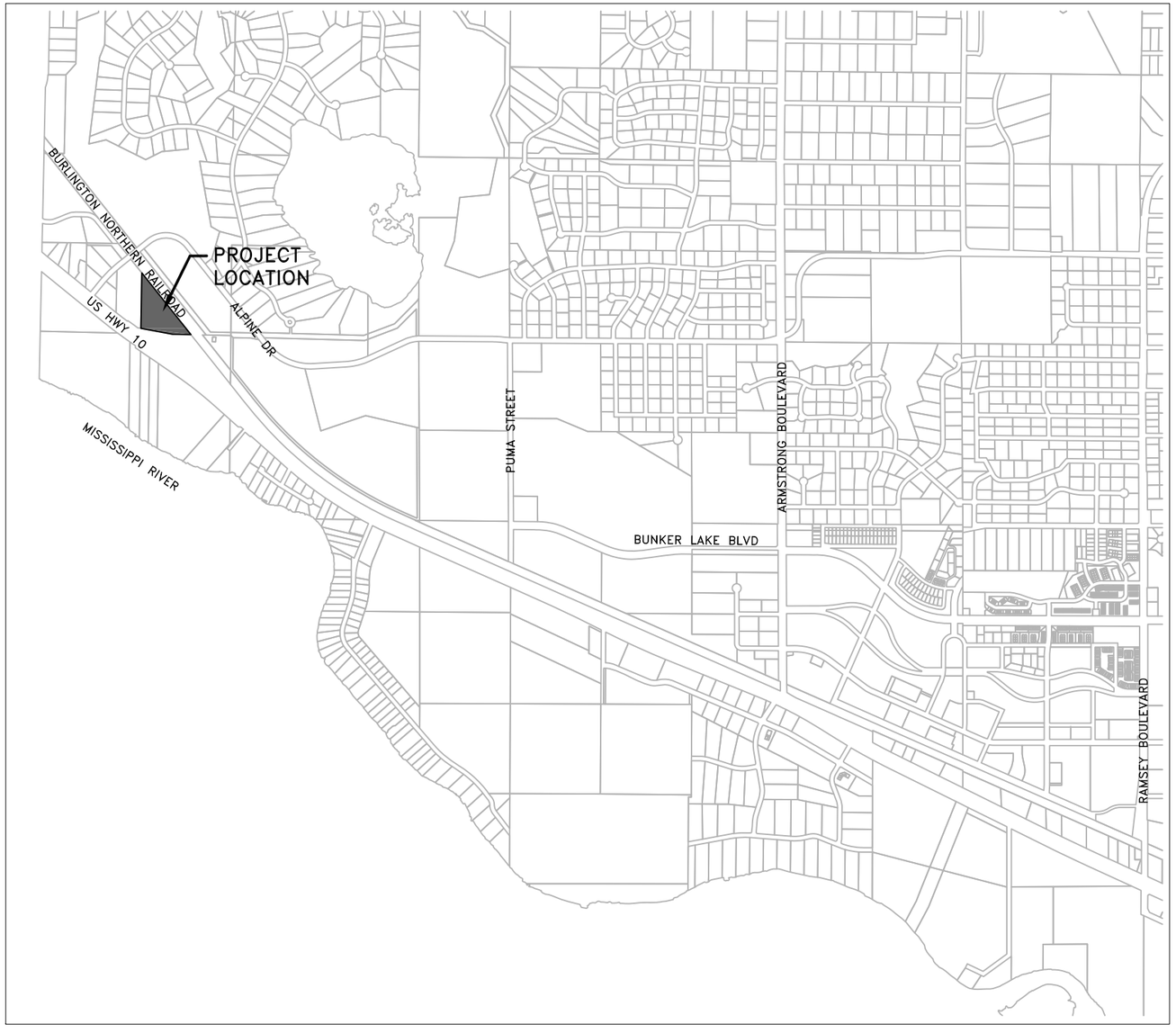
Site Location Map



Feet
0 100200 400 600 800

Print Date: May 3, 2019

M & G TRAILER SALES
CIVIL SITE CONSTRUCTION PLANS
RAMSEY, MINNESOTA

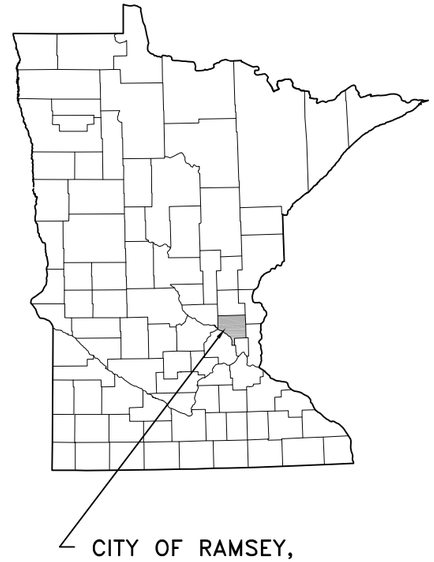


OWNER/DEVELOPER
M&G TRAILER SALES
CONTACT: STEVE JUNG
7575 US HWY 10
RAMSEY, MN 55303

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

N

1000 0 1000 2000
SCALE IN FEET



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.

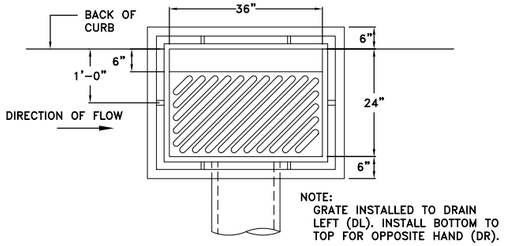
DATE 4/29/19

DATE	REVISION

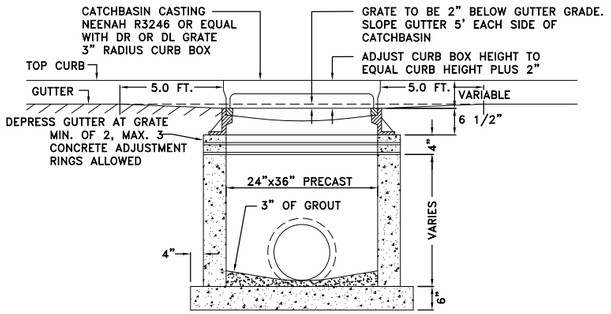
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

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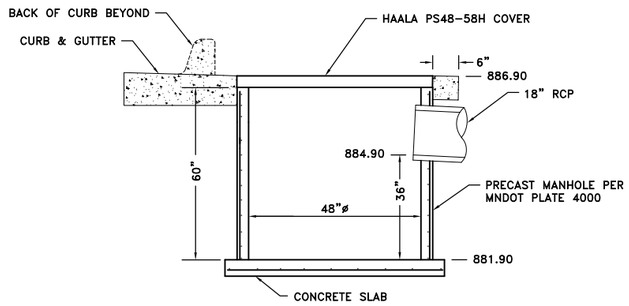


PLAN

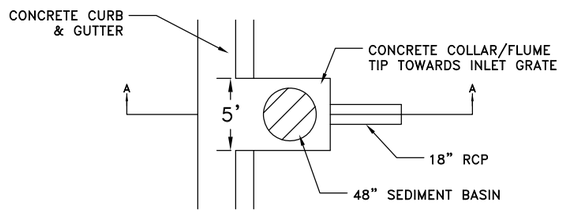


SECTION

1/2 STANDARD CATCH BASIN
NO SCALE

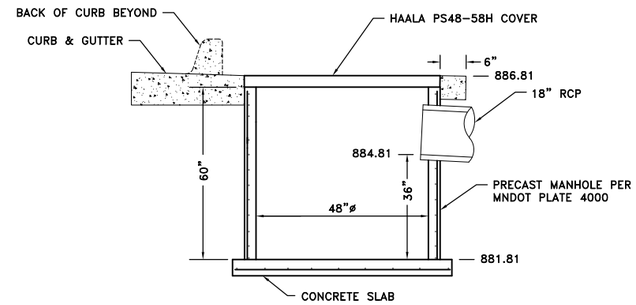


SECTION A-A

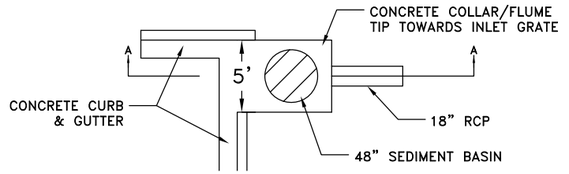


NOTE: COLLAR AND CURB SHALL BE POURED INTEGRAL

2/2 CB-2 (SEDIMENT BASIN)
NO SCALE

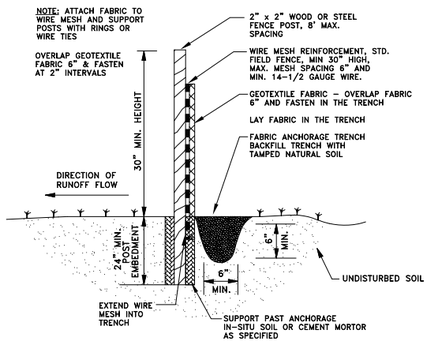


SECTION A-A

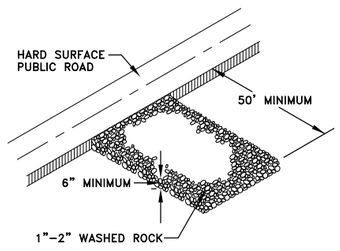


NOTE: COLLAR AND CURB SHALL BE POURED INTEGRAL

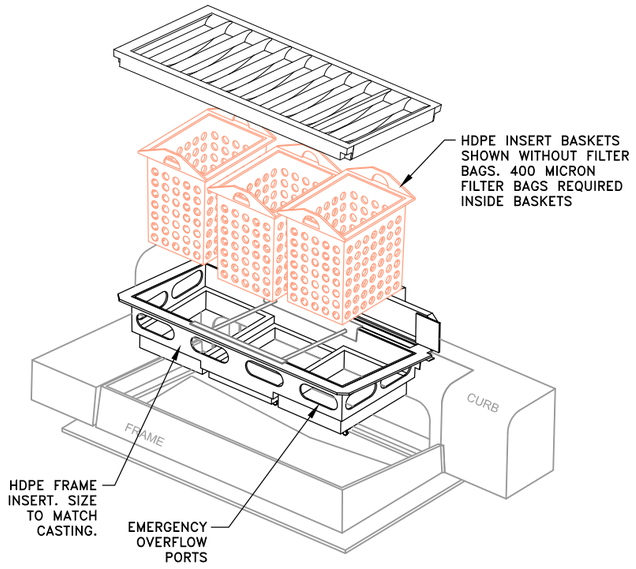
3/2 CB-3 (SEDIMENT BASIN)
NO SCALE



4/2 SILT FENCE DETAIL
NO SCALE



5/2 ROCK CONSTRUCTION ENTRANCE
NO SCALE



6/2 INLET PROTECTION
NO SCALE

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/29/19 Lic. No. 43381

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: SMN

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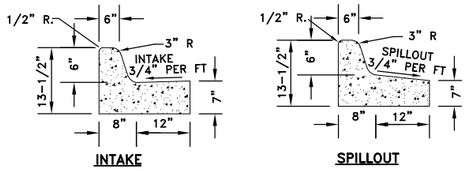
DETAILS

RAMSEY, MINNESOTA

SHEET 2 OF 9 SHEETS

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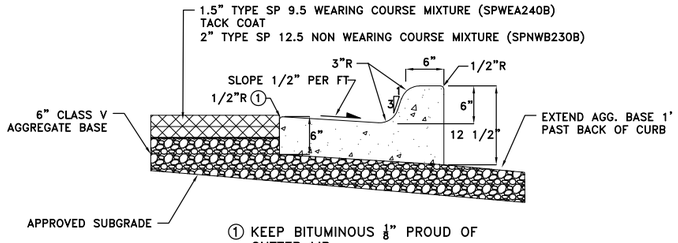
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INTAKE SPILLOUT

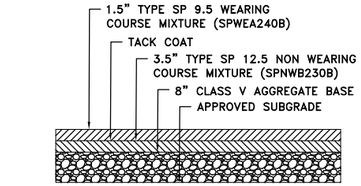
NOTE: ALL PARKING LOT TO HAVE B612 CONCRETE CURB & GUTTER DRAINAGE ARROWS INDICATE SPILLOUT AND INTAKE CONFIGURATION

1/3 B612 CONCRETE CURB & GUTTER

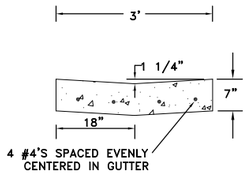


(1) KEEP BITUMINOUS 1/8" PROUD OF GUTTER LIP

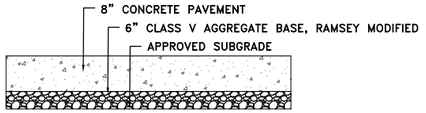
2/3 TYPICAL PAVEMENT/CURB SECTION
NO SCALE



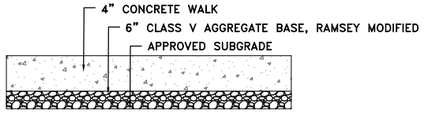
3/3 HEAVY-DUTY PAVEMENT SECTION
NO SCALE



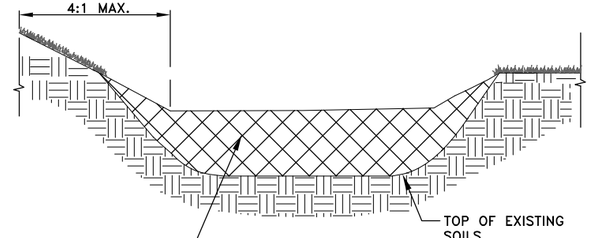
4/3 TYPICAL VALLEY GUTTER
NTS



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.

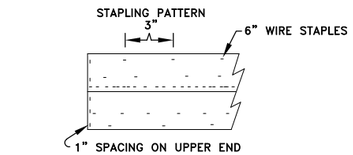
APPROVED:		STANDARD DETAILS:
2-2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATION
	CITY PLATE No.	STR-26

MNDOT 2016 SPEC

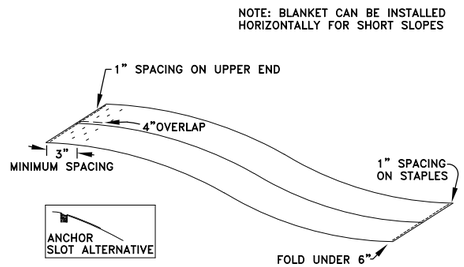
MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% -35%	ASTM D 422
SILT	8% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G 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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Date 4/29/19 Lic. No. 43381

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CHECKED BY: SMN

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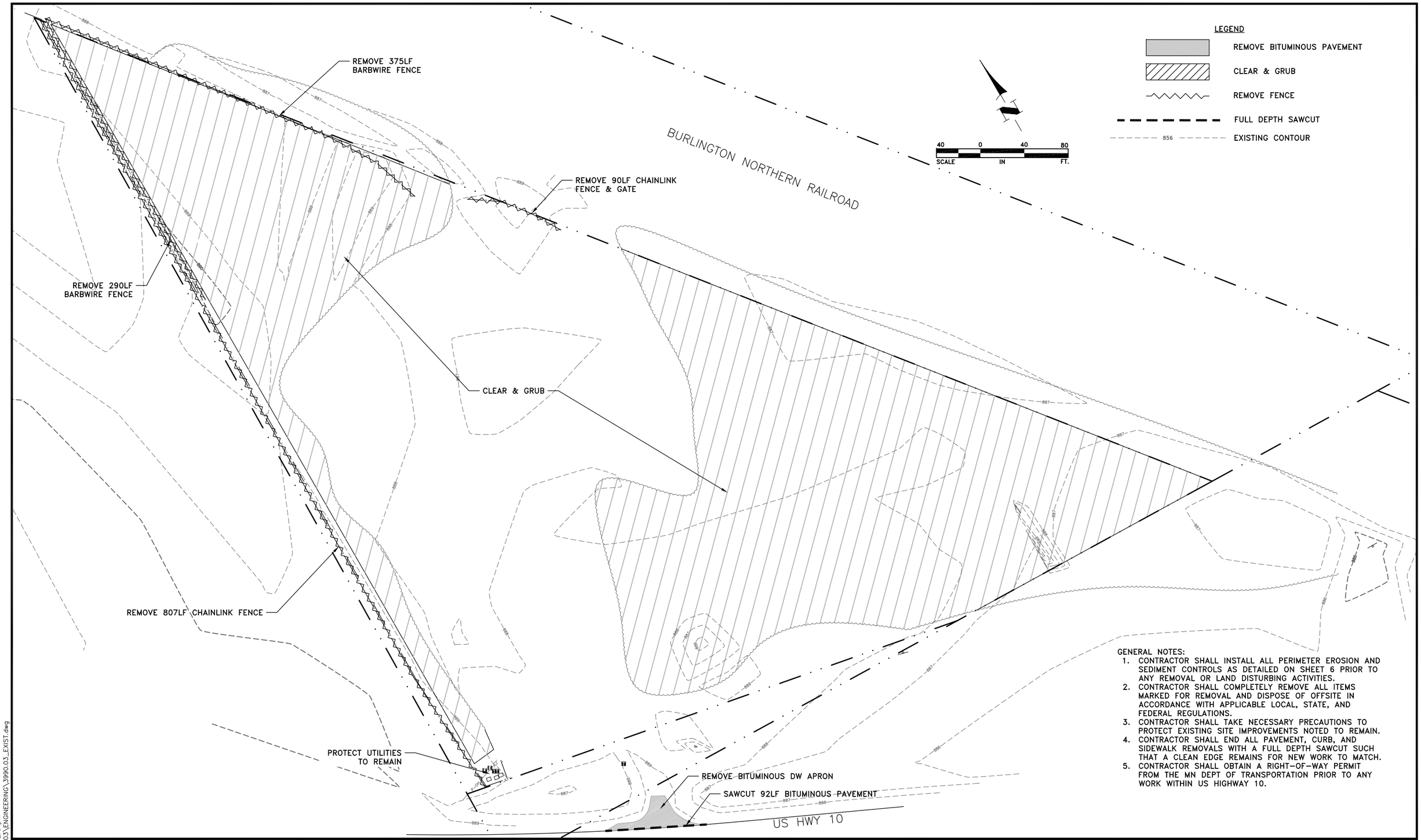
DETAILS

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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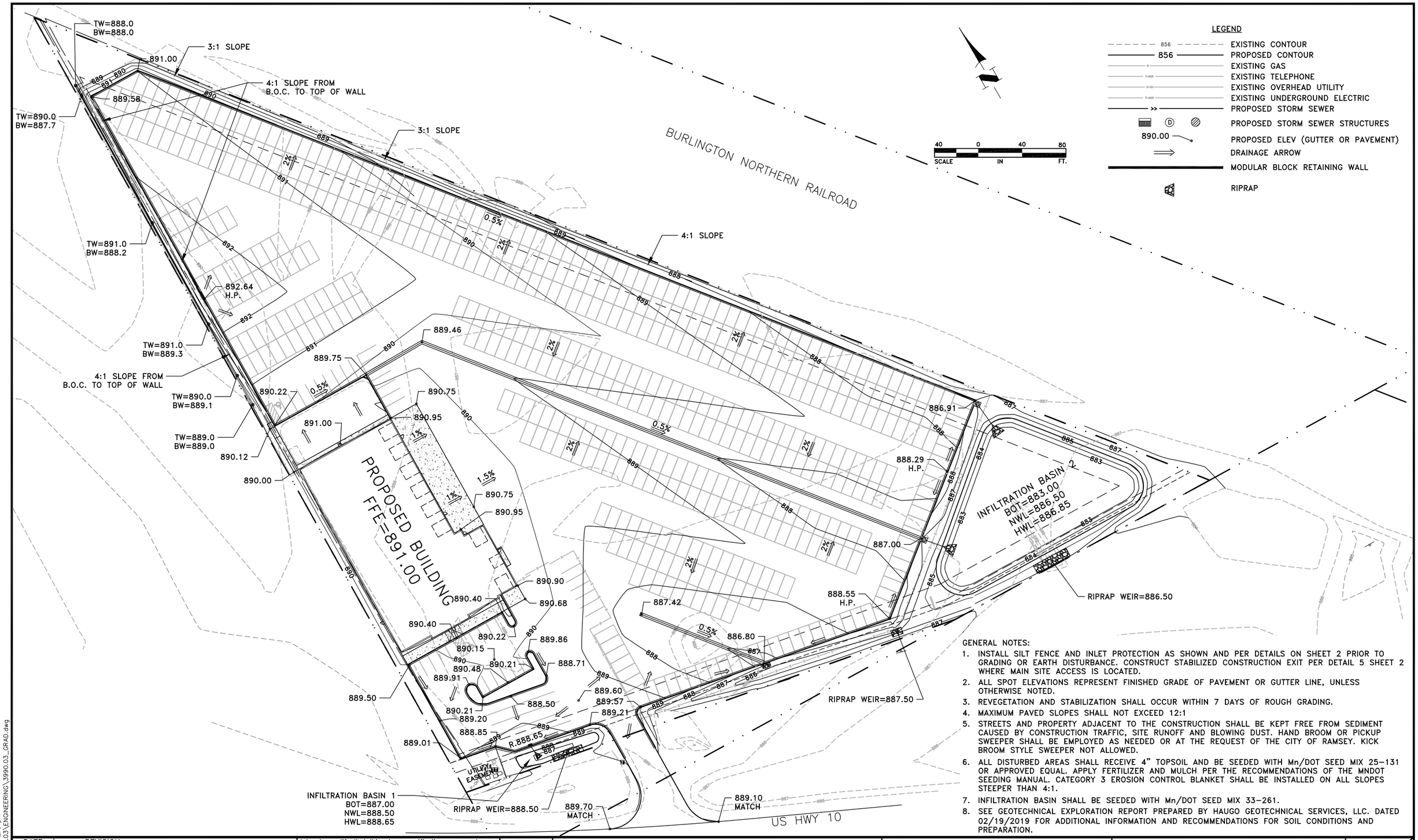
PAVING PLAN

RAMSEY, MINNESOTA

SHEET 5 OF 9 SHEETS

3990.03

May 02, 2019 - 2:01pm
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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.

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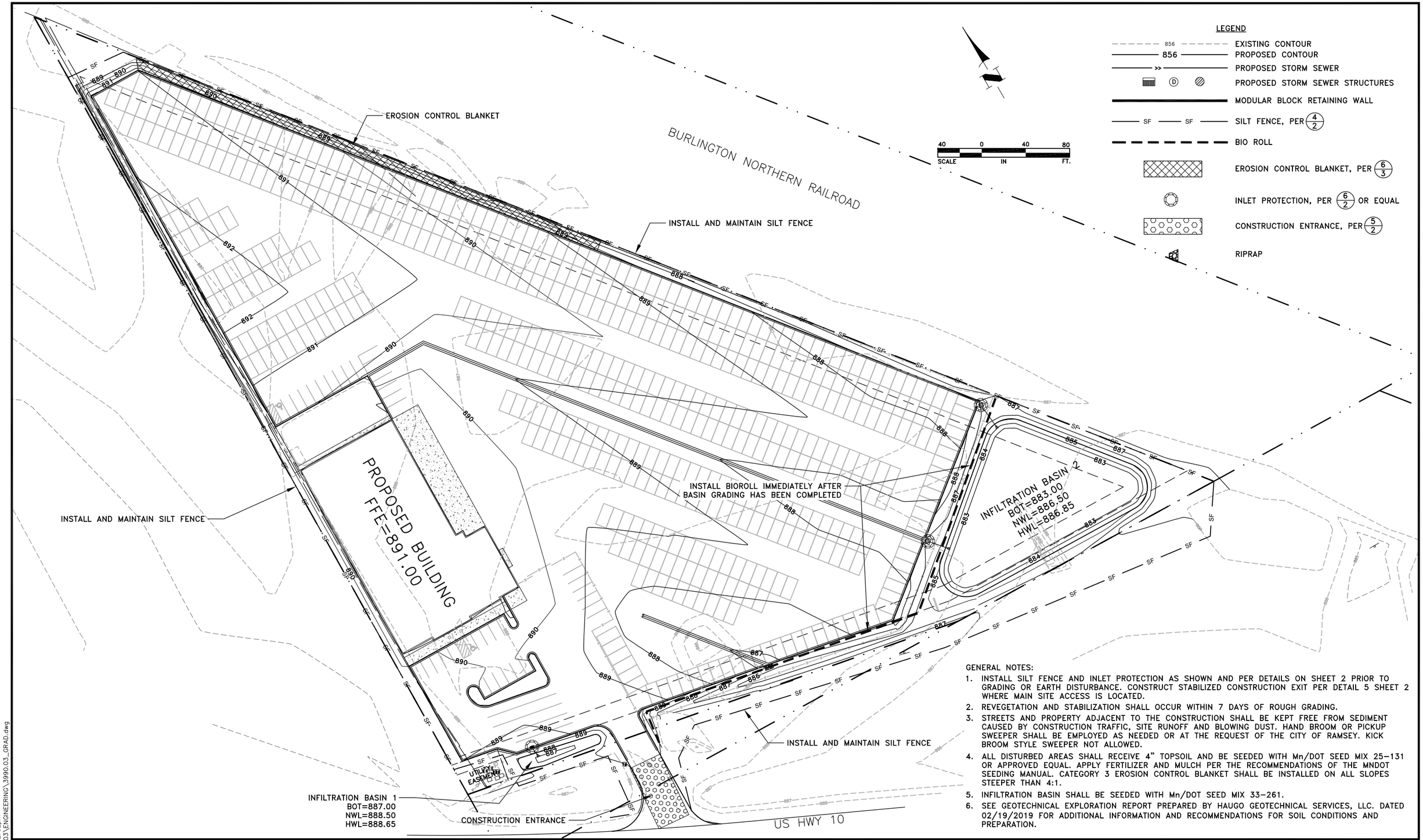
GRADING & DRAINAGE PLAN

RAMSEY, MINNESOTA

SHEET 6 OF 9 SHEETS

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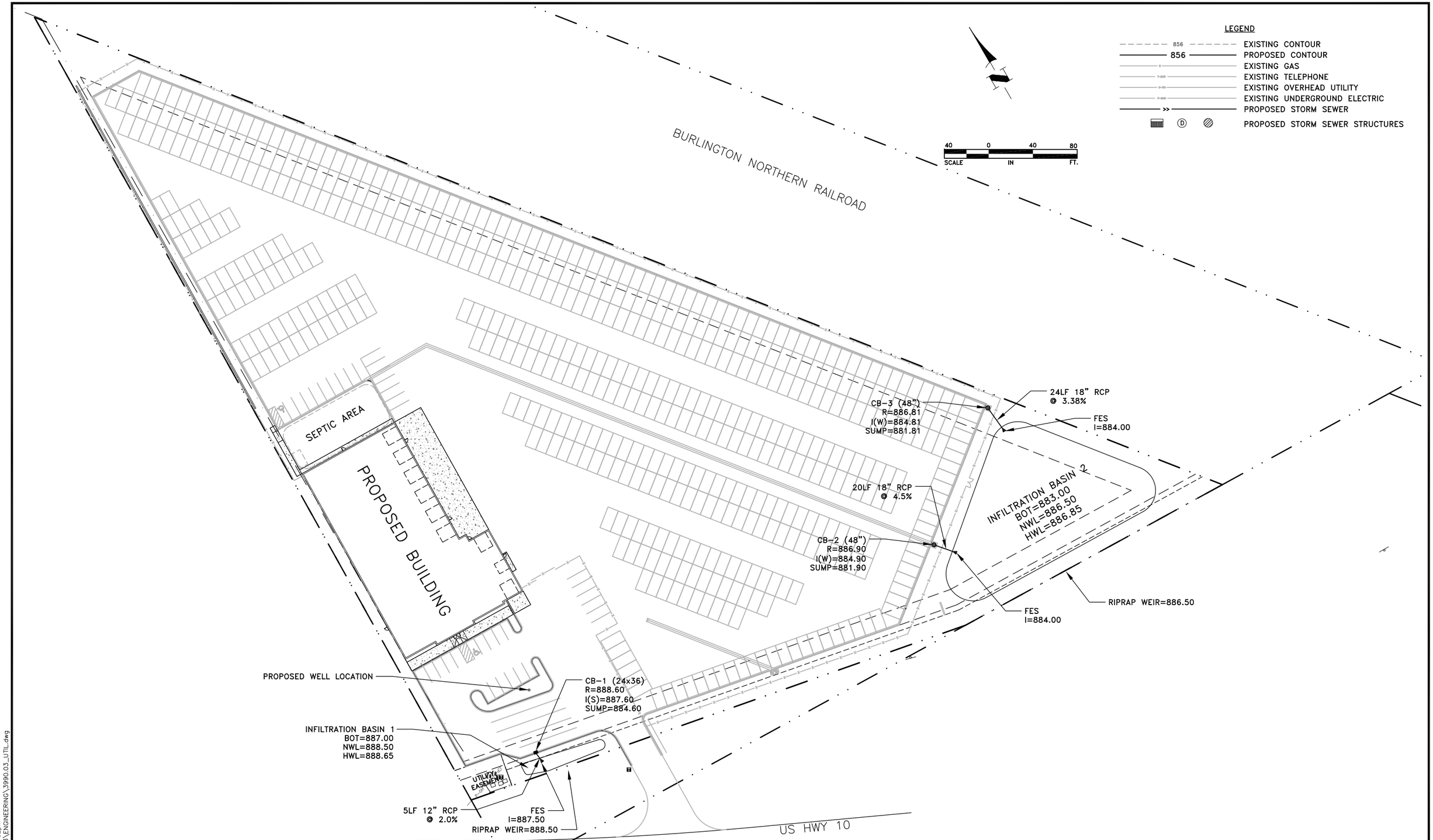
EROSION CONTROL PLAN

RAMSEY, MINNESOTA

SHEET 7 OF 9 SHEETS

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M & G TRAILER SALES

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
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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

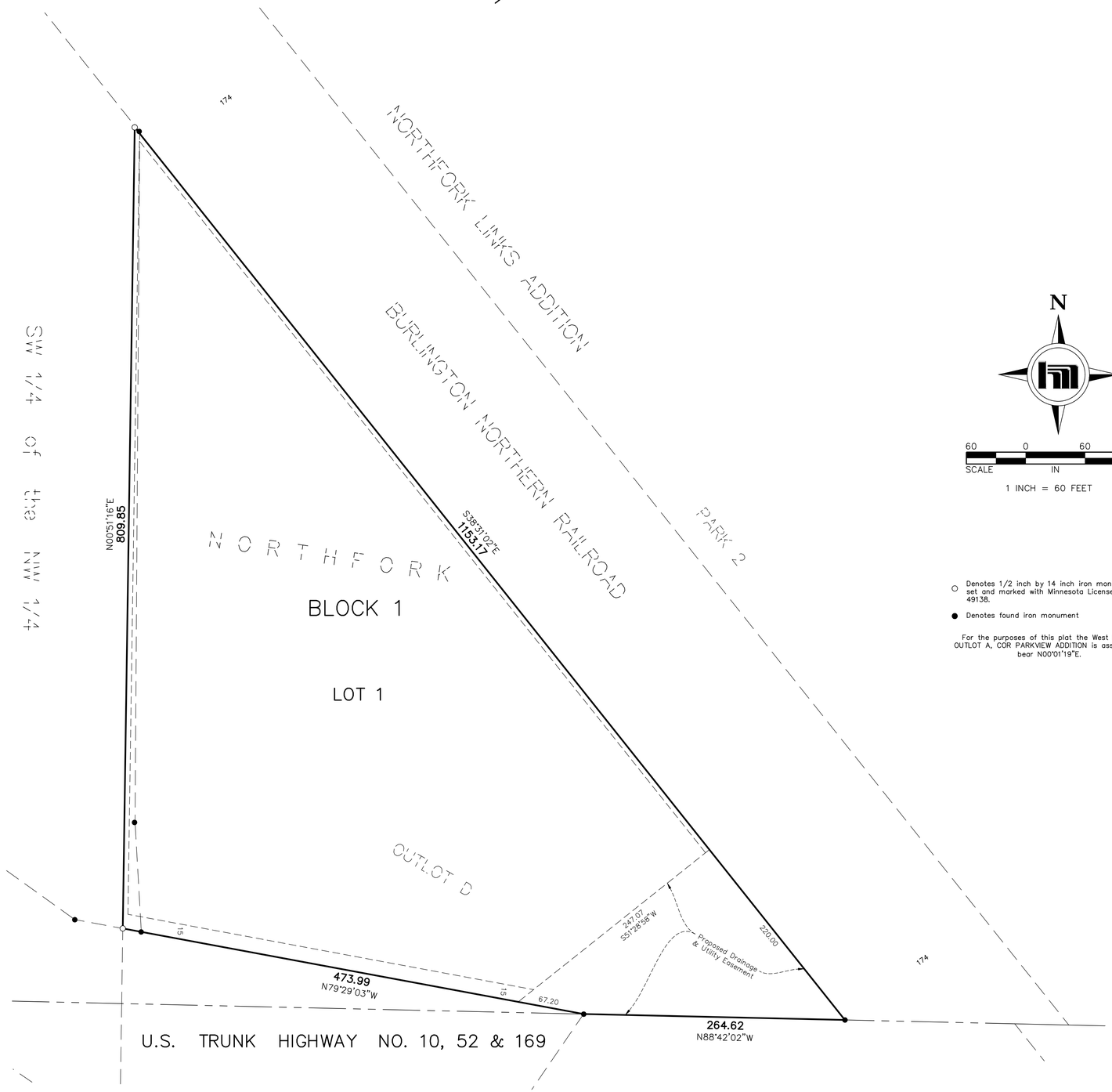
By_____ , Deputy

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

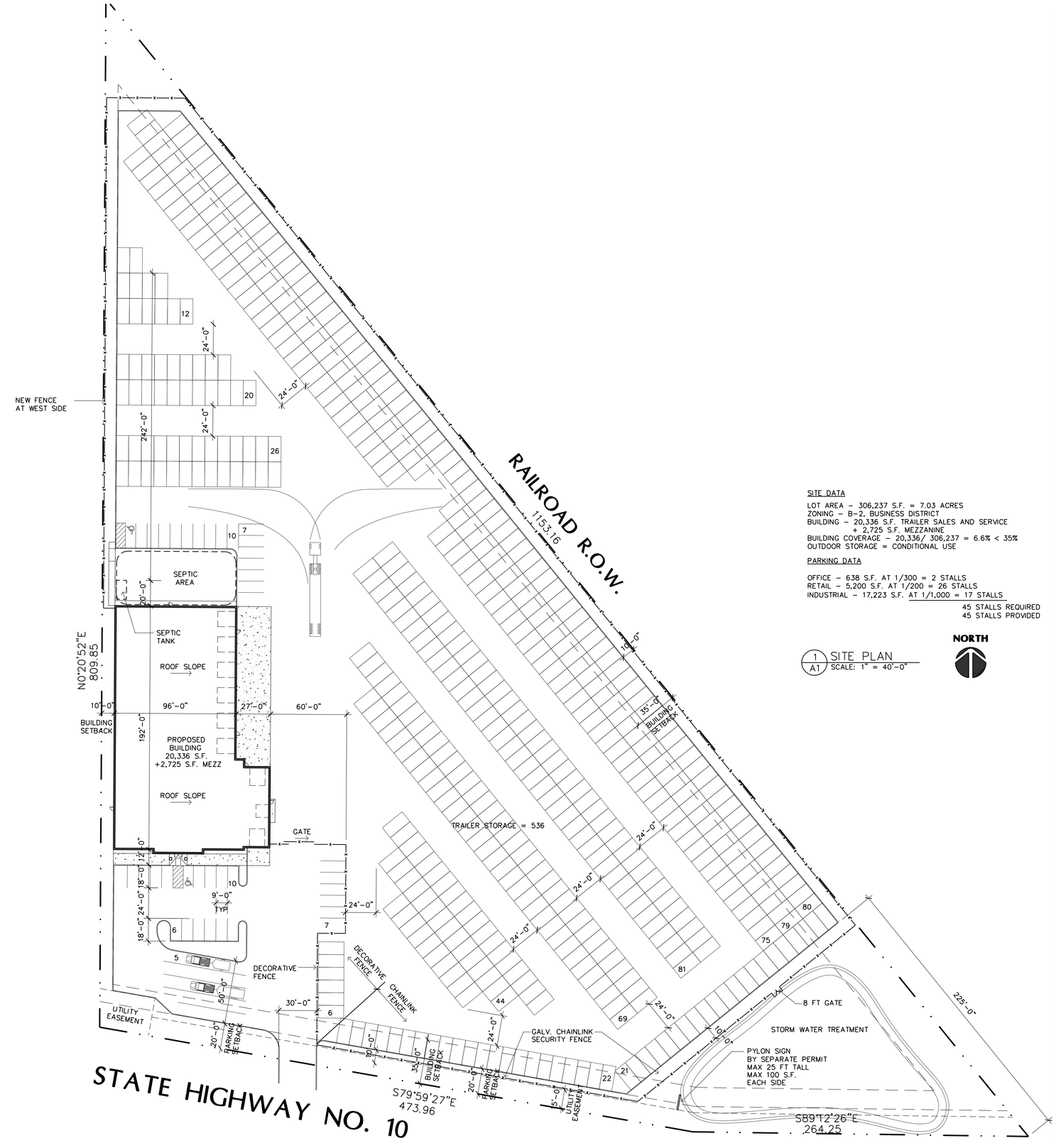


○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 491.38.

● 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

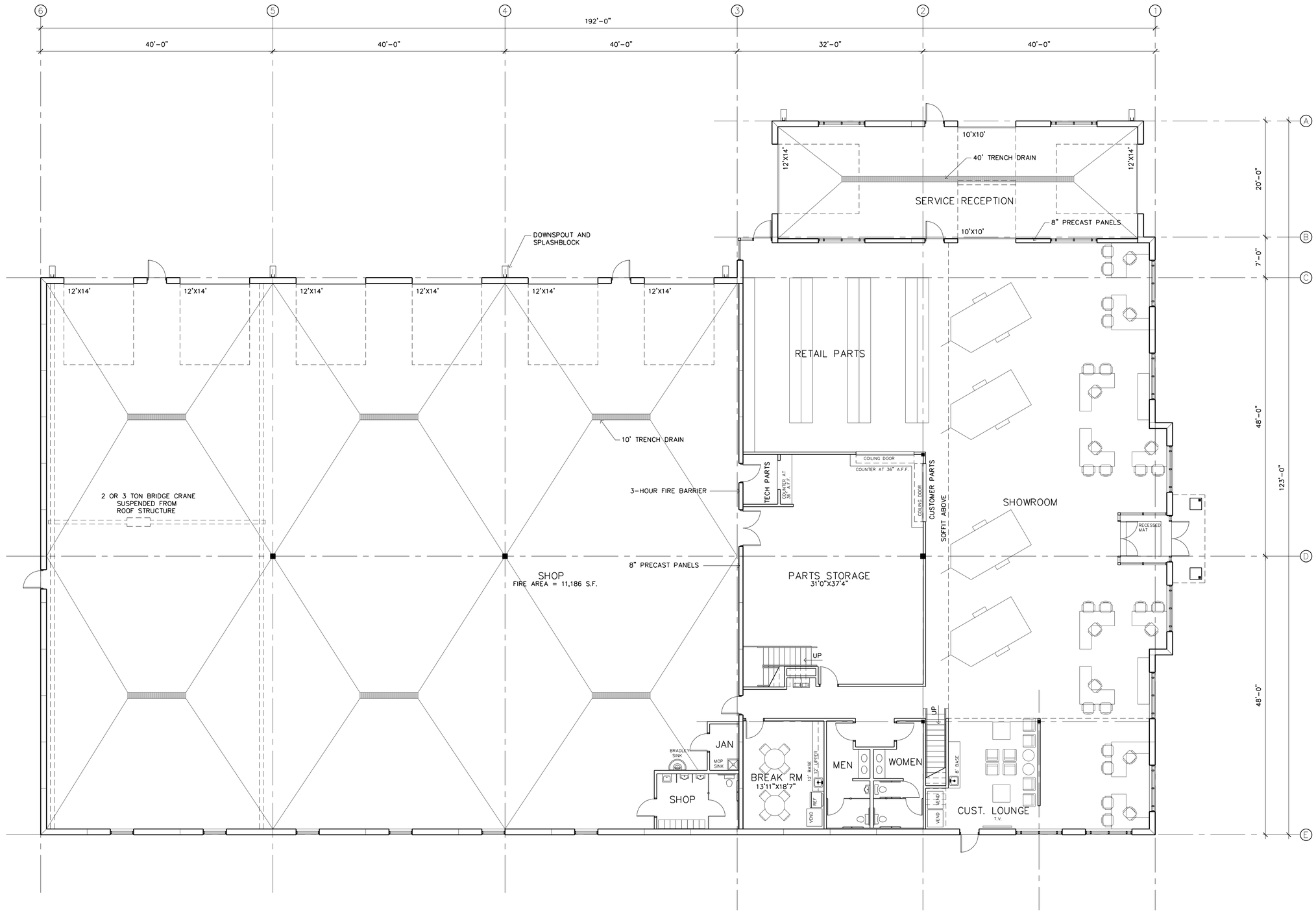
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

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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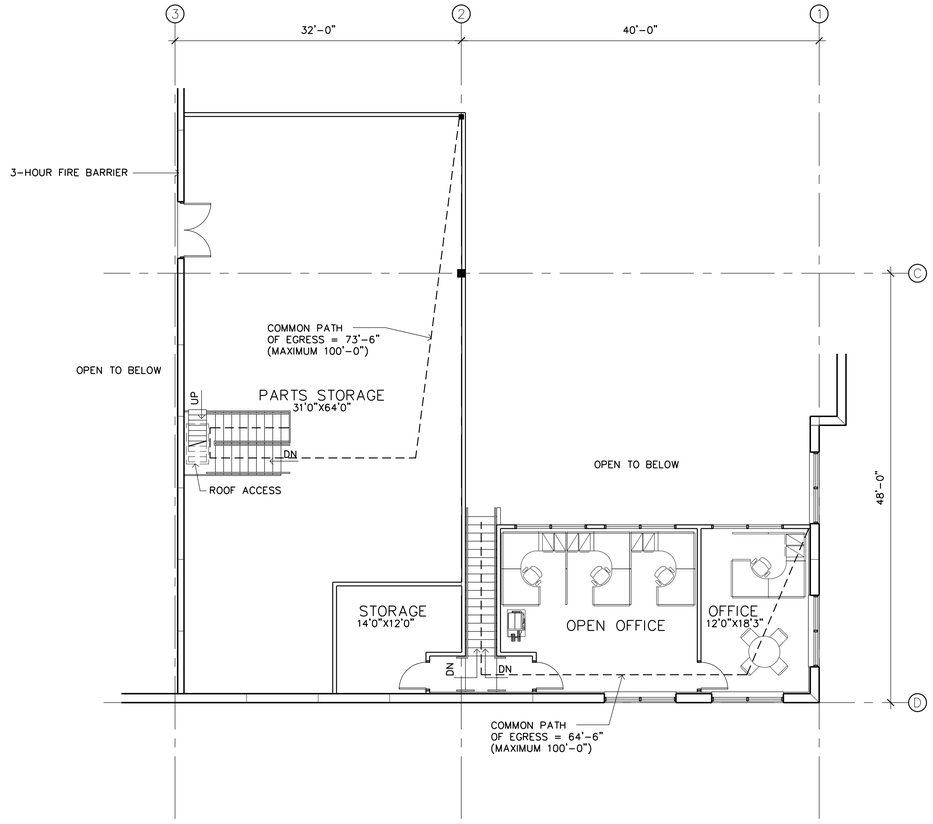
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

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

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420 Summit Avenue
St. Paul, MN 55102
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lampert@lampert-arch.com

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M & G TRAILER SALES
Ramsey, Minnesota

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Drawn By: JRB
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Revisions

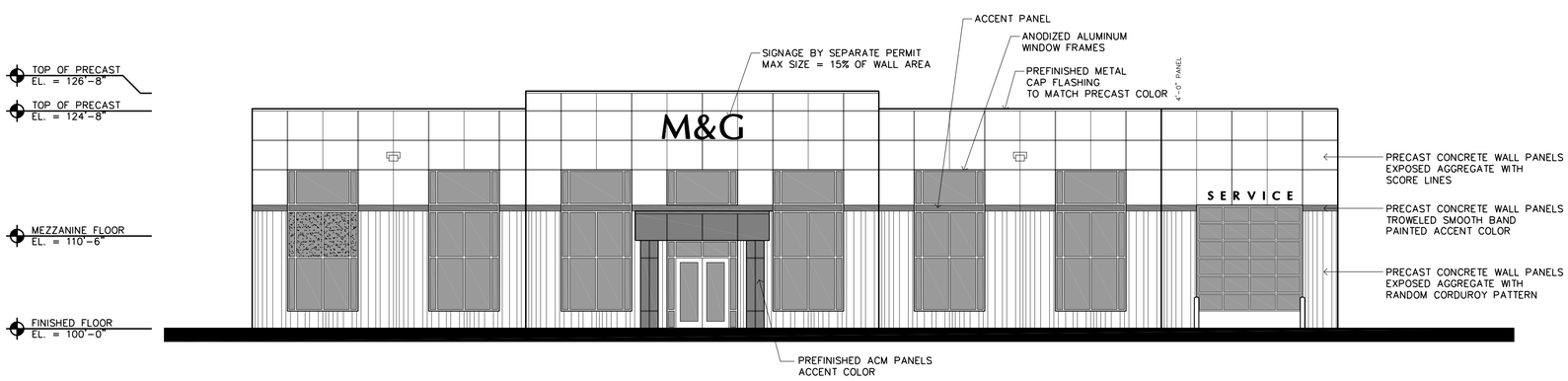
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

MEZZANINE PLAN

Sheet Number

A3

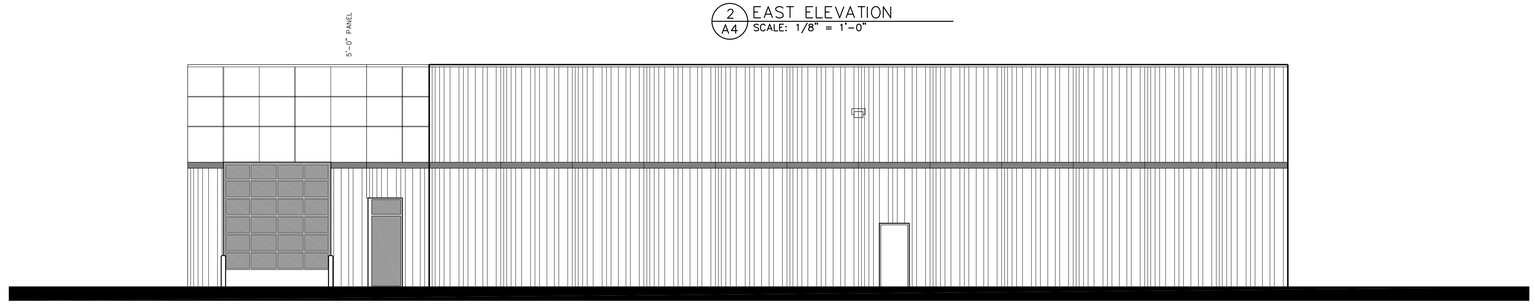
Project No. 190111-3



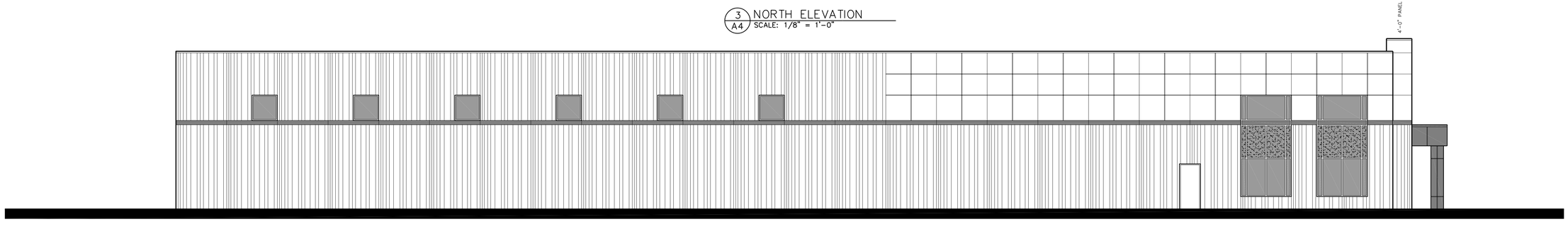
1 A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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SIGNATURE
LEONARD LAMPERT
PRINTED NAME
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LICENSE NO.
00/00/00
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Ramsey, Minnesota

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Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

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:

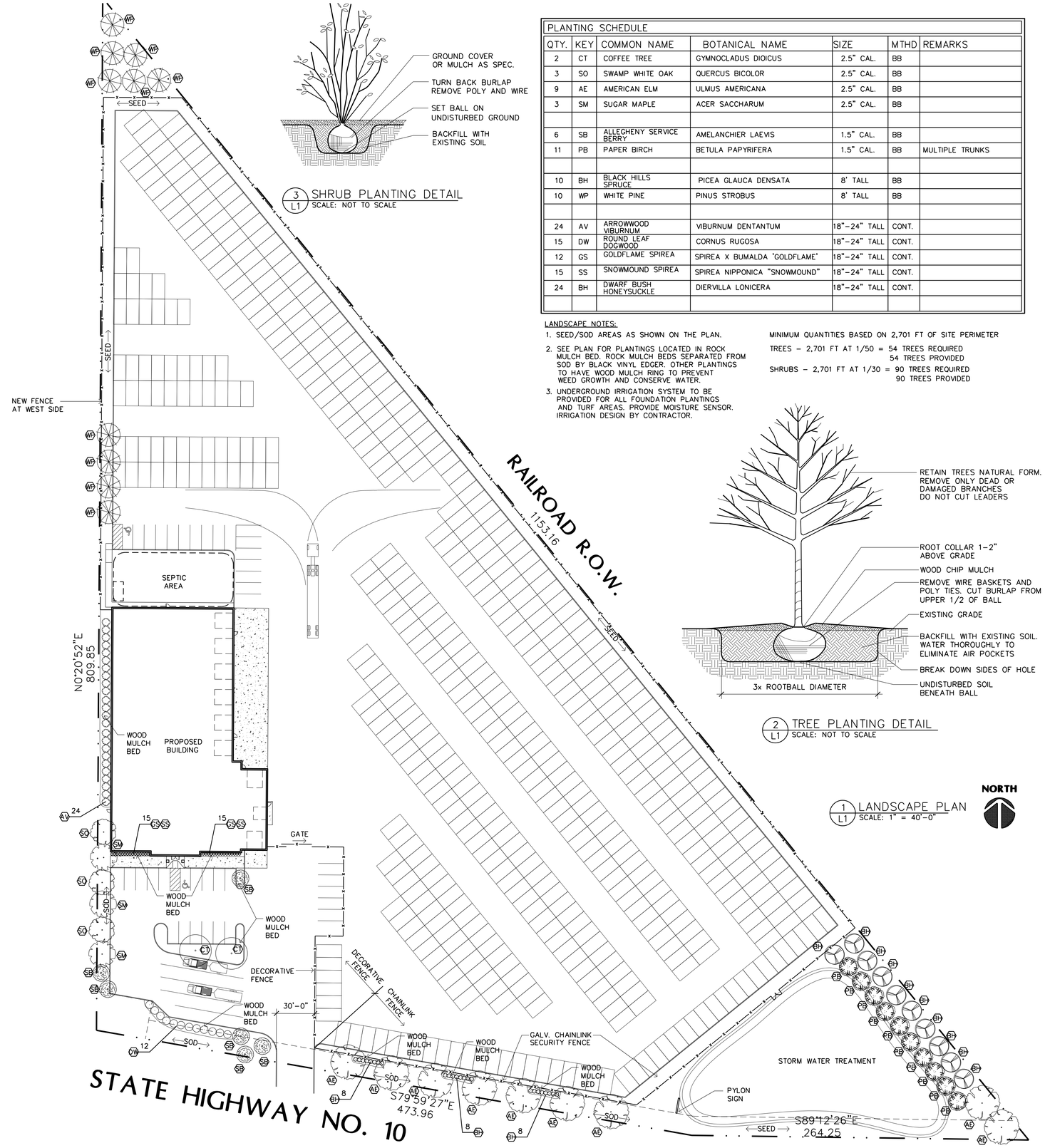
1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS 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

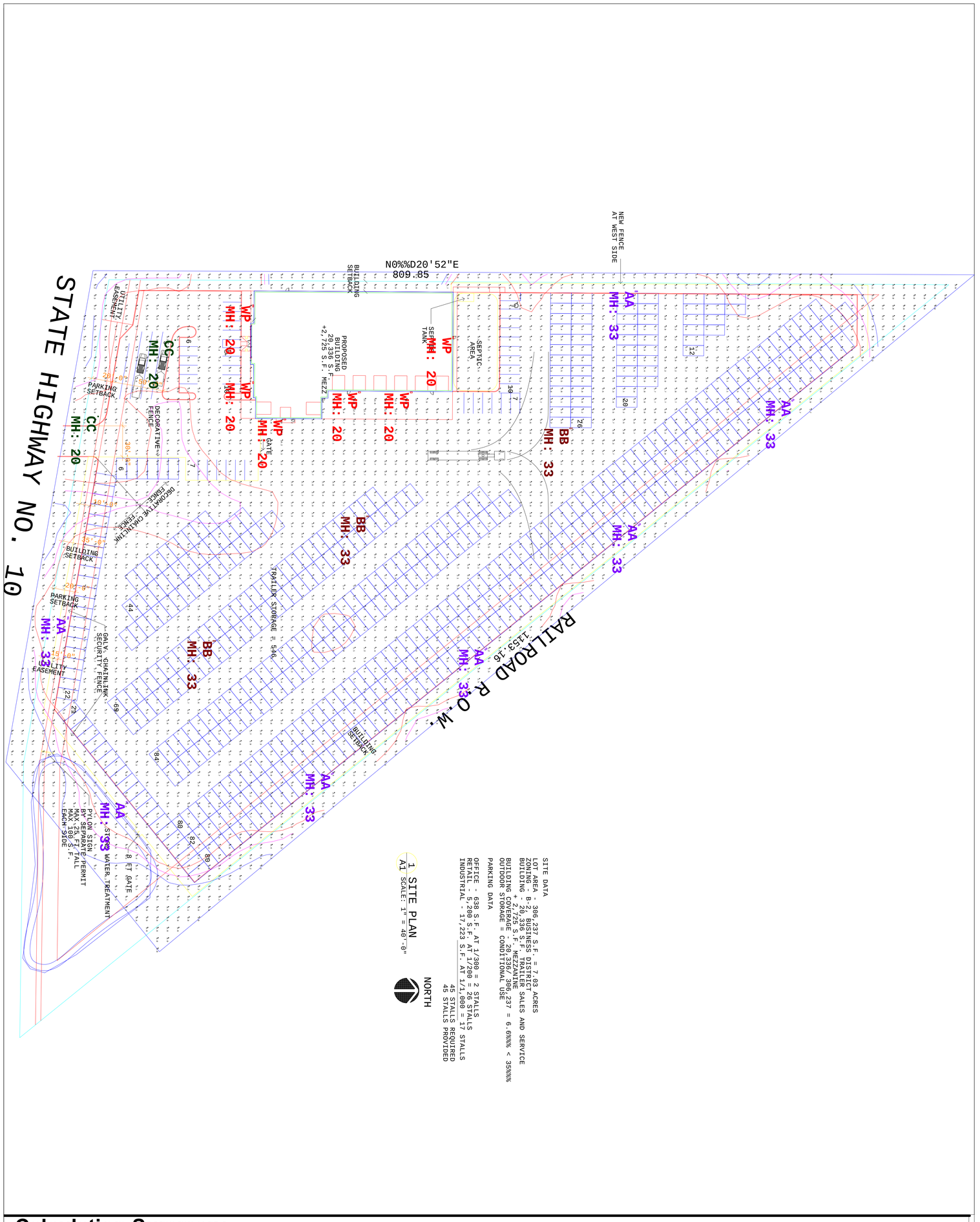
M & G TRAILER SALES

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

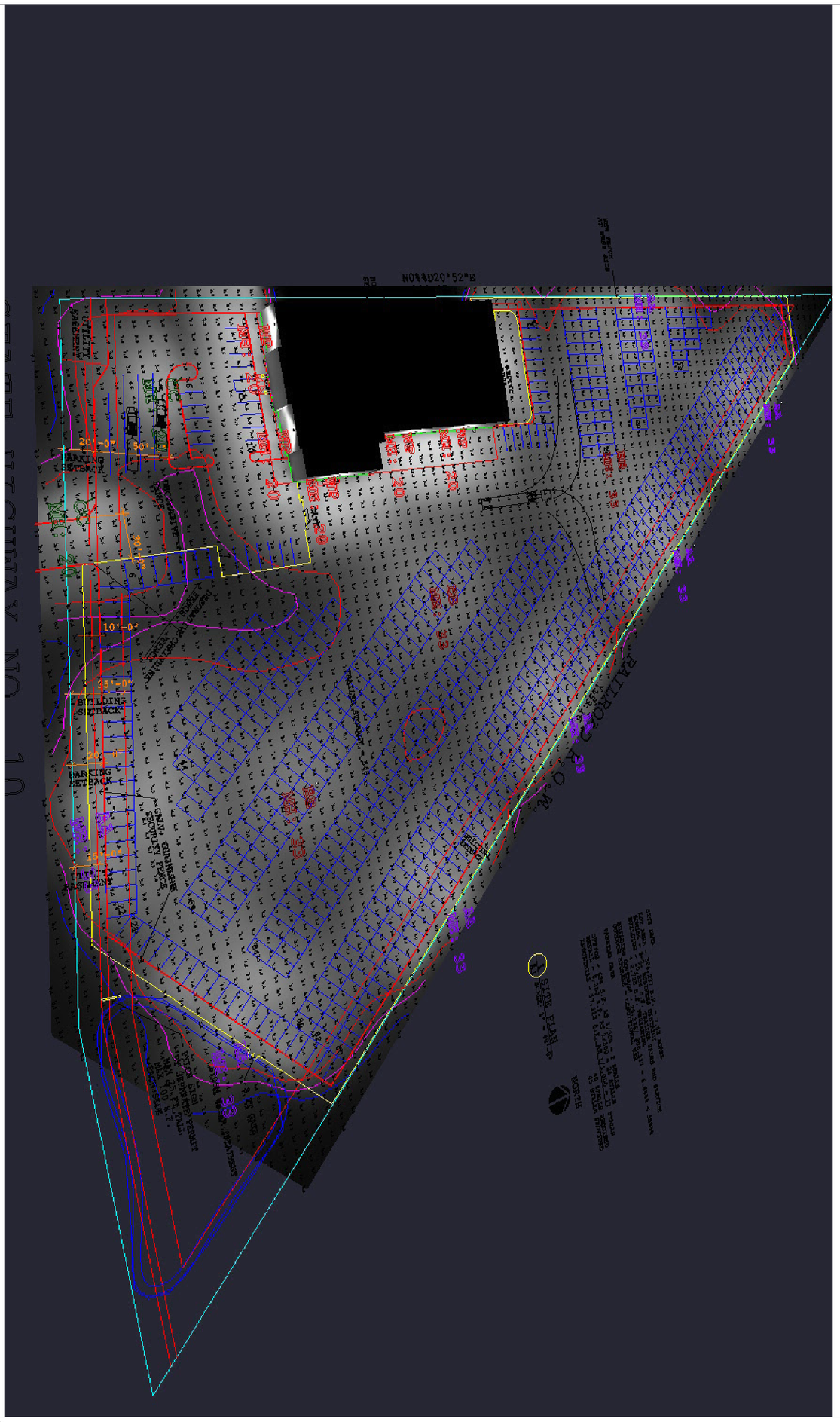
M & G Trailer Sales

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:

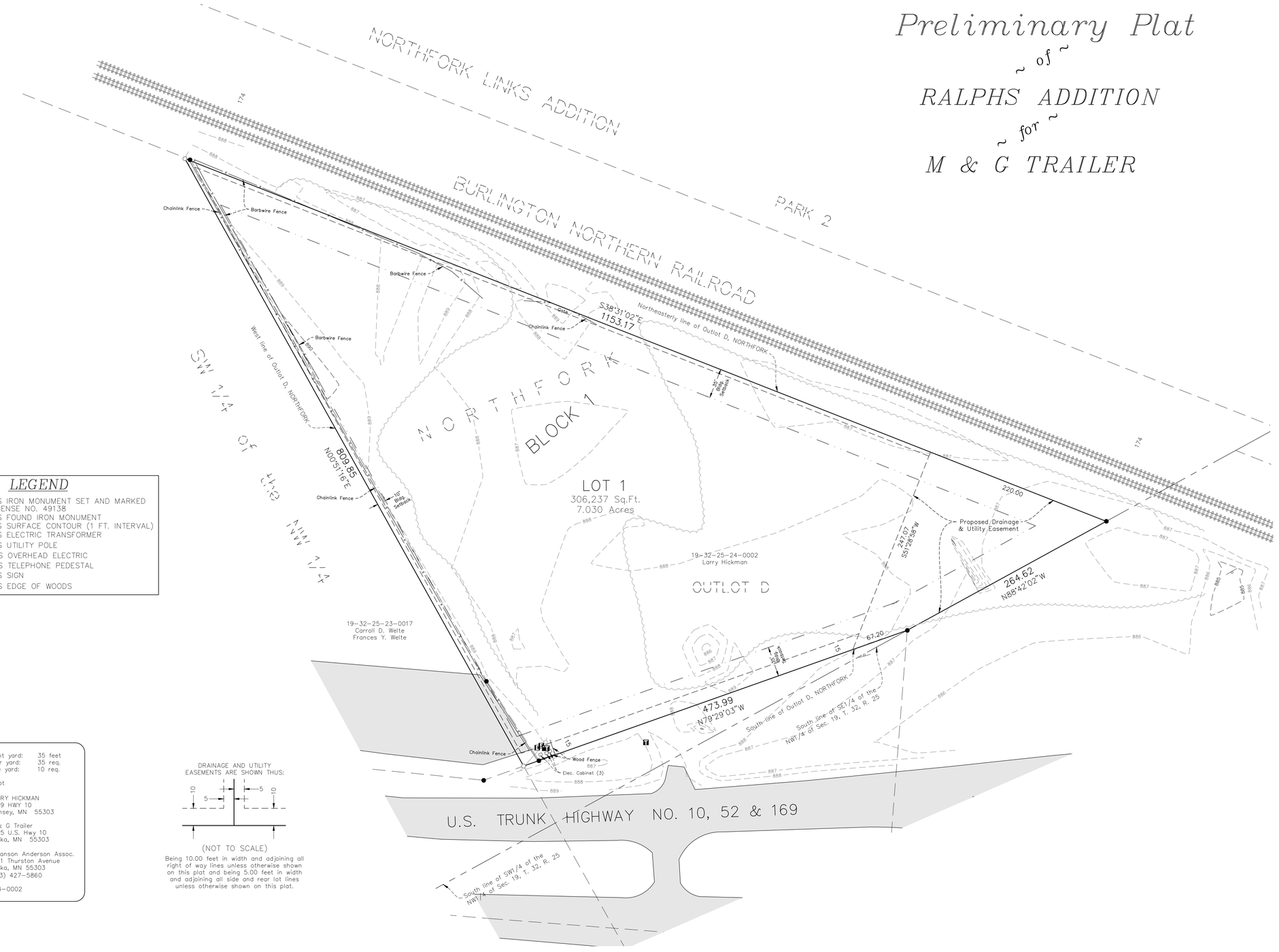
1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The underground utilities shown have been located from field 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

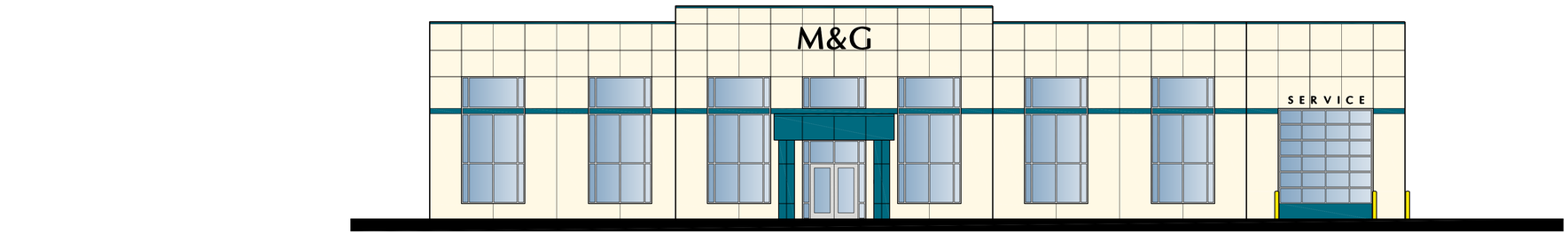
RALPHS ADDITION

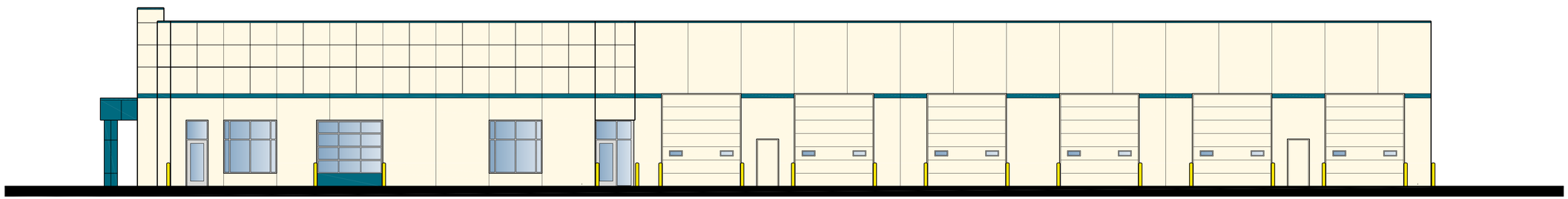
PRELIMINARY PLAT
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

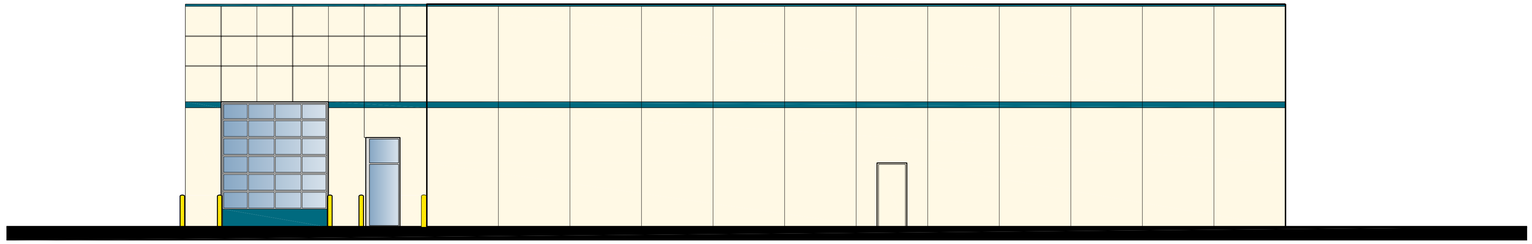
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May 02, 2019 — 9:52am
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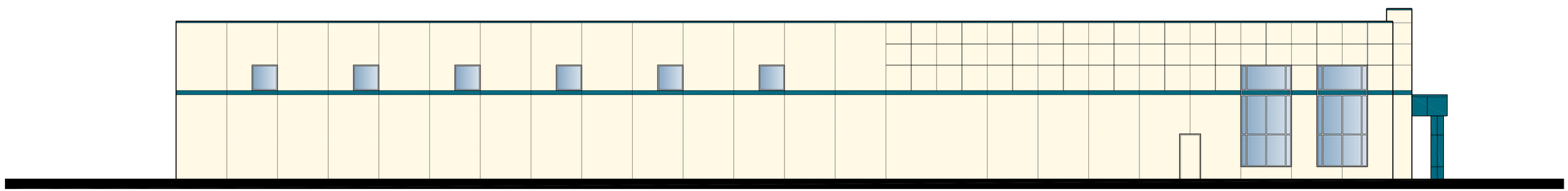




EAST ELEVATION



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

A

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

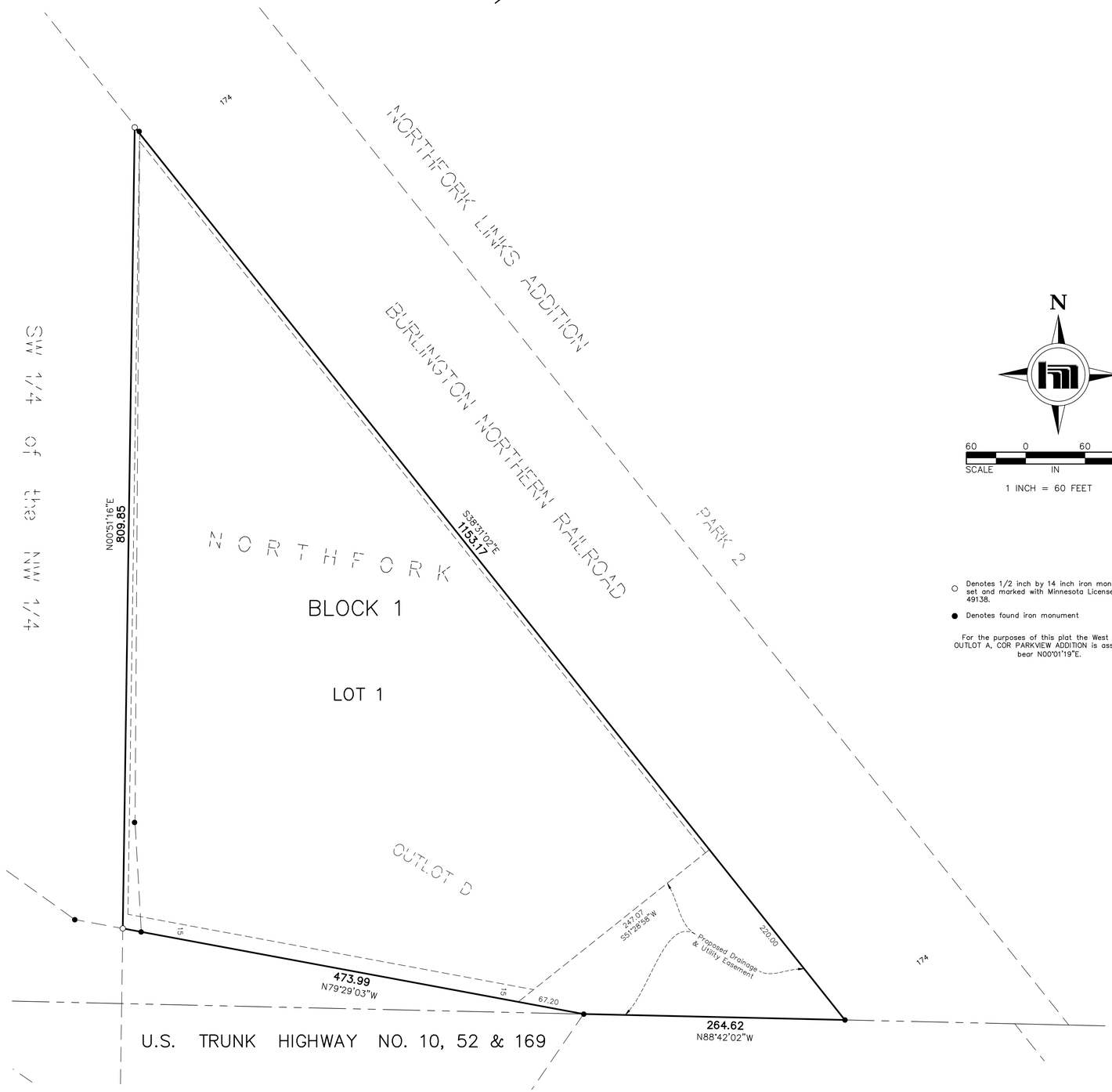
By_____ , Deputy

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

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RALPH LLC

This Agreement (hereinafter the "Agreement") is dated as of this _____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 Site Plan and Final Plat Plans prepared by Hakanson Anderson, dated April 29, 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. 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. Electricity (within one-fourth mile).
   g. Phone (within one-fourth mile).
   h. Natural gas (within one-fourth mile).
   i. Boulevard sodding.
   j. Water shut off boxes.
   k. 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 reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 above until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

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 **($509,360.00),** 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 **($12,734.00)**, 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 **$144,595.00**, 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 **$29,250** [# plantings (54 trees) x cost/planting ($300/tree x 30% average non-survival rate, (90 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. Utilities shall include municipal water and sanitary sewer. The **PERMITTEE** also agrees to be specially assessed for the 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. Staging and Maneuvering. The **PERMITTEE** agrees that all staging, loading, and unloading shall take place fully on the Subject Property and there shall be no staging in the right-of-way nor on any unimproved surface at any time. The **PERMITTEE** acknowledges that the City of Ramsey and the Minnesota Department of Transportation are working on improving Highway 10 and that the improvements may utilize the right-of-way in front of the building. The **PERMITTEE** acknowledges the location of this right-of-way and their property lines.

m. 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:
Steve Jung
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:

Steve Jung
Ralph LLC

By:_____, Steve Jung
Its: Owner

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Steve Jung, Owner of Ralph LLC, a Limited Liability 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

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

Park Dedication				
Commercial	7	per acre	$5,100	$35,700
Trail Development	7	per acre	$1,300	$9,100
Stormwater Management	7	per acre	$4,855	$33,985
Community Forestry Fund				$12,750
Total fees:				**$91,535**
Performance Surety (returned when complete)	578,380	cost of improvement	125%	$509,360
Engineering Inspection Fee	578,380	cost of improvement	2.5%	$12,734

CC Regular Session **4. 6.**

Meeting Date: 07/09/2019

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #19-153 Hiring Replacement Seasonal Public Works Maintenance Workers

Purpose/Background:

The purpose of this case is to request authorization to hire replacement Seasonal Public Works Maintenance Workers.

There were two seasonal employees hired recently that have already left employment. This case is to replace those seasonal employees and will not increase the budget.

Seasonal Public Works Maintenance workers provide general maintenance of streets, park grounds, trails, buildings, and related facilities and equipment through the spring, summer, and possibly fall months. This also includes mowing and trimming; pruning and planting trees or working on landscape projects; maintaining athletic fields; picking up trash; street maintenance; and utilities maintenance.

Notification:

Annually, the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works. At this time, staff selected two seasonal candidates to work in the Public Works Department.

Funding Source:

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

Recommendation:

Staff recommends adopting the attached resolution.

Action:

Motion to adopt resolution #19-153 to hire the following employees on or near the dates listed below: Seasonal Public Works Maintenance Workers: Trent Soukup, effective July 8, 2019 at $11.00 per hour; and Jay Rickard, effective July 8, 2019 at $11:00 per hour.

Attachments

Job_Desc.

Resolution_19-153

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/03/2019 09:05 AM
Form Started By: Colleen Lasher		Started On: 07/02/2019 02:48 PM
Final Approval Date: 07/03/2019		

Seasonal Worker

Class Code: 16014

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Mar 1, 2017
Revision Date: Feb 8, 2019

Job Description

SALARY RANGE

$11.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

To provide general maintenance of streets, park grounds, trails, buildings, and related facilities and equipment through the spring, summer, and possibly fall months. This also includes mowing and trimming; pruning and planting trees or working on landscape projects; maintaining athletic fields; picking up trash; street maintenance; and utilities maintenance.

This is a temporary non-union position working forty (40) hours per week, Monday - Friday from 7:30 a.m. to 3:30 p.m., beginning in April or May and running through the Fall months. There is no guaranty of further employment after the season has concluded.

MINIMUM QUALIFICATIONS:

- Must be at least 18 years old
- Must possess a high school diploma or equivalent (GED)
- Must have valid MN driver's license with a good driving record
- Must have the ability to work independently with limited supervision
- Must have the ability to work in a variety of weather conditions including cold or hot temperatures, high humidity, wind, or rain
- Must have the ability to finish work in a timely and efficient manner
- Must have the ability to get along with others including supervisors and coworkers

Desired Qualifications include:

- Previous experience working for a municipality or county
- Previous paid professional experience landscaping experience

RESPONSIBILITIES:

- Mowing and trimming parks and trails
- Landscaping duties including planting trees, shrubs and flowers
- Pruning trees
- Maintaining athletic fields (baseball, softball, soccer) including field striping and dragging
- Park irrigation
- Carpentry, painting and repair work of City facilities and property
- Picking up trash from parks, trails, roadsides, etc.
- Operating equipment including mowers, weed-whips, saws, and use pruners and related tools
- Vehicle maintenance including oil checks
- Street maintenance
- Utilities maintenance
- Other tasks and responsibilities (within the capabilities of the seasonal worker) as assigned by the designated supervisor

KNOWLEDGE, SKILLS AND ABILITIES:

- Experience mowing grass using push or ride-on equipment
- Knowledge of lawn mowers
- Experience with weed whips
- Experience with pruning equipment
- Experience with hand tools (pruners, shovels, hammers, etc.)
- Basic knowledge of carpentry and/or painting

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Standing
- Sitting
- Walking
- Lifting
- Pushing/Pulling

- Carrying
- Kneeling
- Crawling
- Crouching
- Handling Objects
- Repetitive Hand Motion
- Use of Arm Muscles over Extended Periods
- Use of Leg Muscles over Extended Periods

This job requires employees to be able to lift and carry up to 50 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating lawn maintenance equipment and hand tools
- Working with chemicals
- Working near fumes and vapors
- Driving a City vehicle or personal vehicle

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

RESOLUTION #19-153

RESOLUTION HIRING SEASONAL PUBLIC WORKS MAINTENANCE WORKERS

WHEREAS, annually the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works; and

WHEREAS, Staff selected two qualified seasonal candidates; and

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

WHEREAS, Staff recommends hiring the 2019 Seasonal Public Works Maintenance Workers.

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 #19-153 to hire the following employees on or near the dates listed below:

   Seasonal Public Works Maintenance Workers: Trent Soukup, effective July 8, 2019 at $11.00 per hour; and Jay Rickard, effective July 8, 2019 at $11:00 per hour.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 7.**

Meeting Date: 07/09/2019

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Report from Public Works Committee.
The Public Works Committee held its regular meeting on June 18, 2019 and discussed the following cases.
1. Review Plan to Spend Unencumbered Pavement Management Program Funds: No action taken.
2. Update on Drainage Concern Findings at 17290 Germanium Street NW: Motion for City Council to ratify the consensus of the Committee that this issue is closed, that no further contact with the property owner is required in regard to this matter, and that the property owner does not need to be invited back to address the Committee on this matter.

Purpose/Background:

1. Review Plan to Spend Unencumbered Pavement Management Program Funds: City Engineer Westby stated that during the May Public Works Committee meeting, staff was directed to present a case explaining the amount and sources of the unexpended pavement management program funds, why these funds were not spent earlier and the plan for spending the funds. The current balance of the unencumbered funds is approximately $901,000. This includes $872,500 from 2013 budgeted pavement management project funds that went unspent ($1,327,500 was budgeted and only $455,000 was spent) and $28,500 from five years of bond premiums and interest earnings. No action taken.
2. Update on Drainage Concern Findings at 17290 Germanium Street NW: City Engineer Westby stated that on November 13, 2018, the property owner at 17290 Germanium Street NW, Mr. Rick Aberle, informed the City Council of his concerns that runoff from the Covenant Meadows development was flooding his property. On December 18, 2018, Mr. Aberle attended the Public Works Committee meeting to again present his concerns that runoff from the Covenant Meadows development is flooding his property. After much discussion, consensus was reached that Mr. Thomsen would complete the driveway improvements including grading and two eight-inch culverts and Mr. Aberle provided his permission for staff to enter his property to collect topographic data along his west property line and around and adjacent to his garage and driveway. Motion for City Council to ratify the consensus of the Committee that this issue is closed, that no further contact with the property owner is required in regard to this matter, and that the property owner does not need to be invited back to address the Committee on this matter.

Recommendation:

1. No action taken.
2. Motion for City Council to ratify the consensus of the Committee that this issue is closed, that no further contact with the property owner is required in regard to this matter, and that the property owner does not need to be invited back to address the Committee on this matter.

Action:

Motion for City Council to ratify the recommendation of the Public Works Committee as follows:
1. No action taken.
2. Motion for City Council to ratify the consensus of the Committee that this issue is closed, that no further contact with the property owner is required in regard to this matter, and that the property owner does not need to be invited back to address the Committee on this matter.

Attachments

Agenda

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/03/2019 09:43 AM
Grant Riemer	Grant Riemer	07/03/2019 10:46 AM
Kurt Ulrich	Kurt Ulrich	07/03/2019 10:50 AM
Form Started By: MaryJo Warner		Started On: 06/27/2019 11:27 AM
Final Approval Date: 07/03/2019		

City of Ramsey
Agenda
Public Works Committee
Tuesday, June 18, 2019
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve the following meeting minutes.
1. Public Works Committee meeting dated May 21, 2019.

5. Committee Business

1. Review Plan to Spend Unencumbered Pavement Management Program Funds

2. Update on Drainage Concern Findings at 17290 Germanium Street NW

6. Committee/Staff Input

1. Updates on Improvement Projects and Items of Interest

2. Review Future Topics Calendar

7. Adjournment

Public Works Committee **4. 1.**

Meeting Date: 06/18/2019
Submitted For: Grant Riemer, Engineering/Public Works
By: MaryJo Warner, Engineering/Public Works

Title:

Approve the following meeting minutes.
1. Public Works Committee meeting dated May 21, 2019.

Purpose/Background:

Purpose: To review and approve meeting minutes.
Background: Attached are the meeting minutes for review.

Timeframe:

5 minutes.

Observations/Alternatives:

n/a

Funding Source:

n/a

Recommendation:

To review and approve meeting minutes dated May 21, 2019.

Action:

Motion to approve meeting minutes date May 21, 2019.

Attachments

Minutes

Form Review

Inbox	Reviewed By	Date
Bruce Westby	MaryJo Warner	06/13/2019 10:39 AM
Mary Jo Warner (Originator)	MaryJo Warner	06/13/2019 10:41 AM
Bruce Westby	Bruce Westby	06/13/2019 12:43 PM
Grant Riemer	Grant Riemer	06/13/2019 01:27 PM
Kurt Ulrich	Kurt Ulrich	06/13/2019 03:05 PM
Form Started By: MaryJo Warner		Started On: 06/11/2019 03:19 PM
Final Approval Date: 06/13/2019		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, May 21, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Mark Kuzma
Councilmember Chris Riley

Members Absent: Councilmember Nadine Heinrich

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
City Administrator Kurt Ulrich
City Councilmember Debra Musgrove

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Kuzma and Councilmember Riley. Voting No: None.

4. APPROVE MINUTES

4.01: Approve April 16, 2019, Meeting Minutes

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

Regular Meeting Minutes dated April 16, 2019

Motion carried. Voting Yes: Chairperson Kuzma and Councilmember Riley. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Consider Recommendation to City Council to Suspend Annual Sealcoating Program

City Engineer Westby stated that the purpose of this case is to consider a recommendation to the City Council to suspend the City's annual sealcoating program temporarily. The City of Ramsey has generally sealcoated between 13 and 23 miles of City streets each year for many years. The purpose of sealcoating is to protect existing bituminous pavement from damage caused by stormwater runoff, ultraviolet rays from the sun, and petroleum deposits left by vehicles using these streets. Over the last two or three years, City staff has received higher than normal numbers of complaints about loose rock along gutters and in the boulevards of properties fronting streets that were sealcoated.

City Engineer Westby stated that this spring, staff has observed damage to the underlying pavement of streets that were sealcoated within the last two to three years. Staff has also heard from numerous other cities throughout the Twin Cities metro area, including several northwest metro cities, about similar recent observations on their sealcoat projects. Locally, the City of Andover stopped sealcoating streets years ago, and the City of Coon Rapids is transitioning from sealcoating all streets to sealcoating only local residential streets and fog sealing higher-volume collector streets. They believe the higher traffic volumes leads to surface stripping and believe fog sealing will provide similar benefits to seal coating at reduced costs.

City Engineer Westby started to present pictures of the damage observed on numerous streets throughout the City this spring, but encountered a problem with his computer and asked that this case be delayed until he could fix the issue.

5.02: Request Authorization to Participate in the MnWARN Mutual Aid Agreement

Public Works Superintendent Riemer stated that MnWARN is a formal emergency response program in Minnesota. MnWARN is a mutual aid agreement to provide a program whereby water, wastewater, and storm water utilities sustaining physical damage from natural or man-made disasters in the state of Minnesota can obtain emergency assistance, in the form of personnel, equipment, and materials and other associated services necessary to protect the health and welfare of the utilities' customers.

Public Works Superintendent Riemer stated that MnWARN assists member's utilities with: emergency assessment, emergency response, and recovery; Mutual Aid Agreement for sharing emergency resources with members; resources to help recover from a disaster; emergency contact network; and voluntary participation. A Water and Wastewater Agency Response Network (WARN) is a network of utilities helping utilities respond to and recover from emergencies. Mutual Aid/Assistance is one agency helping another based on a written agreement. The assistance is provided across jurisdictional boundaries in the event of an emergency. Participation is voluntary.

Public Works Superintendent Riemer stated that there is no cost to participate. MnWARN provides a forum for establishing and maintained emergency contacts. MnWARN program provides a utility with access to specialized, certified, and knowledgeable utility personnel. If

the utility staff were to respond, the associated cost would come out of one of the utility operating budgets, depending on the type of emergency, water, sanitary sewer or storm sewer. Some of these costs are reimbursable from the City receiving emergency aid. Staff recommends entering into a Joint Powers Agreement with the MnWARN emergency response program.

Councilmember Riley commented that it appears this would be for short-term emergencies.

Public Works Superintendent Riemer confirmed that to be true and noted that the City would not be obligated to respond.

Motion by Councilmember Riley, seconded by Chairperson Kuzma, to recommend that the City Council direct staff to enter into a Joint Powers Agreement with the MnWARN Emergency Response Program.

Motion carried. Voting Yes: Chairperson Kuzma and Councilmember Riley. Voting No: None.

5.03: Discuss 6401 Highway 10 – Drainage Issues/Pavement Discussion

Public Works Superintendent Riemer stated that the City currently owns 6410 Highway 10 on the corner of Sunfish Lake Boulevard and Highway 10 by Aurelio's Pizza and Willy McCoy's. The site is currently gravel and dirt, with smaller pieces of pavement onsite. A neighboring tenant has requested the City pave or improve the site because the gravel is not maintained and the dust blows when it is windy. Also, the gravel is running into a storm drain onsite. The tenant has shared photos of this with the City, who is awaiting receipt of the photos from the tenant.

Public Works Superintendent Riemer stated that because of the prohibitive cost of paving the area temporarily, staff would suggest obtaining quotes for chemical dust control. Chemical treatment would likely be an annual expense, until construction began on the Sunfish Lake Boulevard interchange. He stated that he did receive an estimate from a contractor that stated the chemical spraying would have a cost of about $1,600. He believed that this would be a good short-term solution.

Chairperson Kuzma stated that it seemed the business wanted additional parking and asked if there could be a possibility to lease some of that area for parking.

City Administrator Ulrich stated that the business is interested in removing a few parking stalls to construct a patio area. He noted that staff can talk with the business owner to determine if there would be interest in leasing additional parking area.

Councilmember Riley commented that the decision had previously been made not to improve that property by paving. He stated that this seems to be a good solution for the short-term to control the dust issue.

Public Works Superintendent Riemer confirmed the consensus that this item should be treated as maintenance so that it can move forward as soon as possible.

Councilmember Musgrove asked if planting grass would be an option.

Public Works Superintendent Riemer stated that the existing material would need to be dug out and even if grass was then planted, it would be very labor intensive.

City Engineer Westby stated that the City received bids in the past to install curb and gutter, concrete median improvements, paving and striping at a cost of about $109,000. He stated that if improvements at the intersection of Sunfish Lake Boulevard and Highway 10 do not move forward in the next few years, the City could choose to do a lesser option to pave the area.

Chairperson Kuzma stated that the site currently looks better than the boarded-up gas station that previously existed.

Councilmember Riley stated that if that area was going to be improved, he would want to see that funded by the strip mall and businesses within.

5.01: Consider Recommendation to City Council to Suspend Annual Sealcoating Program (Continued)

City Engineer Westby displayed photographs from different streets that have had similar issues after sealcoating, which includes local streets as well as higher volume collector streets. He stated that the City annually budgets $500,000 for crack sealing and sealcoating projects. Staff still recommends completing cracksealing projects in an estimated amount of $200,000 annually. He stated that staff recommends that the Committee recommend that the City Council suspend the City's annual sealcoating program to allow for further observation of previously sealcoated City streets to make sure further degradation does not occur and to research the practices and findings of other cities that are trying alternative treatments to sealcoating.

Chairperson Kuzma asked if it would make sense to cut a strip out of the road that has the damage and replacing that segment.

City Engineer Westby replied that could be done and staff could investigate that option along with patching.

Public Works Superintendent Riemer explained that the paver is eight to ten feet in width and therefore a lesser width could not be completed.

City Engineer Westby explained that if the sealcoating program is suspended and only cracksealing is completed, the budgeted funds that would be saved from not sealcoating could be used to repair other roadways, such as Variolite Street.

Councilmember Riley stated that he is torn as sealcoating has been done for the past 60 years. He recognized that there clearly is an issue and it would not make sense to spend money to make roads worse. He asked if Ramsey should look into fog sealing.

City Engineer Westby replied that Staff would look into this as an option but Staff first wanted to see if Coon Rapids fog sealing program was successful.

City Administrator Ulrich asked if Ramsey has done fog sealing in the past.

City Engineer Westby confirmed that a few years ago the City fogsealed over sealcoating but noted that there did not seem to be long-term value to this approach. He advised that last year the City fogsealed a few cul-de-sacs but noted that staff is still evaluating the cul-de-sacs. He stated that Coon Rapids will be completing more fog sealing this year and the City could gain information from that without spending additional funds.

Councilmember Riley asked if the City would be ready for sealcoating this year if that is the desired outcome.

City Engineer Westby stated that streets have been identified and staff could put together plans within the necessary timeline to have the sealcoating completed, if desired. He confirmed that cracksealing continues to be the most cost effective pavement management improvement available.

Chairperson Kuzma stated that he is also torn on the decision. He suggested following the staff recommendation to hold off on sealcoating this year.

City Engineer Westby stated that it would be helpful to have at least this year to pull back and speak with other cities to gain additional information. He stated that St. Michael has been fog sealing for many years and he felt that he could gain valuable information from speaking with staff from that city on how their process has worked.

Councilmember Riley stated that he would support taking a break for one year, which would mean that the City is committed to finding a better option for next year.

City Engineer Westby agreed that the faster staff can figure this out, the better. He explained that staff does want to continue proactive maintenance but wants to take the time to figure out what is causing this problem and prevent it from continuing.

Councilmember Riley asked if improving Variolite Street would be the best use for the remaining maintenance dollars that would be saved from not sealcoating.

City Engineer Westby stated that the funds could be spent on additional overlays instead, but noted that staff is unsure if Variolite Street can make it to its projected reconstruction date in 2022, and noted that this project may not involve assessments.

Councilmember Riley asked for an update on pothole maintenance.

Public Works Superintendent Riemer confirmed that staff is continuing pothole maintenance and continues to work on it.

Motion by Councilmember Riley, seconded by Chairperson Kuzma, to recommend that the City Council 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.

Motion carried. Voting Yes: Chairperson Kuzma and Councilmember Riley. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on City improvement projects, Anoka County improvement projects, and MnDOT improvement projects, and other items of interest.

Chairperson Kuzma asked the City policy for sprinklers on roads with reconstruction projects.

City Engineer Westby stated that the City is not responsible for the sprinkler systems. He noted that staff will provide information to homeowners and work with them to determine where the sprinklers should be pulled back to.

Councilmember Riley asked for an update on the pond lining for RTC 9th Addition.

City Engineer Westby replied that there were two ponds as part of that development that were constructed and were intended for infiltration. He stated that the ponds are currently infiltrating and within the wellhead protection area. He stated that a new developer has picked up the project and this was identified during that review. He stated that because the plat was previously approved, staff believed that the City should take the initiative to design plans and fund the pond lining work. He estimated about $50,000 for that work and noted that the improvement would be funded through the stormwater utility fund. He confirmed that filling in the ponds was discussed as an option to the developer but the cost to fill the ponds and complete the necessary stormwater improvements would be much higher than lining the ponds.

City Administrator Ulrich reported that the Highway 10 business owner meetings begin this week. He stated that the advisory letters for the manganese in the water should arrive in mailboxes tomorrow and advised of the upcoming open house with the Department of Health next week. He discussed the possibility of water testing for residents.

Councilmember Musgrove noted that a test completed would only be good for one day and the level could be higher or lower the next day.

Councilmember Riley suggested that the City complete testing periodically and share those results instead.

City Administrator Ulrich stated that perhaps samples could be taken from different points in the city.

Councilmember Riley stated that it would seem to make more sense and would be more cost efficient for the City to do sampling and share that information.

6.02: Review Future Topics Calendar

City Engineer Westby noted that an updated calendar was included in the case.

There was discussion on future well location and possibilities for water treatment.

Councilmember Riley asked for additional details on the increase in costs for road improvements and how that translates to the increase in an assessment.

City Engineer Westby stated that he will provide a detailed response to Councilmember Riley.

Councilmember Riley stated that he was surprised to hear that there are unexpended funds and asked why those have not been used.

City Engineer Westby replied that Finance Director Lund could provide a better response.

Councilmember Riley asked why a project has not yet been identified to use those funds.

City Engineer Westby stated that he would have to defer to Finance Director Lund. He noted that he was just made aware of the unexpended funds.

Councilmember Riley suggested that item be added as a case for the next month. He stated that if there are funds available, he would think it would make sense to complete a project with those funds.

City Engineer Westby explained that those funds are being used to fund the two improvement projects this year, rather than bonding for those projects. He confirmed that he would bring back additional details to the next meeting.

Councilmember Riley referenced the comment that the benefit appraisals will not be completed for the two road construction projects. He commented that it did not seem to make sense to apply that cost savings to the assessment amount.

City Engineer Westby stated that a benefit appraisal would only be done because projects are being assessed and therefore that cost is directly attributed to assessments.

Councilmember Riley agreed that these were good opportunities to not complete the benefit appraisals but noted that it did not make sense to apply that to the residents and it should instead just lessen the project cost.

Chairperson Kuzma agreed that the cost savings should just reduce the overall project cost.

City Administrator Ulrich stated that there would be a policy discussion as the engineer's estimate was lower than the construction costs so the decision would need to be made on whether the difference in cost would be passed to the residents or whether the City would provide some relief.

Chairperson Kuzma and Councilmember Riley confirmed their consensus that the construction cost is the cost and that should be passed to residents through assessments.

Councilmember Riley stated that perhaps Ford Brook Estates would make sense to complete a benefit analysis to determine the amount that could be assessed.

City Engineer Westby explained that because the City is not bonding for the two road projects this year, the minimum assessment amount of 20 percent could be relaxed as that is a requirement of bonding.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:50 p.m.

Respectfully submitted,

_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 1.**

Meeting Date: 06/18/2019

By: Bruce Westby, Engineering/Public Works

Title:

Review Plan to Spend Unencumbered Pavement Management Program Funds

Purpose/Background:

Purpose:

The purpose of this case is to review Staff's plan to spend unencumbered pavement management program funds.

Background:

During the Public Works Committee meeting on May 21, 2019, Staff was directed to present a case this month explaining the amount and sources of the unexpended pavement management program funds, why these funds were not spent earlier, and what Staff's plans are to spend the funds.

The current balance of the unencumbered funds is approximately $901,000. This includes $872,500 from 2013 budgeted pavement management project funds that went unspent ($1,327,500 was budgeted, $455,000 was spent), and $28,500 from 5-years of bond premiums and interest earnings.

Staff chose not to expend the funds earlier because street reconstruction bonds cannot be used to fund improvements that did not previously exist. For example, if curb & gutter or sidewalk did not exist before a street was reconstructed, but was to be constructed as part of a street reconstruction project, street reconstruction bonds could not fund such improvements. In addition, when the City widens or strengthens (thicker pavement section) a street, the extra costs for widening or strengthening cannot come from street reconstruction bonds. The city therefore used some of the excess funds to cover such improvements on previous projects. Given the City's long-term pavement management plan and current funding policy, these funds were retained for 'un-bondable' costs that may have arisen.

Staff plans to expend the unencumbered funds using approximately $698,000 to cover City Improvement Projects #19-01, Ford Brook Estates Street Reconstructions, and #19-03, Wood Pond Hills & Chestnut Ridge Street Reconstructions. In addition, since the City is currently considering the implementation of franchise fees, including potential rebates of these fees to offset special assessments on properties previously assessed for street reconstruction and overlay improvements, Staff did not want to add another year of debt to the tax levy if the franchise fee were to be implemented. This will leave a balance of roughly $203,000 that could be used to fund franchise fee rebates if franchise fees are implemented, or it could be used to fund a portion of the 2020 street reconstruction or overlay improvement projects.

Timeframe:

Staff estimates 10 minutes will be required to present this case and respond to questions.

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:
Dependent on discussion.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Diana Lund	MaryJo Warner	06/13/2019 03:27 PM
Grant Riemer	Grant Riemer	06/13/2019 03:29 PM
Kurt Ulrich	Kurt Ulrich	06/13/2019 04:14 PM
Form Started By: Bruce Westby		Started On: 06/11/2019 05:58 PM
Final Approval Date: 06/13/2019		

Public Works Committee **5. 2.**

Meeting Date: 06/18/2019

By: Bruce Westby, Engineering/Public Works

Title:

Update on Drainage Concern Findings at 17290 Germanium Street NW

Purpose/Background:

Purpose:

The purpose of this case is to update the Public Works Committee on Staff's findings related to drainage concerns previously expressed by the owner of real property at 17290 Germanium Street NW.

Background:

In 1992, the property owner built a home on the property, and then in 1998 a garage was built in the southwest corner of the property. A new garage was subsequently built in 2005 after the original garage was destroyed by fire. The home was constructed north of an existing depression that can hold slightly less than a foot of water during heavy rain events. The garage was constructed within a low area of the lot with the garage door facing toward a private property to the south which was used to access Germanium Street approximately 300-feet to the west.

In 2017, construction began on the Covenant Meadows residential development, which included construction of a new public street, 172nd Lane NW, which abuts the south property line of 17290 Germanium Street NW. During construction of this development, the property owner contacted City Staff and the developer on numerous occasions to request modifications to the new driveway installed between his garage and 172nd Lane NW. The property owner also requested some grading modifications around the garage to prevent drainage from entering the property from the north and west. On more than one occasion, the property owner stated there were existing standing water issues on this property.

On November 13, 2018, the property owner at 17290 Germanium Street NW, Mr. Rick Aberle, informed the City Council of his concerns that runoff from the Covenant Meadows development was flooding his property.

On December 18, 2018, Mr. Aberle attended the Public Works Committee meeting to again present his concerns that runoff from the Covenant Meadows development is flooding his property. Also in attendance were City Engineer Bruce Westby, Senior Engineering Technician Mike McDowall, Civil Engineer IV Leonard Linton, and the developer of Covenant Meadows, Mr. Eric Thomsen.

After much discussion, consensus was reached that Mr. Thomsen would complete the driveway improvements including grading and two eight-inch culverts, and Mr. Aberle provided his permission for Staff to enter his property to collect topographic data along his west property line and around and adjacent to his garage and driveway. A copy of the meeting minutes is attached, which includes detailed discussion from the meeting on pages 6 through 9.

Based on the consensus reached at the Public Works Committee meeting on December 18, 2018, Engineering Staff obtained survey grade topographic data along the west edge of Mr. Aberle's property in December 2018, and along the south edge of the property in April 2019. Staff then reviewed this data and arrived at the following findings.

- Before Covenant Meadows was developed (pre-development), 11.125 acres of land drained onto Mr. Aberle's property from the north and west, contributing 3.1 cubic feet per second of runoff from a 100-year storm event.
- After Covenant Meadows was developed (post-development), 1.306 acres of land drain onto Mr. Aberle's property from the north and west, contributing 0.75 cubic feet per second of runoff from a 100-year storm

event.

- The Covenant Meadows development did not alter drainage patterns along the west or south sides of Mr. Aberle's property.
- The low areas in the interior of Mr. Aberle's property existed before the Covenant Meadows development was constructed.
- Mr. Aberle's concerns with drainage in and around his garage resulted from the grading modifications Mr. Aberle completed during construction of the Covenant Meadows development.
- Lastly, Staff recommended filling the low area to allow stormwater runoff to drain to the south and east without ponding.

Attached is a copy of the letter with attachments summarizing these findings as mailed to Mr. Aberle on May 17, 2019.

Timeframe:

Approximately 15 minutes will be needed for presentation and discussion.

Observations/Alternatives:

Mr. Thomsen, Covenant Meadows developer, installed the two 8-inch culverts and regraded Mr. Aberle's driveway this spring as promised.

As stated in Staff's findings letter, Staff believes the property owners concerns as stated are unfounded. The property owner has not responded to the letter to date.

Funding Source:

NA

Recommendation:

Staff is seeking consensus from the Public Works Committee that this issue is closed, that no further contact with the property owner is required in regards to this matter, and that the property owner does not need to be invited back to address the Public Works Committee on this matter.

Action:

Dependent on discussion.

Attachments

121818 PWC Mtg Minutes

Staff Findings Letter

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/13/2019 02:56 PM
Kurt Ulrich	Kurt Ulrich	06/13/2019 03:10 PM
Form Started By: Bruce Westby		Started On: 06/13/2019 10:06 AM
Final Approval Date: 06/13/2019		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday December 18, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Jill Johns
Councilmember Mark Kuzma

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Civil Engineer IV Leonard Linton
Senior Engineering Inspector Mike McDowall
Councilmember Elect Nadine Heinrich

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:35 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Chairperson Riley noted changes to the agenda due to technical difficulties and members of the public present. It was noted that case 5.03 will be considered first, followed by case 5.01, 6.01, 5.02, and 6.02.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to approve the agenda, as amended.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes

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

Regular Meeting Minutes dated October 16, 2018
Regular Meeting Minutes dated November 20, 2018

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

5. COMMITTEE BUSINESS

5.03: Highway 47 Landscaping Project

Public Works Superintendent Riemer stated that the purpose of this project is to partner with MnDOT to improve the landscaping along Highway 47 from roughly Xkimo Street to the south and Barium Street to the north. The project falls under MnDOT's Community Roadside Landscape Partnership Program. MnDOT's Office of Environmental Stewardship provides technical and financial support to communities to install and maintain landscape plantings on eligible state highway rights of way. MnDOT would partner with the City of Ramsey by providing the service of their landscape architect to design the landscaping for the project and also provide financial assistance to buy plant materials. The City of Ramsey would provide the manpower to install the plantings and would also be responsible for ongoing maintenance, such as weeding of the plant beds and watering. MnDOT provided a design plan for the project that was included in the case. The next step in the process is to pass a resolution stating that the City of Ramsey is willing to enter into a Cooperative Agreement with MnDOT to execute the project.

Chairperson Riley stated that this sounds like a great idea.

Public Works Superintendent Riemer stated that they will also utilize volunteers to assist with the plantings.

Councilmember Johns stated that the previous plantings died, perhaps because of salt, and asked if different plants are being chosen.

Public Works Superintendent Riemer stated that MnDOT has chosen the types of plants based on their specifications so the plants should be more tolerant. He confirmed that public works staff will water the plants similar to what is done now.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to approve the staff recommendation and forward Resolution #19-11 to the full Council for consideration.

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

5.01: Consider Recommendation to City Council to Accept Petition Opposing Improvement Project #19-02, Brookview Estates Street Reconstructions

City Engineer Westby stated that City Improvement Project No. 19-02 proposes to reconstruct streets within the Brookview Estates neighborhood including 173rd Avenue and Germanium Street. The streets total approximately 2,662 linear feet (0.50 miles) in length. The engineer's opinion of probable costs for completing the proposed improvements is $502,555.46. Estimated costs include 5-percent contingency costs plus 23-percent indirect costs for administrative, engineering, finance and legal costs. Per the Feasibility Report, twenty-one (21) properties are considered to benefit from the improvements and Staff recommended applying 25-percent of eligible project costs equally across the 21 assessable properties using the "per lot" assessment method. Eligible project costs include everything except subgrade corrections and guardrail modification costs. This resulted in a proposed preliminary assessment rate of $4,418.30 per assessable parcel.

City Engineer Westby stated that following the Public Hearing on November 13, the property owner at 17230 Germanium Street requested a petition template to use in gathering signatures in opposition to this Council initiated improvement project as provided by Section 8.4.5 of the City Charter. On November 15, Staff provided a copy of the petition template to the property owner with instructions to modify the top of the petition to define the project and to note what the petition specifically opposes. This property owner did attend the neighborhood information meeting held on November 8, 2018 where Staff explained the proposed improvements and assessments in detail and gathered public input on the project.

City Engineer Westby stated that on December 3, the property owner delivered a petition with fifteen signatures on it to City Staff but Staff rejected it noting that the top of the petition had no clarifying language on it leading to concerns that the petitioners might not have understood what they were signing. Based on comments Staff received from several property owners while the petition was being circulated, Staff had concerns that this might indeed be the case. City Staff then contacted the City Attorney to seek further direction on petition language and process requirements. On December 4, Staff provided clarifying comments to the property owner circulating the petition based on the City Attorney's comments. On December 10, the property owner submitted a revised petition to City Staff. This petition had a page attached to it with clarifying language noting that the property owners objected to the cost of the project. Staff has since verified that all property owners who signed the petition are indeed benefiting property owners per the preliminary assessment roll contained within the Feasibility Report.

City Engineer Westby stated that since that date, staff has spoken with property owners that may not have exactly understood what they were signing. He stated that the City Attorney stated that the Council could accept the petition if they believe the petitioners understood what they were signing, but if the Council believes that there was ambiguity and people may not have understood what they were signing, Council can direct staff to contact the property owners to gather additional information. He stated that based on the conversations with the City Council and the fact that at least one resident would like to retract their signature, staff would recommend mailing letters to all benefiting property owners, to clearly define that the petition can kill the project for one year or more if 60 percent or more of the benefiting properties sign the petition, and to inform them of the option to withdraw their signature from the petition per City Charter Section 8.4.6, including the deadline for doing so.

Councilmember Kuzma stated that although the language states that the project would be stopped for one year, it could be much longer than that. He noted a previous project that was petitioned, and it was eight years before that road was reconstructed. He noted that only two property owners are present tonight on this topic.

City Engineer Westby stated that notification of this meeting was not provided to all property owners as staff was unsure if the petition, as received, was valid. He stated that staff wanted to ensure that was clarified with the City Attorney prior to the discussion tonight and reaching out to the residents.

Councilmember Kuzma stated that he would want the residents to know that the petition would pause the project for more than one year. He stated that when the other project that was petitioned was stopped, the cost increased by more than $5,000 when the road was actually reconstructed eight years later.

Rick Aberle, 17290 Germanium Street, stated that this project is expensive and would tear up his whole front yard. He stated that he would like additional information on the contours of the ditch as well. He did not believe the road needs to be reconstructed. He stated that if the proper maintenance would have been done in previous years, the road would not be in this condition. He stated that he is opposed to drainage improvements, as he believes that the properties drain fine now with the exception of spring thaw.

Sean Peterson, 5530 173rd Avenue NW, stated that he also brought the petition around the neighborhood. He believed that this is a high cost for the project. He acknowledged that he did have some misinformation in the beginning and when he went back to those properties, he did make those property owners aware that the project would stop. He stated that there was disappointment in the past when an overlay project was done but stopped at Germanium. He noted that overlay project would have had a much lesser cost. He echoed the comments about the lack of maintenance on the roadway and noted that the adjacent development used their roadways for their heavy truck traffic and should be responsible for the damage that was caused. He stated that he looked at how Elk River pays for their roads, with franchise fees, and believes that is a much better method for funding. He asked if the residents would still have a voice in projects if franchise fees are used for funding rather than assessments.

Councilmember Kuzma stated that because of assessments, residents have the opportunity to provide their input. He stated that if franchise fees are used for funding, engineering would develop the plans for the roadways.

Chairperson Riley stated that the engineering staff would propose the plans, along with alternatives, and that process would not change.

City Engineer Westby stated that the only thing that would change is that the City would not be required to hold a public hearing on projects. He stated that a public information meeting would still occur before the project moved to the City Council.

Mr. Peterson stated that his purpose of bringing the petition around was to show the neighbors what was going on and the cost for those improvements. He believed that the road could take another five years and there are worse roads in Ramsey.

Chairperson Riley stated that if it is the will of the people to not go forward on that, the Council will abide by that as this is a road that only impacts the twenty-one property owners. He stated that his intention would be simply to let the property owners know that if the petition goes through, this road would go to the end of the line.

Councilmember Johns stated that there are a lot of miles in roadway in Ramsey waiting for repair and wanted the homeowners to be aware of the length of time that it would be before the road is reviewed again. She explained that in five years, only eight miles of roadway have been reconstructed in the City.

Chairperson Riley explained the pavement rating system that is used by City staff to evaluate roadways.

Councilmember Kuzma stated that in the citizen survey the majority of responding residents have been opposed to the use of franchise fees. He stated that there are public meetings coming forward in 2019 that will explain the different methods of funding for roads, beginning on January 15 and stated that perhaps Mr. Peterson would be interested in attending that meeting.

City Engineer Westby stated that from the phone calls and meetings that he has had with residents it appears that there is a lot of ambiguity on what is proposed in the project and the ramifications of signing the petition.

Mr. Peterson stated that if the franchise fees begin in the next year, could the residents then petition for the road to be put back on the list.

City Engineer Westby stated that the City Charter petition process would no longer be applicable because there would no longer be an assessment.

Chairperson Riley stated that perhaps the process would be similar to residents petitioning for a stop sign.

Mr. Peterson stated that if the project assessment would be $2,000 per property owner, there would not be objections.

Chairperson Riley acknowledged the cost but noted that this is an average cost as there have been several projects even higher than this proposed cost.

Motion by Chairperson Riley, seconded by Councilmember Kuzma, to accept the petition as valid and direct staff to mail letters to all benefiting property owners to clearly define the project, ramifications of signing the petition and options to withdraw their signature if desired.

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

6. COMMITTEE / STAFF INPUT

6.01: Review Drainage Concerns at 17290 Germanium Street NW

City Engineer Westby stated that the property owner at 17290 Germanium Street NW informed the City Council on November 13, 2018 that he was concerned that the runoff from the Covenant Meadows residential development was flooding his property. He also stated that the City Engineer has been unresponsive to his concerns and requests.

City Engineer Westby provided background information noting that the property owner at 17290 Germanium Street NW built their home in 1992. They built a garage in the southwest corner of the property in 1998, which was rebuilt in 2005 after the first garage burned down. The garage was constructed in a low area of the lot and was not elevated. The garage door faced a private property which was used to access Germanium Street approximately 300-feet to the east. In 2017, construction began on the Covenant Meadows residential development, which included construction of a new public street (172nd Lane NW) abutting the south property line of 17290 Germanium Street NW. During construction of this development, the property owner contacted City Staff and the developer on numerous occasions to request modifications to the new driveway installed between his garage and 172nd Lane NW. He also requested grading modifications to prevent drainage from entering his property from the north and west, noting he had issues with standing water on his property.

City Engineer Westby stated that before Covenant Meadows was developed (pre-development), 11.125 acres of land drained onto this property from the north and the west, contributing 3.1 cubic feet per second of runoff from a 100-year storm event. After Covenant Meadows was developed (post-development), 1.306 acres of land drain onto this property from the north and the west, contributing 0.75 cubic feet per second of runoff from a 100-year storm event. He reviewed the memorandum from the Engineering Department outlining pre and post-development drainage conditions and displayed maps showing the pre and post-drainage areas that contribute runoff onto this property.

City Engineer Westby reviewed the driveway modifications that have been made throughout this process which included a driveway constructed with a 15" driveway culvert but noted that the property owner was not satisfied as his work trailer bottomed out. He stated that two eight-inch culverts were then evaluated but during that process the property owner removed the culvert and regraded the driveway himself. The property owner objected to the use of any culverts. He stated that the property owner expanded the driveway using aggregate base provided by the developer, so there is now a 60-foot-wide driveway with no culvert. He stated that drainage is forced to flow over the driveway as constructed.

City Engineer Westby reviewed drainage modifications noting that the property owner requested a swale to drain the pad west of the garage. He stated that the developer was still discussing options with the property owner when the property owner addressed the City Council. He stated

that the driveway was designed to direct the flow of water into the culvert and drainage ditch but again that culvert was removed by the property owner after the road was paved. He stated that the ditch was regraded to help direct water that flows down the driveway, as the culvert and grading that was previously done is no longer directing water.

City Engineer Westby stated that staff believes that this property benefited from the Covenant Meadows development in terms of reducing the amount of drainage entering the property. Staff also believes it was very responsive to this resident during construction of the Covenant Meadows development. Staff had many phone conversations with the property owner and met with him onsite numerous times in attempt to address the numerous requests of the property owner. He stated that overflow drainage from the north infiltration pond will be forced to flow over the driveway as currently constructed as the culvert was removed.

Councilmember Kuzma asked the distance of the easement from the edge of the road onto the property. He asked and received confirmation that the culvert was within the City easement. He asked the expense that was spent on the driveway improvements thus far.

City Engineer Westby stated that he is unsure because of the amount of City staff and staff from the developer that has been spent on this issue.

Senior Engineering Inspector McDowall stated that he spent a considerable amount of time on this topic attempting to find a resolution with the property owner.

Eric Thompson, developer for Covenant Meadows, stated that there was dialogue with he and the property owner prior to the discussions with City staff, which included providing fill to the property at his request. He stated that Mr. Aberle is concerned with flooding and there have been four engineers reviewing this issue and he is confident in their design abilities. He stated that it is clear that there is less water draining to the property post-construction than there was pre-construction. He stated that without the culvert the property is more susceptible to flooding. He stated that he would be agreeable to furnishing and installing the two eight-inch culverts, which had been evaluated in the past. He additionally offered additional materials to assist the property owner in better grading his property to alleviate flooding concerns in the future. He acknowledged that it is tough to address the flooding concerns and concerns with the trailer.

Mr. Aberle stated that he did bring up the base of the garage and never once had an issue with water coming into the garage. He stated that the original culvert caused the wheels of his trailer to come off the ground. He stated that he has never heard of eight-inch culverts prior to tonight.

Mr. Aberle stated that pre-construction there was a bit of standing water for a few days but that was it. He noted that post-construction there is water standing in his garage during that spring melt. He stated that without the culvert there was discussion of graded ditches and hard surface swales, which did not occur. He stated that he has hired an engineer and attorney. He stated that following a storm event in September, there was seven inches of standing water in his yard.

Councilmember Kuzma asked if Mr. Aberle would be satisfied with the offer from the developer regarding the two eight-inch culverts.

Councilmember Johns asked if the street was previously paved.

Mr. Aberle noted that there was not a street in that location previously.

Chairperson Riley asked if the eight-inch culverts would be the recommended option.

Senior Engineering Inspector McDowall confirmed that the two eight-inch culverts were proposed to alleviate drainage and trailer concerns.

City Engineer Westby agreed that seems to be a reasonable solution.

Mr. Thompson stated that he would be agreeable to donating additional fill, if desired, to allow the property owner to better grade their property but would not want to be responsible for the grading of private property.

Chairperson Riley stated that seems to be a reasonable solution.

Mr. Aberle stated that he does not have the expertise or equipment to complete grading.

Chairperson Riley asked if the resident would be in agreement with the offer for the two eight-inch culverts for the driveway.

Councilmember Kuzma asked if the resident would be satisfied with two eight-inch culverts and grading to minimize the impact for trailers.

Mr. Aberle stated that would help with the area near the driveway but would not assist in the water problem in the other part of his yard.

Mr. Thomson identified the contours of the property and highlighted the holding pond that was constructed to catch runoff. He noted that the area that drains into the side of the yard that Mr. Aberle mentioned was not disturbed and therefore that issue is not an impact of this project.

Senior Engineering Inspector McDowall stated that perhaps a swale could be graded in the undisturbed area of the adjacent property.

Mr. Aberle stated that he would not want to see damage to the trees.

Mr. Thompson replied that he does not own that property any longer either.

Mr. Aberle suggested that the pond be extended to the west to provide additional volume and direct water from his yard into that pond.

City Engineer Westby stated that it would be difficult to continue discussions at this level. He stated that it would be beneficial to collect topographic data on the property to determine the proper improvement.

Mr. Aberle confirmed that he would be satisfied with the direction for the two eight-inch culverts in the driveway with additional grading of the driveway. He stated that he will also allow entry onto the property to complete the topography. He confirmed that he would provide permission for the grading of the driveway and topography to be completed.

It was noted that the driveway improvements may not occur until spring, pending frost and cold weather conditions. The Committee and Mr. Aberle reached consensus for Mr. Thompson to complete the driveway improvements including grading and two eight-inch culverts, and Mr. Aberle provided his permission for Staff to enter his property to collect topographic data along his west property line and around and adjacent to his garage and driveway.

City Engineer Westby noted that Staff will provide an update to the Committee in February since the January meeting is canceled.

5. COMMITTEE BUSINESS (Continued)

5.02: Consider Request to Modify Traffic Control at Bunker Lake Boulevard, Puma Street and Rabbit Street Intersection

City Engineer Westby stated that during the November 27, 2018 City Council meeting, a resident living at 14942 Quintana Street NW in the Riverstone residential development questioned the value of the all-way STOP intersection control recently installed at the intersection of Bunker Lake Boulevard, Puma Street and Rabbit Street, and requested that the City consider modifying the traffic control at this intersection. The resident told Council he feels the all-way STOP is unnecessary at this time and recommended that all of the STOP signs be removed and replaced with a YIELD sign on southbound Puma Street. He said he also felt that a flasher signal might be appropriate for the pedestrian crossing at the intersection. He stated that during the five-months he has lived in Riverstone he has never met another car at this intersection, nor has he ever seen a pedestrian or bicyclist use the crosswalk. He also stated he often sees Riverstone residents running the STOP signs and is concerned people will get used to running the STOP signs and will continue to do so once the area more fully develops, and the STOP signs are warranted.

City Engineer Westby provided historical crash data for the intersection and reviewed the posted/statutory speed limits on each leg of the intersection. He also reviewed the traffic volumes, which were most recently recorded on each leg of the intersection in 2015.

City Engineer Westby stated that staff discussed the property owners concerns with Bolton & Menk, the design engineer for Improvement Project #18-05 under which the STOP signs were installed. Bolton & Menk stated that the all-way STOP control was based on the best information available at the time related to intersection geometrics and traffic volumes in and around the intersection at the time it opened. Throughout the plan preparation process, Rabbit Street was still considered a future street and in order to obtain State Aid approvals, STOP signs were required on both Bunker Lake Boulevard and Puma Street. Development timing and the resultant traffic growth were unknown at the time plans were developed, and traffic forecasts

were aggressive. Growth in the area will dictate when an all-way STOP control is warranted.

City Engineer Westby stated that in summary, traffic control is designed before construction is complete and is therefore theoretical in nature, based on anticipated conditions. If changes are made to traffic control after construction, the changes must account for actual conditions, which requires further study. Bolton & Menk prepared the memo included in the case, which describes all this in more detail. The memo also recommends completing an updated traffic study to determine appropriate short and long-term traffic control options. Bolton & Menk can complete this study in January at a cost not-to-exceed $3,000.

City Engineer Westby stated that the cost to remove a stop sign is approximately $200 per sign. The cost for City Staff to fabricate and install a new sign is approximately $300 per sign. Staff proposed to pay all costs to study and/or modify the traffic control at this intersection as part of City Improvement Project #18-05. He stated that staff recommends completing the traffic study proposed by Bolton and Menk in January of 2019, and to present the findings to the Public Works Committee in February of 2019 for further discussion and direction.

Chairperson Riley stated that what he heard is that the roads will continue to change, and the study could be outdated once completed.

Councilmember Kuzma stated that he would not support doing anything right now.

Chairperson Riley stated that the neighborhoods are quickly developing and if something is done now, it would be redone in a few years. He stated that it would be silly to remove the stop sign only to place it back in a few years.

Civil Engineer IV Leonard Linton stated that the study would include vehicles, pedestrians and bicycles and noted that January would not be the ideal month to capture all of that traffic. He agreed that delaying the decision may be the better choice.

It was the consensus of the Committee to leave the all-way STOP intersection controls as is.

6. COMMITTEE / STAFF INPUT (Continued)

6.02: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on costs for the proposed Riverdale Drive Trunk Utility Improvements that will serve the new LazyDays RV maintenance facility. He noted that at the December 11, 2018 City Council meeting Staff presented the estimated construction cost at around $450,000, but since then Staff has learned the estimated construction cost is actually closer to $750,000. However, he confirmed there are sufficient funds available in the trunk sewer and water funds to fully fund the project. He also noted that LazyDays will pay all winter construction costs, and that additional development will reimburse the City for the cost of installing the trunk utilities.

City Engineer Westby noted that the January Public Works Committee meeting has been canceled due to a conflict with the road funding open house scheduled for January 15, 2019.

6.03: Review Future Topics Calendar

No comments made.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:24 p.m.

Respectfully submitted,

_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

City of RAMSEY

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

May 17, 2019

Richard & Claudia Aberle
17290 Germanium Street NW
Ramsey, MN 55303

Re: City of Ramsey Engineering Department Findings on Expressed Drainage Concerns

The purpose of this letter is to summarize and convey the findings of City of Ramsey Engineering Staff pertaining to the concerns you expressed during the regular City Council meeting on November 13, 2018, and during the regular Public Works Committee meeting on December 18, 2018.

During these meetings, you expressed that your property has been negatively impacted by stormwater runoff resulting from the Covenant Meadows residential development, including the construction of 172nd Lane NW. During the Public Works Committee meeting, Staff presented information demonstrating that the overall drainage area contributing stormwater runoff to your property has been reduced from roughly 11.1 acres to 1.3 acres, and that the drainage patterns were generally unaltered because of the Covenant Meadows development. Enclosed are copies of the Engineering Technical Memorandum and the pre and post-development drainage area maps that were presented at the Public Works Committee meeting.

Also enclosed are two exhibits showing overall drainage patterns west of and across your property both pre and post-development. The pre-development exhibit, titled "2-foot Aerial Contours (2003)" includes surface elevation data from 2003 that is accurate to within 2 feet. The post-development exhibit, titled "Current Conditions (2019)", includes survey grade data obtained with survey equipment in December 2018 and April 2019. The red arrows depict stormwater drainage patterns on the ground. As can be seen, construction that occurred during the Covenant Meadows development did not alter drainage patterns along the west or south sides of your property. It can also be seen that the low area in the interior of your property near your house has been in existence for many years, well before the Covenant Meadows development occurred. We therefore believe that your assertion that the City and/or the developer are to blame for water ponding in this area of your property is unfounded. To resolve this issue, we recommend filling this low area so stormwater runoff will continue to drain to the south and the east without ponding on your property.

Engineering Staff believe your concerns with drainage in the vicinity of your work garage in the southwest corner of your property actually resulted from the numerous grading modifications you completed on the driveway surrounding your work garage during construction of the Covenant Meadows development, including any water that may have entered your garage this winter.

Lastly, Staff has been communicating with Eric Thomsen, the developer of Covenant Meadows, and understand that he will continue to work with you to install the two 8-inch PVC culverts under your driveway to convey any overflow from the infiltration basin west of your property through the ditch north of 172nd Lane, as well as to re-grade your driveway, all of which was discussed at the Public Works Committee meeting. We also understand that Mr. Thomsen and yourself will work together to complete this work, and any other work upon your property that you might agree upon.

As always, I can be contacted at 763-433-9825 or bwestby@cityoframsey.com if you have questions regarding this letter or our findings.

Sincerely,

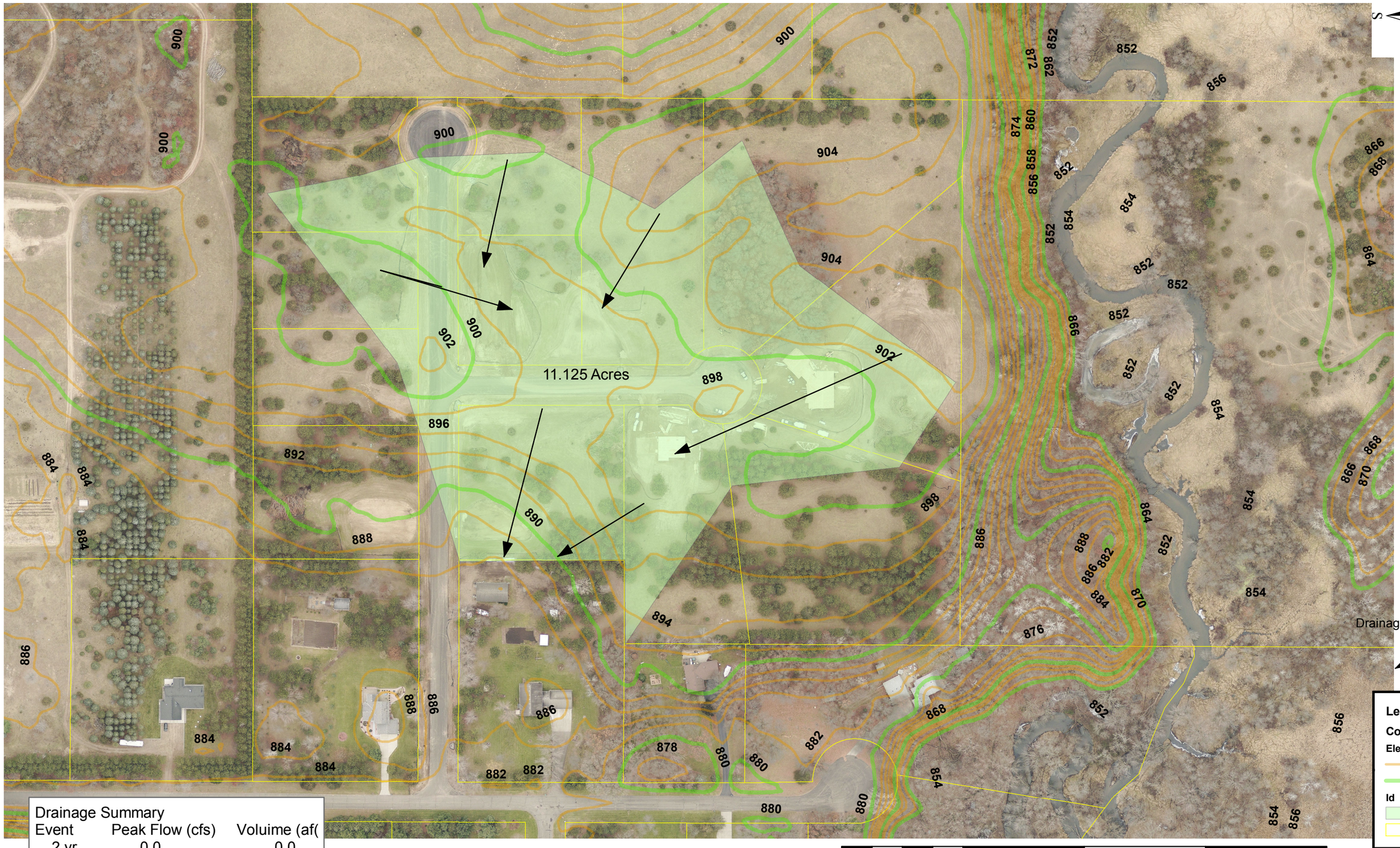
Bruce Westby
City Engineer

Enclosures:

- Pre-Development Drainage Map
- Post-Development Drainage Area Map
- Engineering Technical Memorandum, December 12, 2018
- 2-foot Aerial Contours (2003) Exhibit
- Current Conditions (2019) Exhibit

C: Kurtis Ulrich, City Administrator
Leonard Linton, Civil Engineer IV
Eric Thomsen, Thomsen Industries

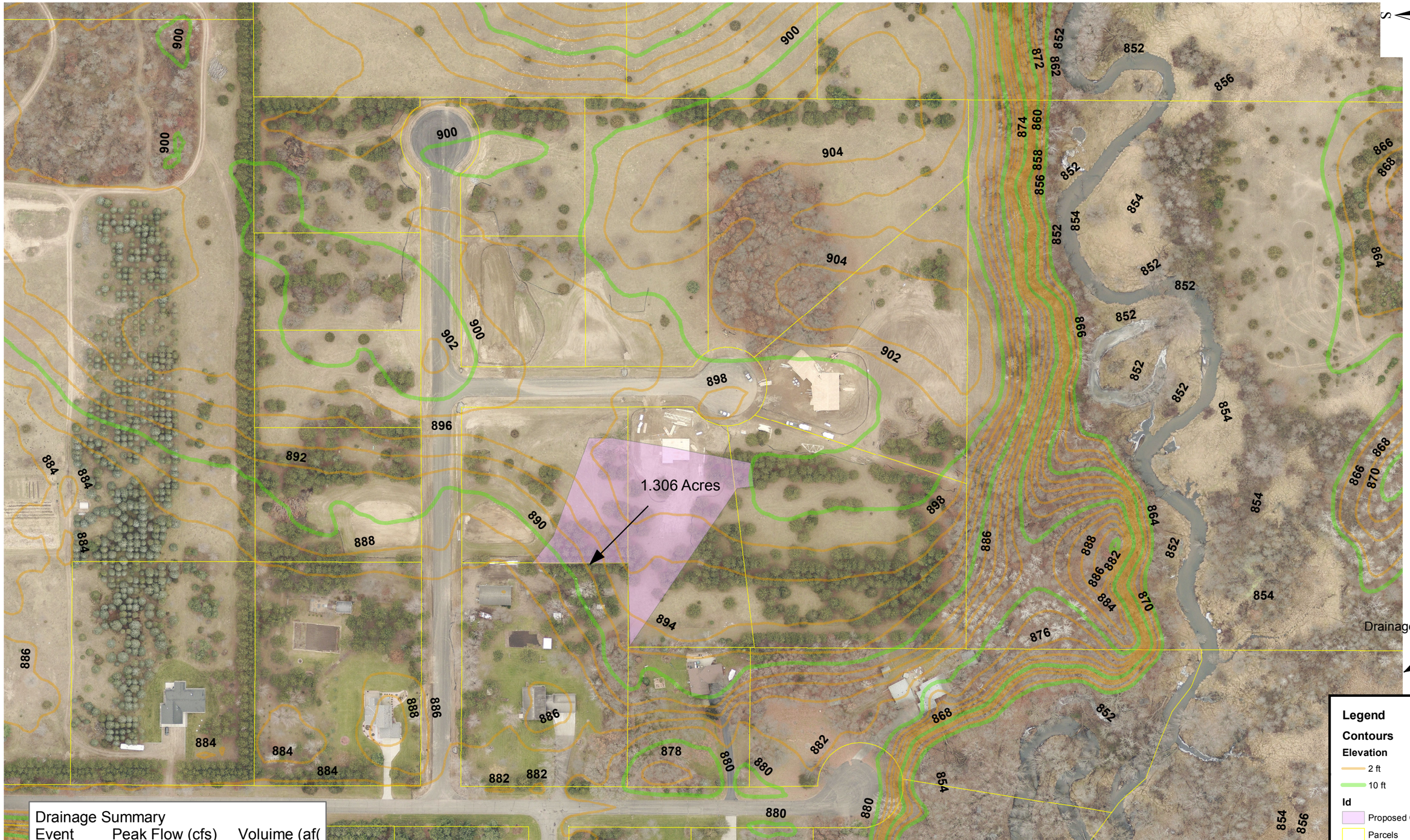
Covenant Meadows Pre-Development Drainage Map



Drainage Summary

Event	Peak Flow (cfs)	Voluime (af(
2 yr	0.0	0.0
10 yr	0.1	0.07
100 yr	3.1	0.7

Covenant Meadows Post-Development Drainage Map



Drainage Summary

Event	Peak Flow (cfs)	Voluime (af(
2 yr	0.0	0.0
10 yr	0.02	0.008
100 yr	0.75	0.09

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 12, 2018	**PROJECT ADDRESS**	WEST OF GERMANIUM STREET, NORTH OF 172ND LANE (NEW)
PROJECT. TITLE	COVENANT MEADOWS		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

Covenant Meadows subdivision was approved and constructed in 2017. The Engineering Department reviewed and approved the plans for the project and provided inspection services during construction.

An adjacent resident was not happy about the project going in. Staff worked with him to try to address his concerns. The Developer also performed extra work to address his concerns.

Staff brought forward plans for reconstruction of Germanium Street which serves this area at the November 13, 2018 City Council meeting in a public hearing to consider approving the feasibility study for reconstruction of the streets in this area. The resident made statements that the drainage for Covenant Meadows was wrong and should not have been approved.

Review of Drainage

Staff has analyzed the pre-development and post development conditions related to the resident's lot. Two exhibits were prepared showing these conditions.

The pre-development conditions were 11.125 acres draining towards this property. The runoff for the 2, 10 and 100 year storms is 0, 0.1 and 3.1 cfs respectively.

The post-development conditions are 1.306 acres draining towards this property. The runoff for the 2, 10 and 100 year storms is 0, 0.02 and 0.75 cfs respectively.

The Covenant Meadows project intercepted 9.819 acres of runoff and directed it to two stormwater ponds constructed on the site. The ponds were designed to hold back to back 100 year storms, with the net effect that there would not be runoff from the site for the 100 year storm.

Staff also prepared an Existing Residence Detail Map. The backyard is extremely flat and was not modified by the new project. A permit was not obtained for constructing the garage at the back of the property. The access road for the garage was dedicated right-of-way, it was not paved so water would infiltrate after a rain event. The road was most likely lower than the adjacent property so water would pool there rather than on the lot.

The new road was designed to drain from the new development to Germanium Street. Grades were raised to meet the minimum slope required by City Code for new streets. The outer edges of the ditches were probably raised above the existing grades. It may be possible to check the capacity of the ditches and lower the outside edge to provide drainage from the lot to the ditch.



DATE	REVISION

Mar 08, 2019 - 8:58am
G:\Engineering\2016 Projects\2016 Plan Review\Covenant Meadows\17290 Germanium Street Surface Drawing\17290 Germanium Existing Contours.dwg

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

_____

Date: ----- Lic. No. -----

DESIGNED BY: JJF	
DRAWN BY: JJF	DATE: -----
CHECKED BY: BRW	FILE No. 19-02

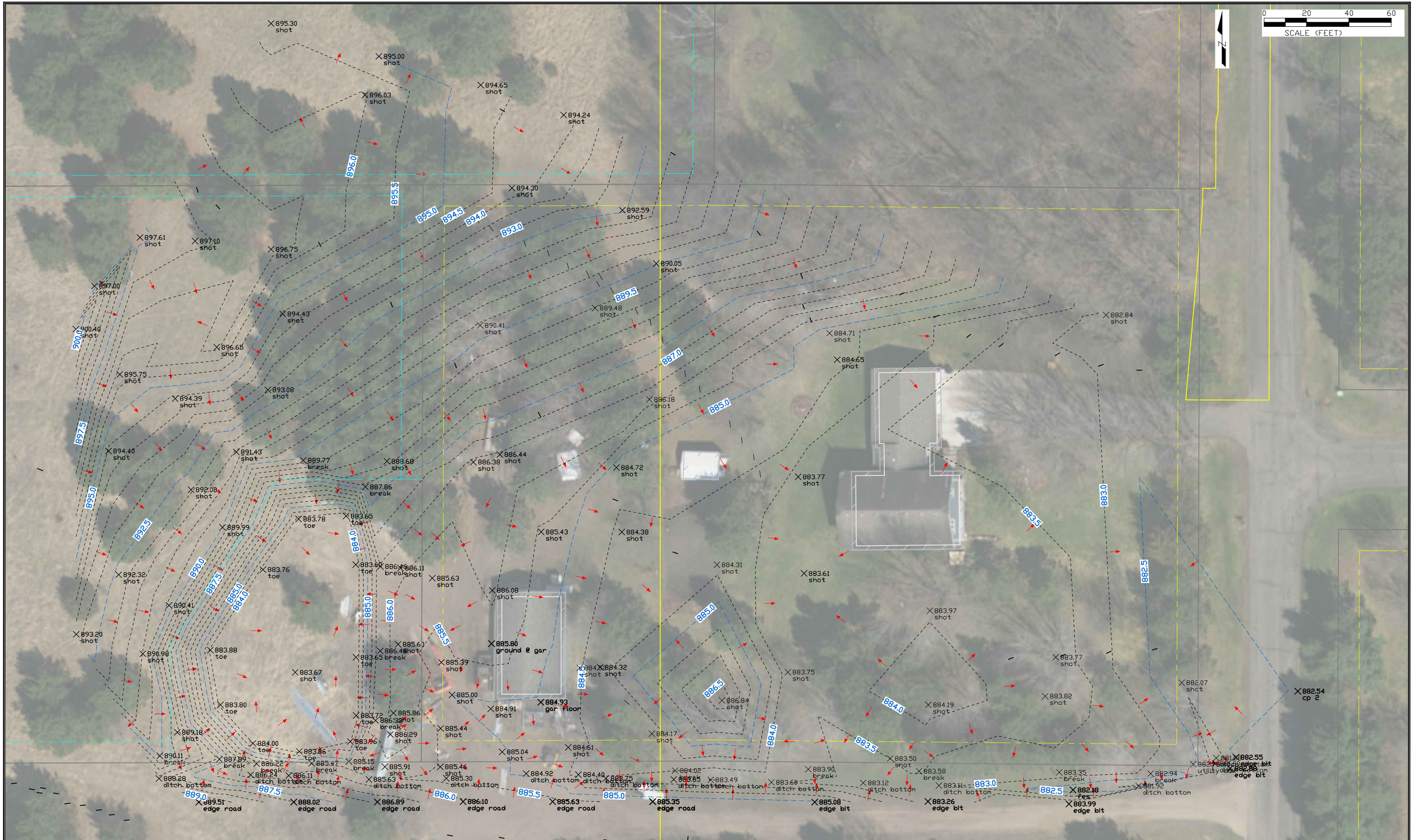
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

2-foot Aerial Contours
(2003)

17290 GERMANIUM STREET DRAINAGE
CITY OF RAMSEY, MINNESOTA

SHEET ---- OF ----- SHEETS



DATE	REVISION

Apr 01, 2019 - 9:14am
G:\Engineering\2016 Projects\2016 Plan Review\Covenant Meadows\17290 Germanium Street Surface Drawing\17290 Germanium Existing Cond.dwg

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

_____

Date: ----- Lic. No. -----

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: -----
CHECKED BY:	BRW	FILE No. 19-02

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CURRENT CONDITIONS (2019)

17290 GERMANIUM STREET DRAINAGE
CITY OF RAMSEY, MINNESOTA

SHEET ---- OF ----- SHEETS

Public Works Committee **6. 1.**

Meeting Date: 06/18/2019

By: Bruce Westby, Engineering/Public Works

Title:

Updates on Improvement Projects and Items of Interest

Purpose/Background:

Purpose/Background:

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

City Improvement Projects

- **River's Bend Street Reconstructions (#17-02)**
  - Process final payment July 2019
- **Stanhope Terrace Street Reconstructions (#18-00)**
  - Process final payment July 2019
- **2018 Street Overlay Improvements (#18-03)**
  - Process final payment July 2019
- **Bunker Lake Boulevard and Puma Street Improvements (#18-05)**
  - Complete punch list items, final payment fall of 2019
- **The COR Regional Infiltration Basin (#18-09)**
  - LRRWMO Permit requires completion by September 30, 2019
- **Riverdale Drive Trunk Utility Improvements (#18-14)**
  - Complete punch list items, final payment late 2019/early 2020
- **2019 Crackseal Improvements (#19-00)**
  - Out for bids
  - Final completion September 2019
- **Ford Brook Estates Street Reconstructions (#19-01)**
  - Work began June 12, 2019
  - Substantial completion scheduled for late June 2019
- **Wood Pond Hills and Chestnut Ridge Street Reconstructions (#19-03)**
  - Executing contract
  - Substantial completion in 2019
- **RTC 9th Addition Pond Lining Improvements (#19-06)**
  - Developer to construct w/ reimbursement by City using Stormwater Funds
- **Wetland 114P Outlet Control Improvements (#19-07)**
  - Engineering Staff developing plans
  - Final completion fall 2019
- **Ferret Street and 147th Avenue Intersection Improvements (#19-08)**
  - Engineering Staff developing plans
  - Public Works Staff completing work in 2019
- **Germanium Street Drainage Improvements (#19-09)**
  - Engineering Staff developing plans
  - Final completion summer 2019
- **Hedgehog Street Drainage Improvements (#19-10)**
  - Engineering Staff developing plans
  - Final completion summer 2019
- **Misc. Drainage Improvements**

- Other drainage improvements are under consideration

Anoka County Improvement Projects

- **Roundabout at Armstrong Boulevard/CSAH 83 and Alpine Drive**
  - Anoka County received $1.35M in HSIP funds (est. project cost = $1.5M)
  - Local cost share (Anoka County, City of Ramsey) = $150,000
  - City of Ramsey costs set per Anoka County Cost Share Policy
  - Anoka County to begin project design efforts in 2019/2020
  - Construction planned for 2022/2023 pending City and County approvals

MnDOT Improvement Projects

- **Ferry Street / Trunk Highway 47 Grade Separation @ BNSF Rail Crossing**
  - Preliminary design on hold - MnDOT exploring realignment of Highway 47 to remove S-curve at Anoka County fair grounds
  - Staff communicated that Ramsey wants to be involved with traffic studies due to obvious impacts to City of Ramsey businesses, residents and roads
  - MnDOT may combine project with Anoka Solution improvements

Items of Interest

- **Northwest Metro Surface Water Supply Feasibility Study**
  - Member cities include Corcoran, Dayton, Ramsey and Rogers
  - MCES is funding 100% using Clean Water Funds
  - Completion is scheduled for late 2019/early 2020

- **JPA for Signal System at CSAH 5/Nowthen Boulevard and 170th Avenue**
  - Anoka County, City of Ramsey, and Anoka-Hennepin Independent School District #11 are parties to the JPA
  - JPA to be presented to City Council for approval on June 25, 2019

Signal system construction scheduled for summer 2019

Update on Manganese Issue and Municipal Water Supply

Timeframe:

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

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

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

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/13/2019 11:45 AM
Kurt Ulrich	Kurt Ulrich	06/13/2019 03:07 PM
Form Started By: Bruce Westby		Started On: 06/11/2019 06:01 PM
Final Approval Date: 06/13/2019		

Public Works Committee **6. 2.**

Meeting Date: 06/18/2019

By: Bruce Westby, Engineering/Public Works

Title:

Review Future Topics Calendar

Purpose/Background:

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

Timeframe:

Staff estimates less than 5 minutes will be necessary to review the future topics calendar and address questions.

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

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

Attachments

PWC Calendar June2019

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/13/2019 11:43 AM
Kurt Ulrich	Kurt Ulrich	06/13/2019 03:08 PM
Form Started By: Bruce Westby		Started On: 06/11/2019 06:03 PM
Final Approval Date: 06/13/2019		

Public Works Committee Future Topics Calendar *

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

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

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

CC Regular Session **7. 1.**

Meeting Date: 07/09/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Ordinance #19-10 Rezoning Subject Property to R-2 Medium Density Residential Related to River Walk Village (Case of Village Bank)

Purpose/Background:

The purpose of this case is to review the rezoning request related to 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 City Council approved the preliminary plat on June 25, 2019. The adoption of the ordinance rezoning the subject property takes an additional City Council meeting to approve. The items approved thus far related to the project include: variance to bluffline setback, variance for cul-de-sac length, preliminary plat, comprehensive plan amendment. These items are contingent upon the successful rezoning, as well as future final platting and a development agreement.

Notification:

Notifications of the Public Hearing previously held by the Planning Commission 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. The City Council met, discussed, and approved the Preliminary Plat on June 25, 2019. Notification is not required for this step.

Observations/Alternatives:

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. The City Council passed a resolution supporting reguiding the entire property as Medium Density Residential in the 2040 Comprehensive Plan at their June 25, 2019 meeting. 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.

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. While unsuccessful with the DEED Brownfields Grant, Metropolitan Council Staff is recommending a $900,000 award for cleanup. A separate case for this aspect will be forwarded to a future Council Meeting.

Recommendation:

The Planning Commission recommended approval of the project, including:

- City Council adopt Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas

Action:

Motion to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas.

Roll Call Vote

Councilmember Heinrich
Councilmember Kuzma
Councilmember Musgrove
Councilmember Riley
Mayor LeTourneau

Attachments

Application
Site Location Map
Plan Sheets
June 6, 2019 DRAFT Planning Commission Minutes
Ordinance #19-10 - Rezoning

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2019 10:07 PM
Kurt Ulrich	Kurt Ulrich	07/03/2019 08:36 AM
Form Started By: Chloe McGuire Brigl		Started On: 06/27/2019 09:23 AM
Final Approval Date: 07/03/2019		

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:	

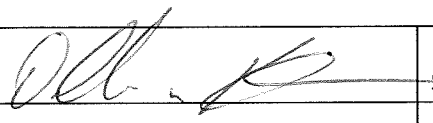
Please provide a detailed description of your request and attached a copy of a scaled site plan

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:
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 Ryvlin Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

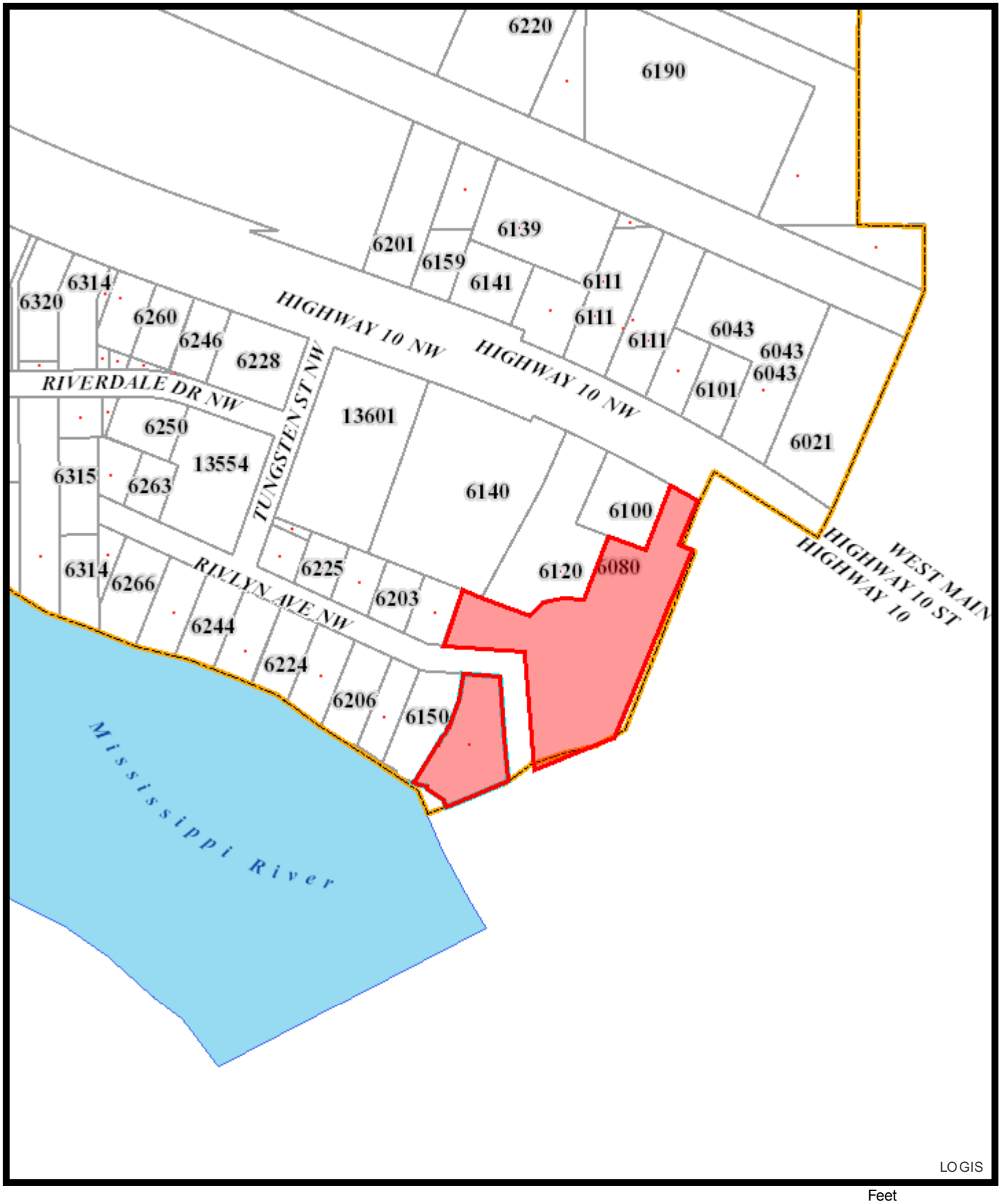
ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated Ryvlin Avenue accruing thereto by reason of street vacation.

35-32-25-31-0036

Site Location Map

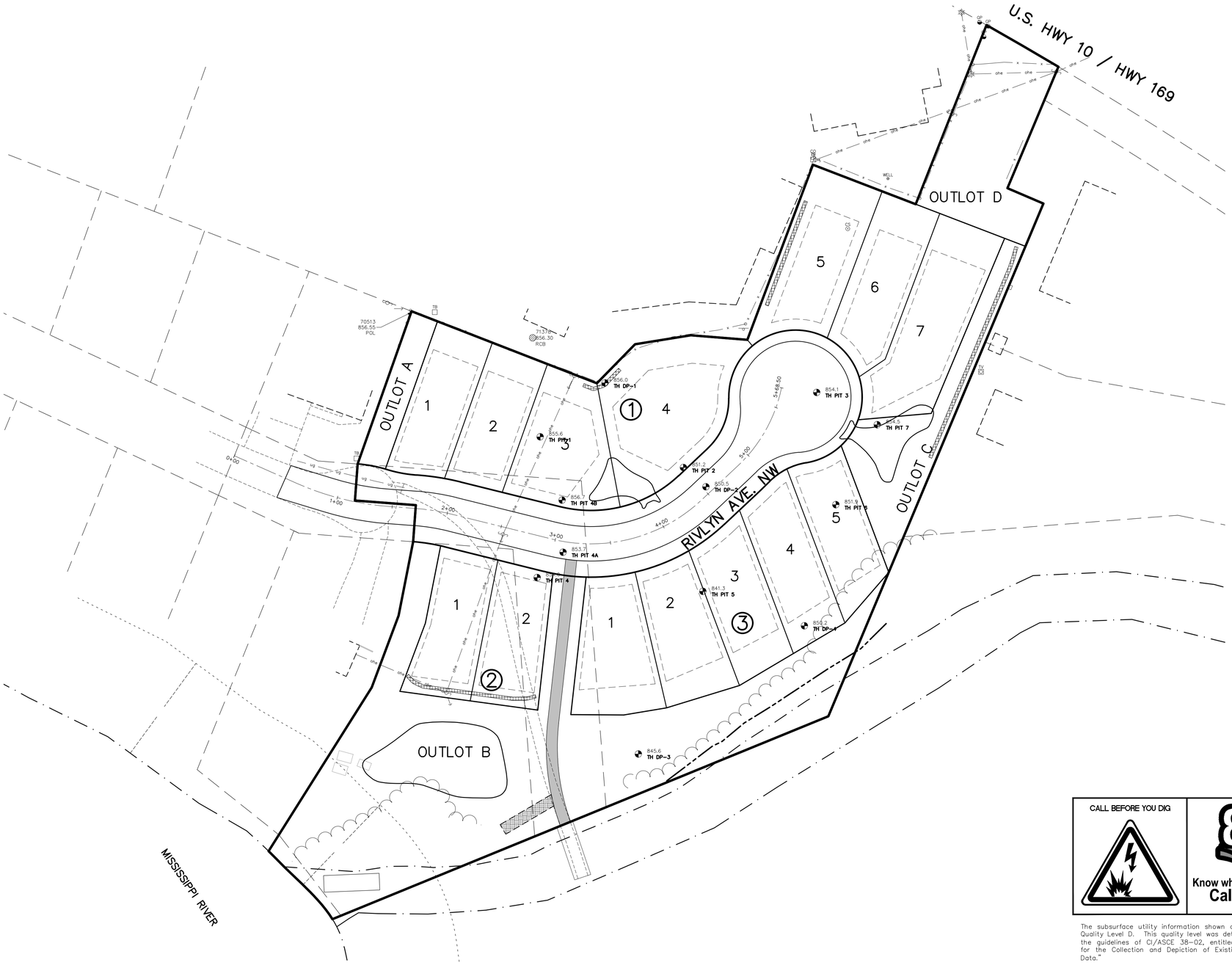


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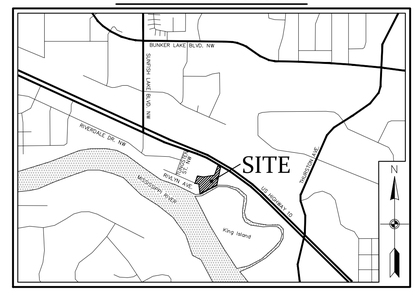
Print Date: February 14, 2019

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

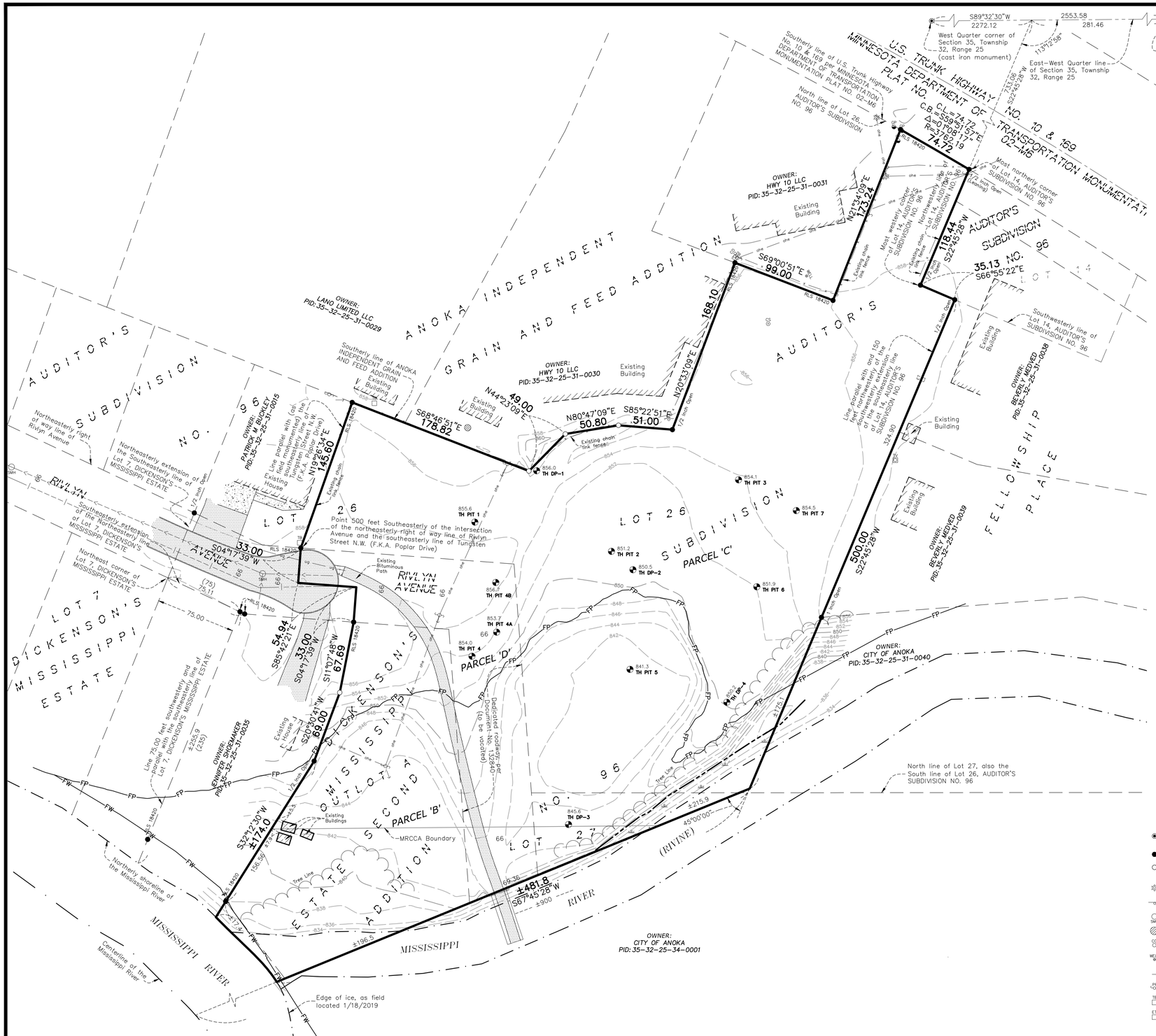
Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

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.

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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.

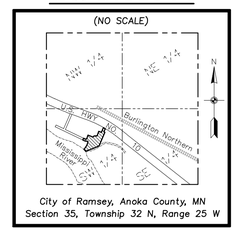
3) Surveyed property address:
Parcel B – unassigned situs, Ramsey, MN.
Parcel C – 6080 Highway 10 NW, Ramsey, MN

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

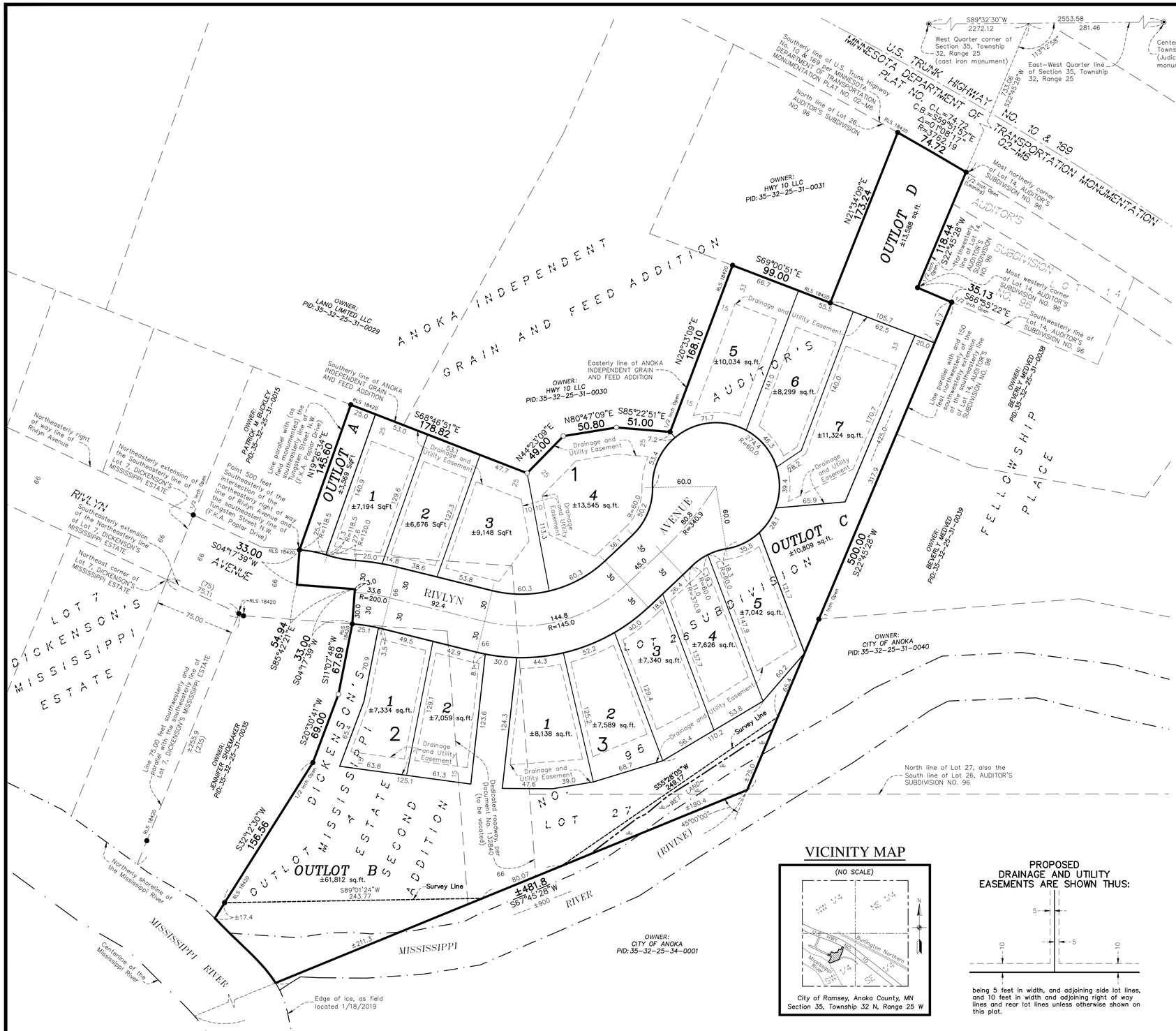
RIVER WALK VILLAGE
Ramsey, Minnesota

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



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 104617, with a commitment date of January 4, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCEL C:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:
Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated Rivlyn Avenue accruing thereto by reason of street vacation.

GENERAL NOTES:

1) Bearings shown are based on the East–West Quarter line of Section 35, Township 32, Range 25, Anoka County, Minnesota, which is assumed to bear N89°32'30"E.

2) Surveyed property address:
Parcel B – unassigned situs, Ramsey, MN.
Parcel C – 6080 Highway 10 NW, Ramsey, MN

SITE DATA

TOTAL SITE AREA	±5.55 AC.	EXISTING ZONING	R-1: MUSA
TOTAL ROW AREA	±0.77 AC.	EXISTING ZONING	E-1
TOTAL OUTLOT AREA	±2.06 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)

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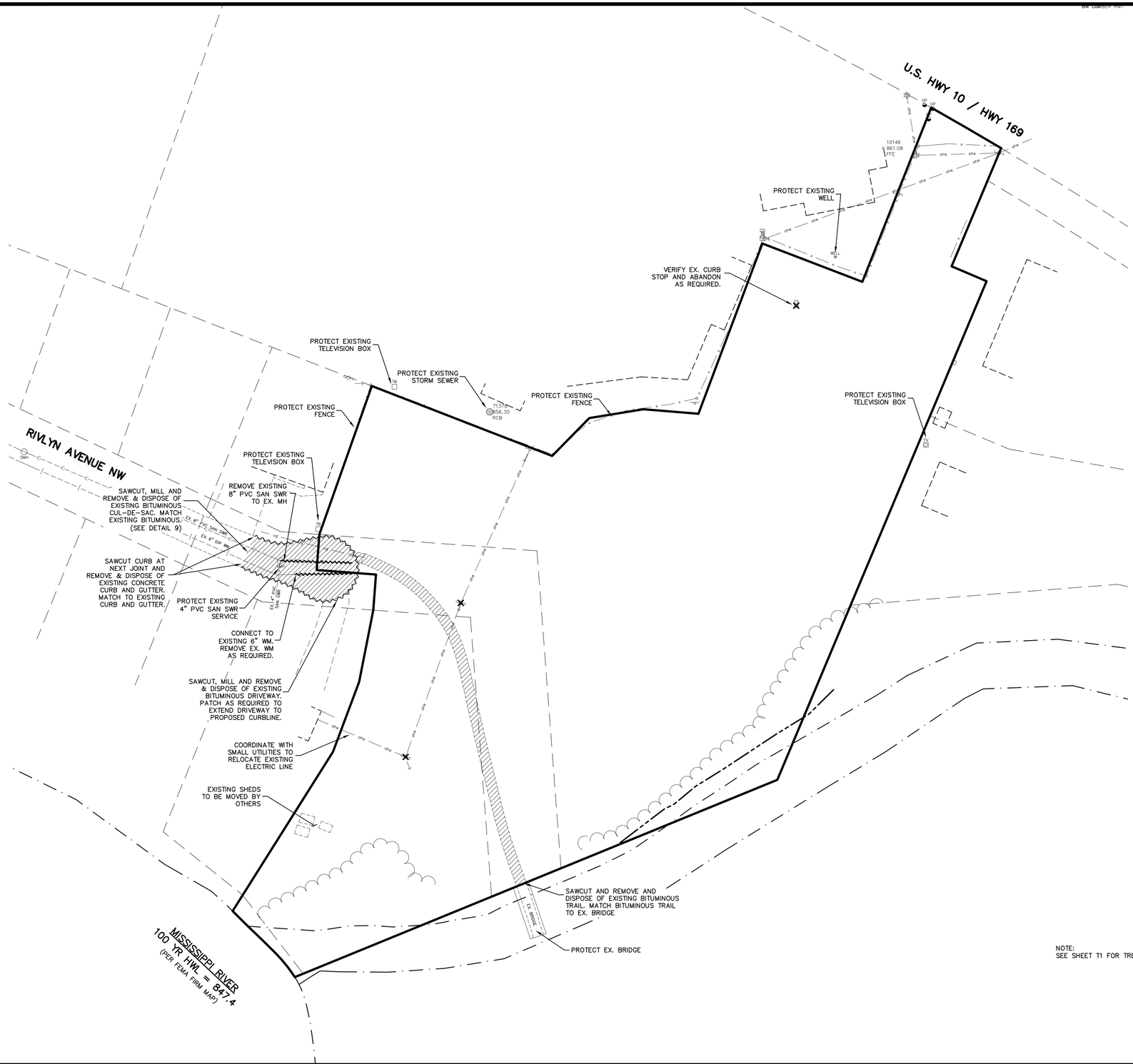
VILLAGE BANK
9298 Central Avenue NE
Blaine, MN, 55434

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

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Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

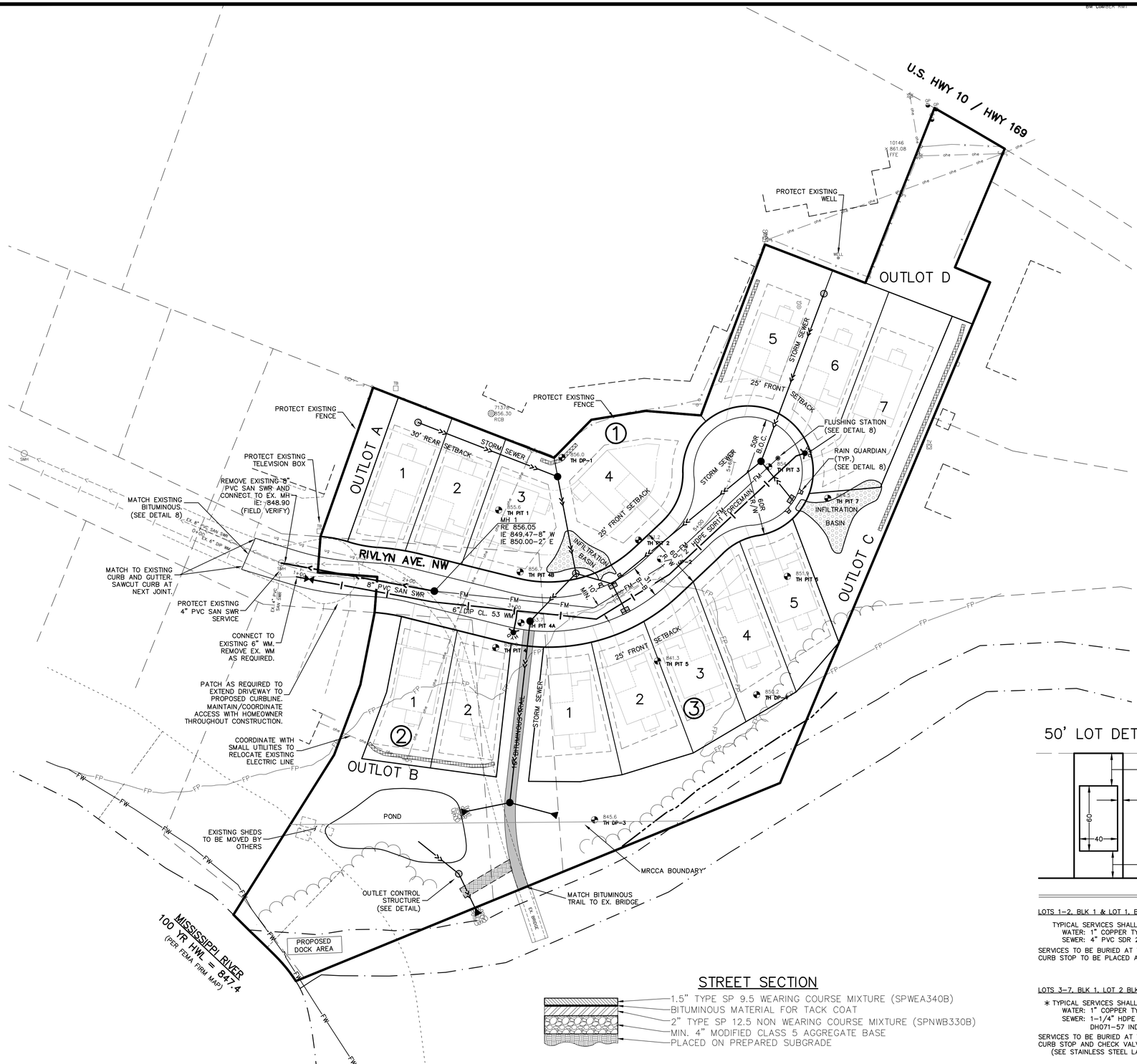
Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

VILLAGE BANK
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Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

REMOVALS PLAN

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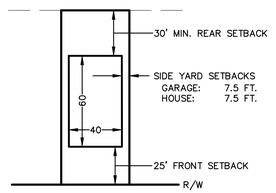
SITE PLAN LEGEND

	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

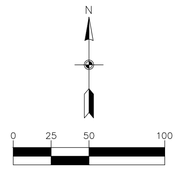
SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
CURB STOP TO BE PLACED AT THE R/W

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)

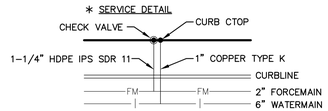
STREET SECTION



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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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

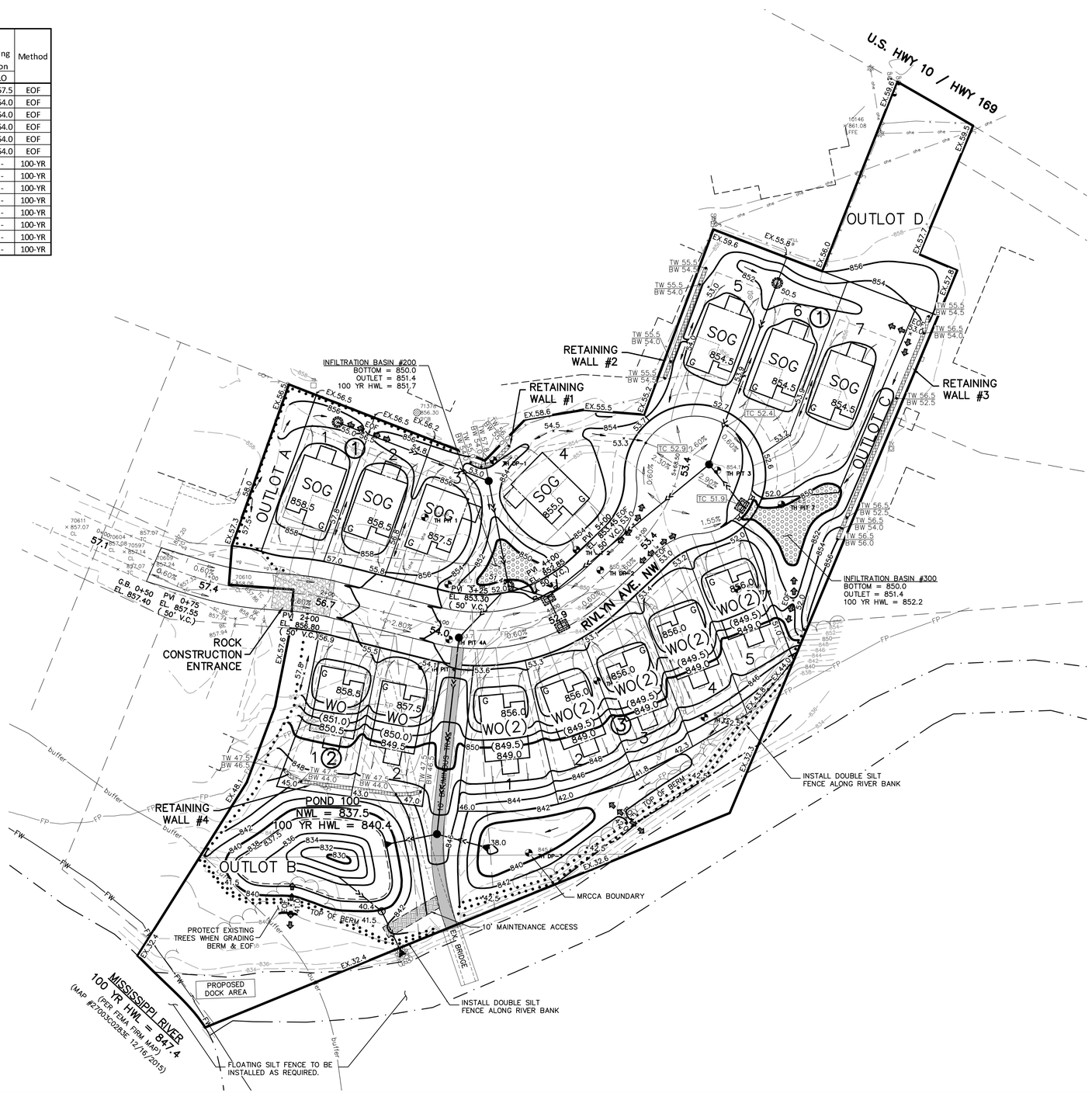
LOT TABULATION

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

BENCHMARK

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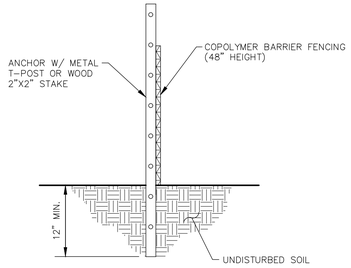
RIVER WALK VILLAGE
Ramsey, Minnesota

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

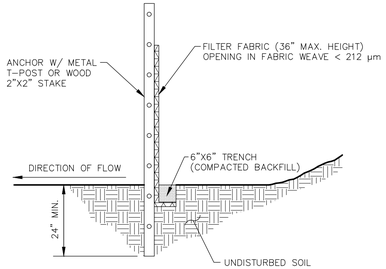
TREE FENCE



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.

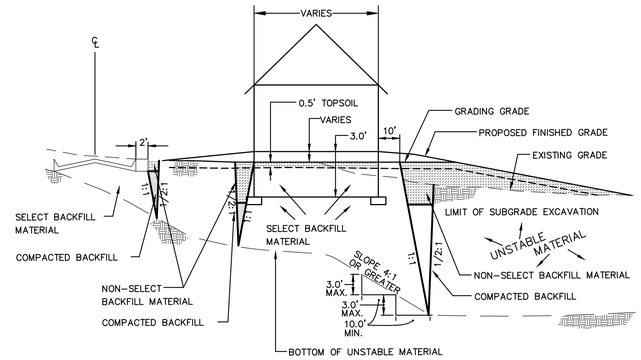
SILT FENCE



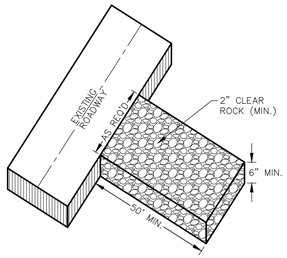
NOTES:

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.

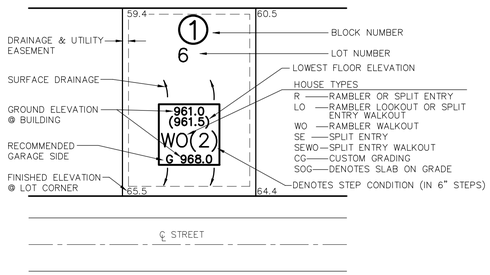
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



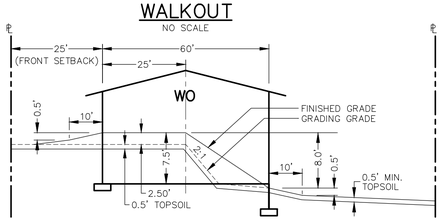
GRADING PLAN LOT KEY



TYPICAL POND SECTION

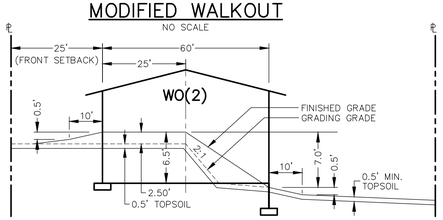
WALKOUT

NO SCALE

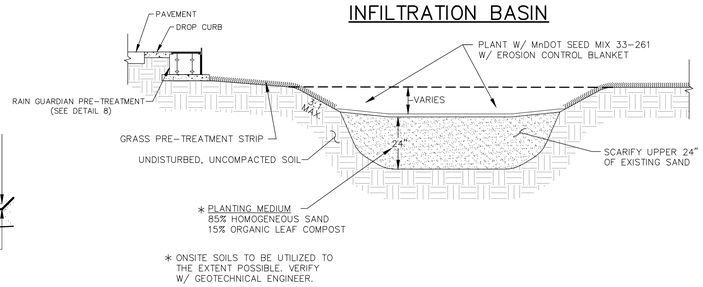


MODIFIED WALKOUT

NO SCALE



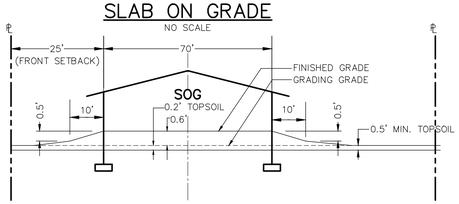
INFILTRATION BASIN



* 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.

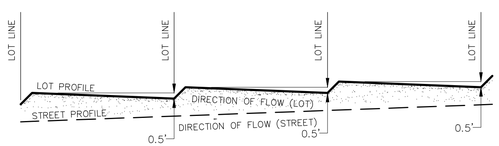
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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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Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

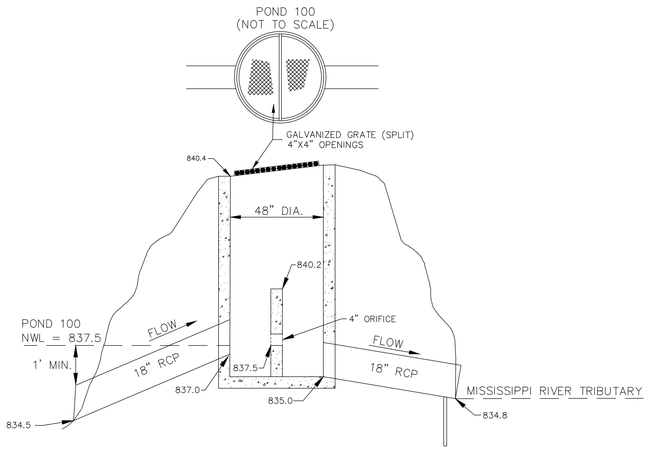
Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

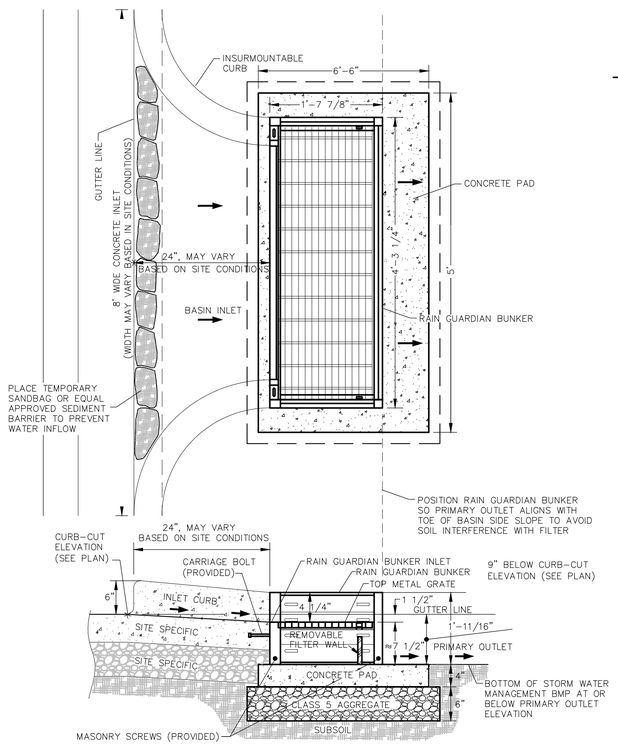
RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

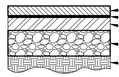
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RAIN GUARDIAN DETAIL



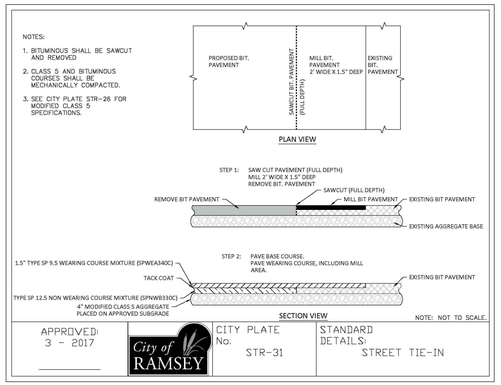
INSERT A:



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

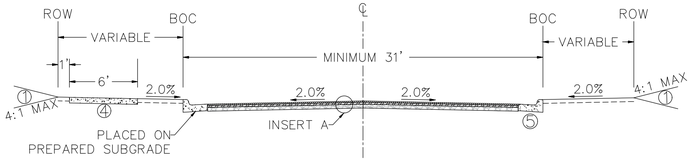


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

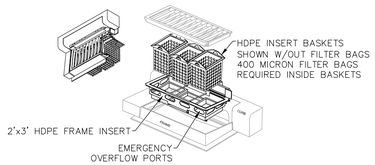
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

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

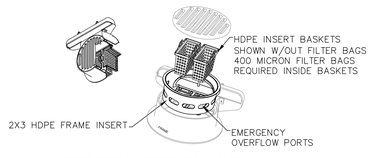
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



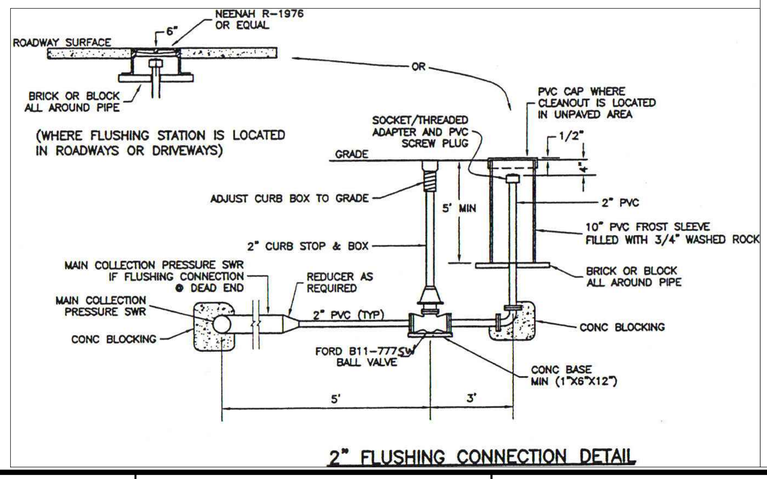
- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

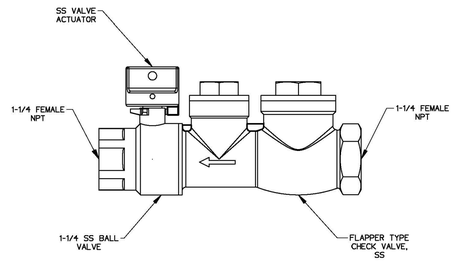


- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING



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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Drawn: ADB
Designed: BJK
Date: 1/25/19

Revisions:
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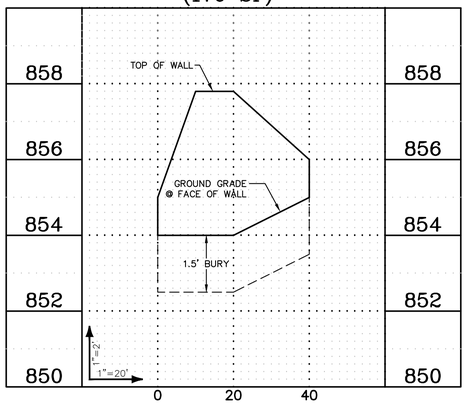
RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

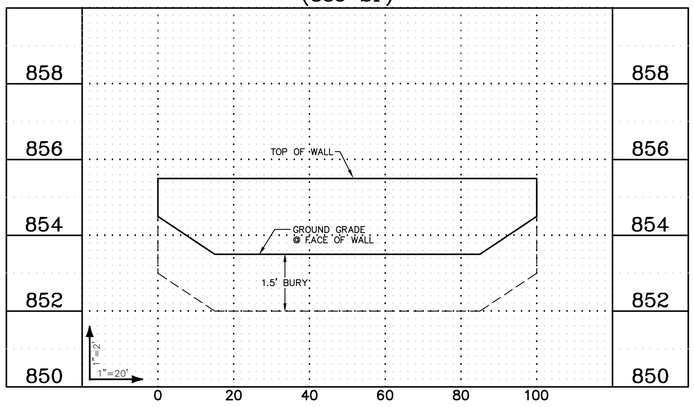
8 of 9

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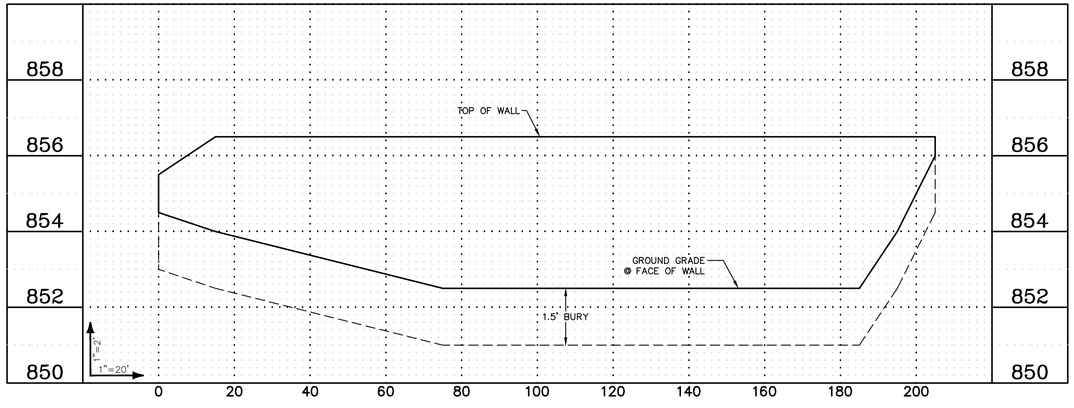
ROCK RETAINING WALL #1
(170 SF)



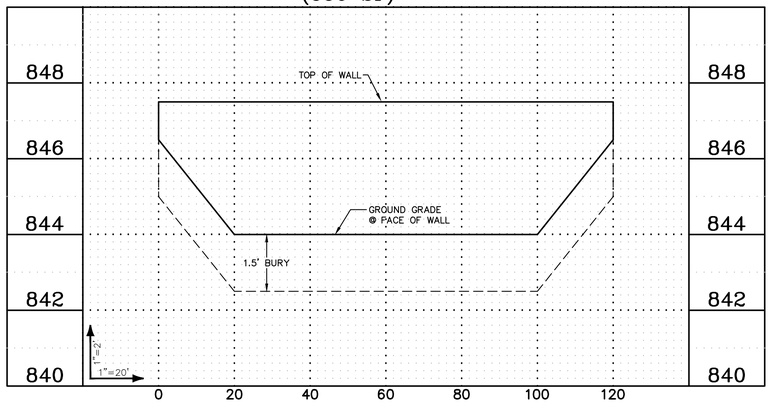
ROCK RETAINING WALL #2
(335 SF)



MODULAR RETAINING WALL #3
(1020 SF)



ROCK RETAINING WALL #4
(550 SF)



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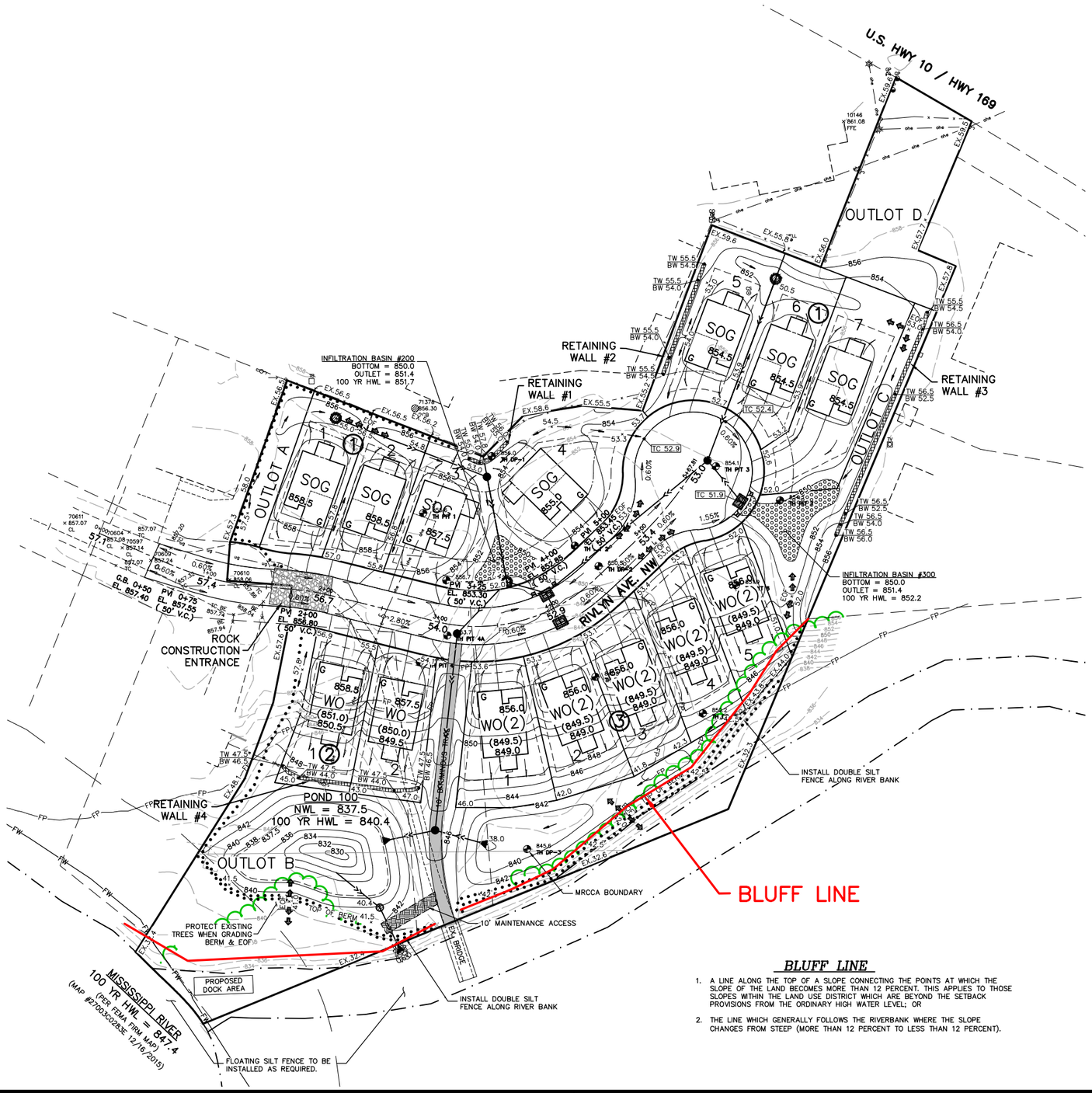
Revisions:
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RIVER WALK VILLAGE
Ramsey, Minnesota

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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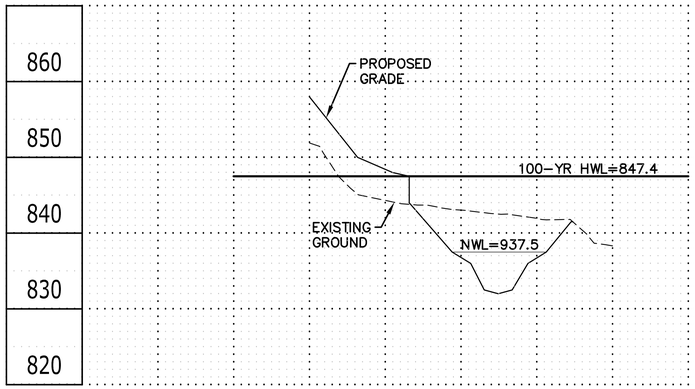
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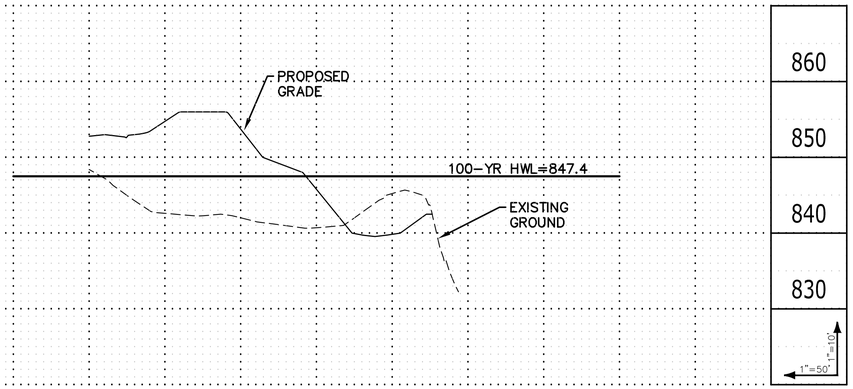
BLUFF LINE EXHIBIT

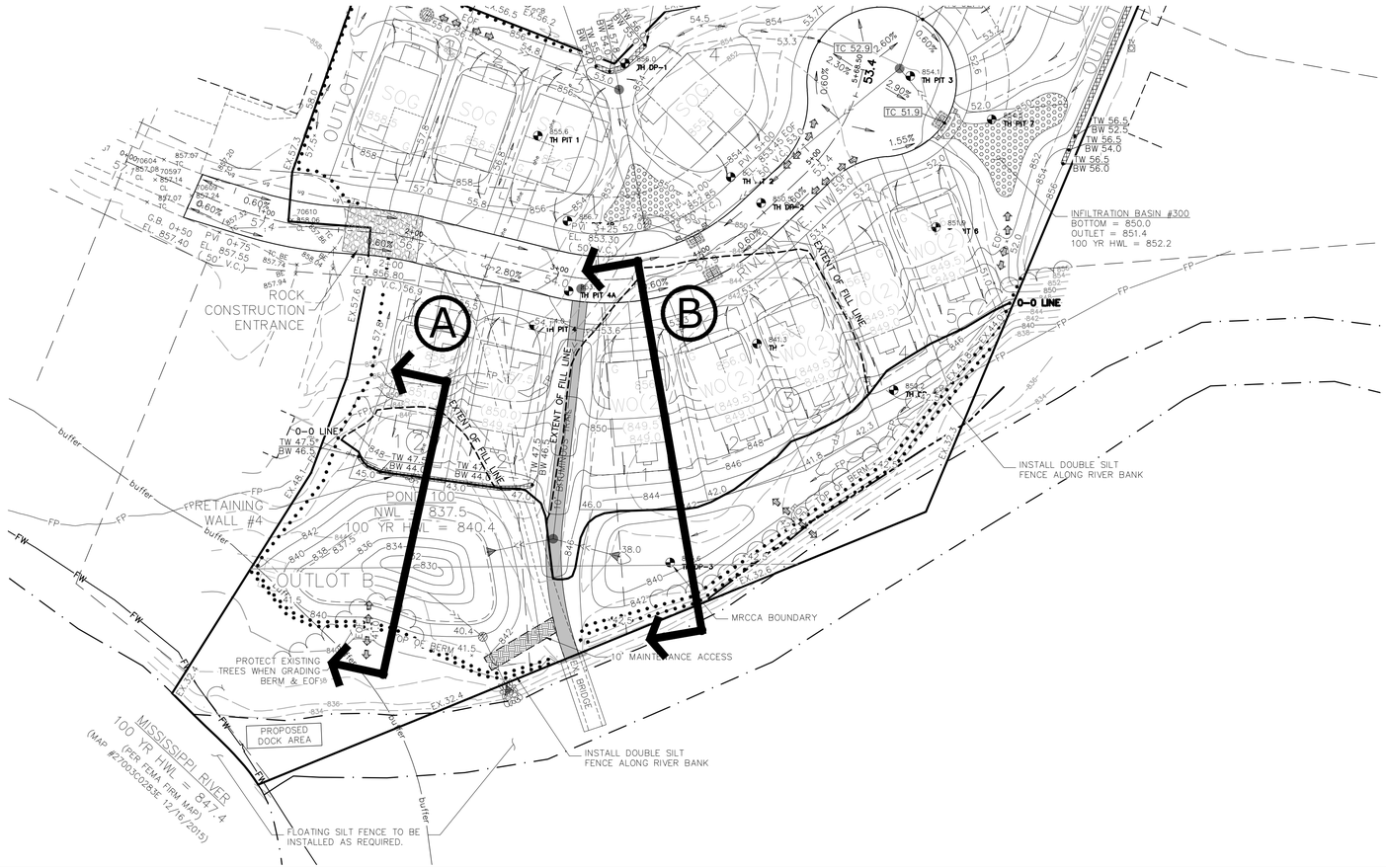
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CROSS SECTION A



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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STORM CATCH BASIN		
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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

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
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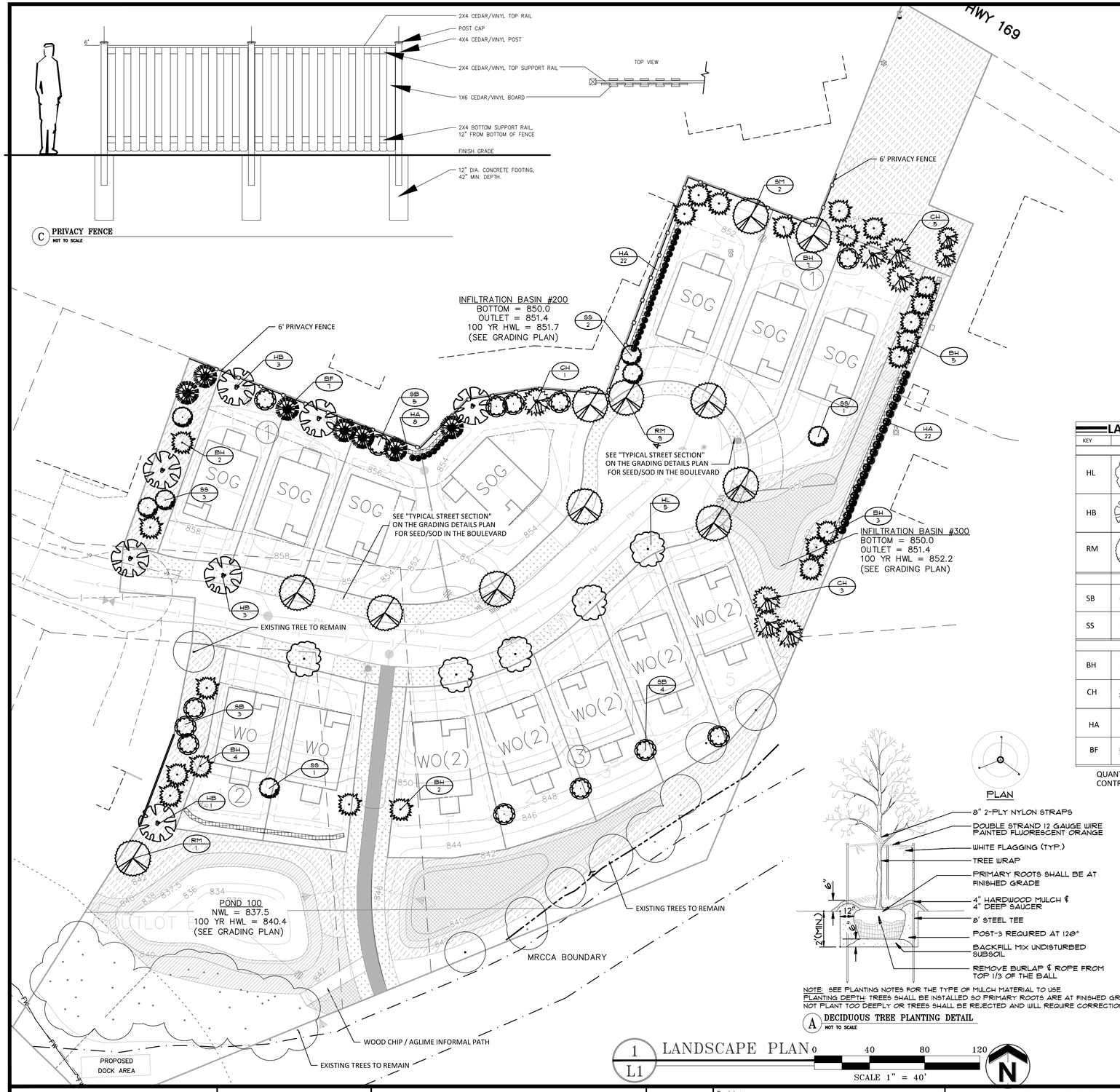
RIVER WALK VILLAGE
Ramsey, Minnesota

FLOODPLAIN MITIGATION PLAN

FP1 of 1

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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

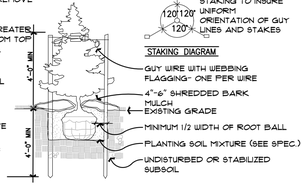
KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
		DECIDUOUS TREES							
HL		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	5	10'	50'	STRAIT LEADER NO "V" CROTCH
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	7	15'	50'	
RM		Acer rubrum 'Nothwoods'	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.

Carlson McCann • environmental • engineering • surveying
3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccann.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

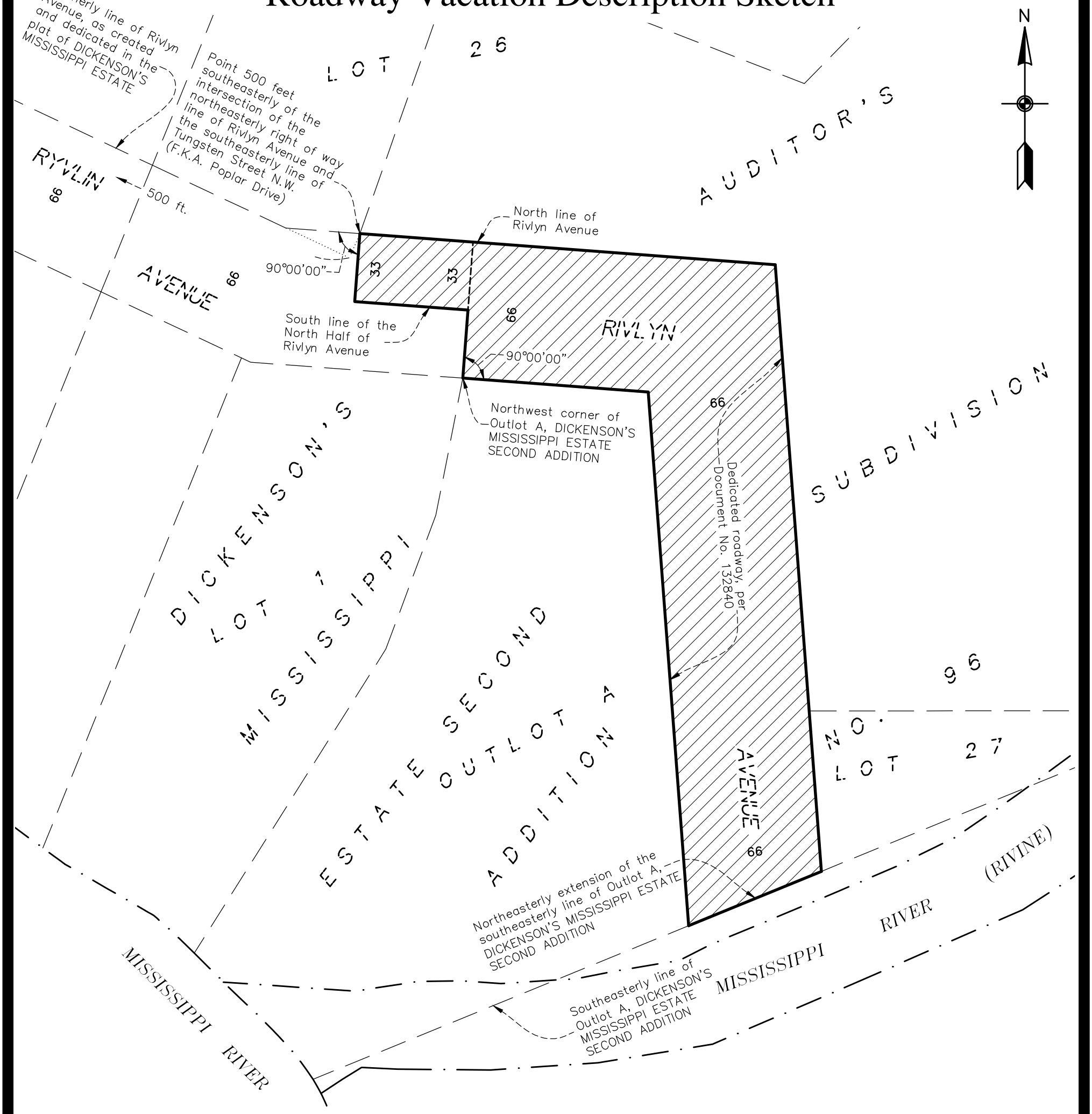
RIVER WALK VILLAGE
Ramsey, Minnesota

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

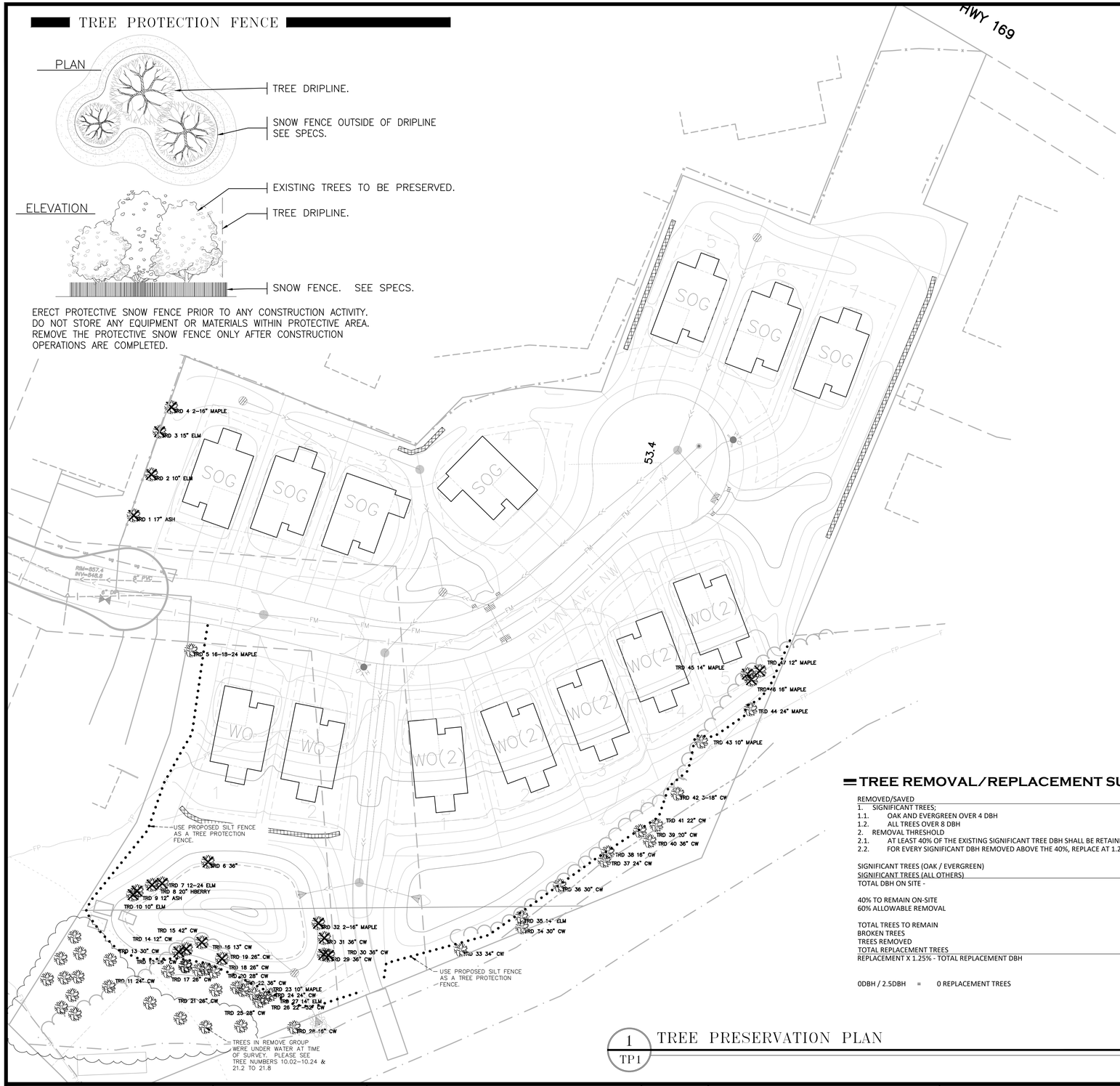
Carlson McCain
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Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

1825 7802_vacation sketch

Save Date: 05/17/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\7802_vacation sketch.dwg

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

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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
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

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:

CC Regular Session **7. 2.**

Meeting Date: 07/09/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #19-140 Approving Final Plat, Site Plan, and Development Agreement for The Sapphire (Project No. 18-183); Case of PSD, LLC

Purpose/Background:

The purpose of this case is to review a Final Plat, Site Plan, and Development Agreement for a proposed single lot 118 unit apartment building that consists of 1, 2, and 3 bedroom apartments. The proposal includes additional community space for its residents. Overall, architecture is in compliance with underlying regulations, with amendments outlined in the Staff review.

Notification:

Staff attempted to notify all Property Owners via Standard US Mail within 700 feet of the Subject Property, as listed in the Anoka County records, of the Public Hearing that was held at the April Planning Commission. The Public Hearing Notice was published in the City's official newsletter, the Anoka County Union Herald.

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

Observations/Alternatives:

Observations: Generally speaking, with the updated elevations Staff is supportive of the project with amendments outlined in the Staff Review Letter and upon direction from the Planning Commission.

Staff has received updated plans regarding the detached garage units which are proposed to be adjacent to 145th Avenue NW. While the City allowed detached garages as part of the Parkview East project, those garages will eventually be screened from public right of way when the parcel directly south of Parkview East develops. The detached garages proposed as part of The Sapphire would be directly adjacent to a public right of way and as a result not screened by future development. Per Planning Commission recommendation, Staff has been working on alternatives to offset the visual impacts of placing the rear of detached garages up against the public road and sidewalk. These shall be contingencies of approval. The Developer desires for Council's concurrence before completing revised plans.

- Developer to construct pedestrian seating walls and provide additional landscape screening along 145th similar to but smaller than those along Sunwood Drive at Ramsey boulevard.
- Developer to modify sidewalk and planting plan along 145th Avenue to match recent planning of Center Street.

Staff noted that individual air conditioning units on the architectural floor plan and recommends amending HVAC plans to include better screening of air conditioning units. Previously, Staff had recommended a more comprehensive HVAC approach, but was resisted by the Developer. The Planning Commission was willing to compromise if the Developer would significantly improve the screening of the air conditioning units.

- The Applicant will increase screening of the currently proposed A/C units through additional wall articulation and angle of air conditioning units and have the air conditioning unit screens painted to match the facade color so that they better blend in with the building.

Staff also noted that with the most recent site plan submittal that the Dog Park area had been reduced to a width of

23'4" and that nine (9) parking stalls had been added. Staff recommends removal of the nine (9) parking stalls in favor of widening the dog park by twenty (20) feet and in doing so reducing the amount of impervious surface. The project would still meet the parking minimums if the nine spots were eliminated as currently the project is almost at the maximum of parking spots allowed (Minimum 1 parking spot per unit, Maximum 2 parking spots per unit). This is an advisory comment at this point.

Lastly, Staff is working on the logistics of the final design of Center Street, which may have some impacts on this private site plan. The Developer shall be responsible for coordinating design of this building to coincide with current designwork being completed along Center Street. This location will be a focal point of future city events and as such the architectural treatment adjacent to Center Street is important.

Alternatives:

Alternative 1: Recommend Approval of the Final Plat, Site Plan, and Development Agreement for The Sapphire, contingent upon compliance with Staff Review. Staff is supportive of Alternative 1.

Alternative 2: Table the request for Final Plat, Site Plan, and Development Agreement for additional information. Staff is not supportive of Alternative 2.

Alternative 3: Recommend denial of the Final Plat, Site Plan, and Development Agreement for The Sapphire. The project appears to adhere to a majority of the COR Design Guidelines and overall would be a benefit to the community. Staff is not supportive of Alternative 3.

Please note that this case was tabled at the April Planning Commission and deferred to the June Planning Commission. The 60 Day Rule, plus the one allowed 60 Day Extension will expire on July 11. Unless the Developer agrees to an additional extension, the City Council will need to take action at this meeting, or the project will automatically be approved per Minnesota Statutes Section 15.99.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant/Developer. Currently, there are no requests for financial assistance. The Developer is responsible for standard Development Fees.

Recommendation:

Staff recommends adoption of Resolution #19-140 approval of the Final Plat, Site Plan, and Development Agreement of The Sapphire contingent upon compliance with Staff review comments.

Action:

Motion to adopt Resolution #19-140 approving the final plat, site plan, and development agreement of The Sapphire contingent upon compliance with Staff review comments.

Attachments

Site Location Map
Notification Map - 700 feet
Site Plan
Architectural Elevations
Detached Garages - Color Elevations
Staff Review - ProjectDox ChangeMarks
Development Agreement
Resolution #19-140 Approving Final Plat, Site Plan, and Development Agreement

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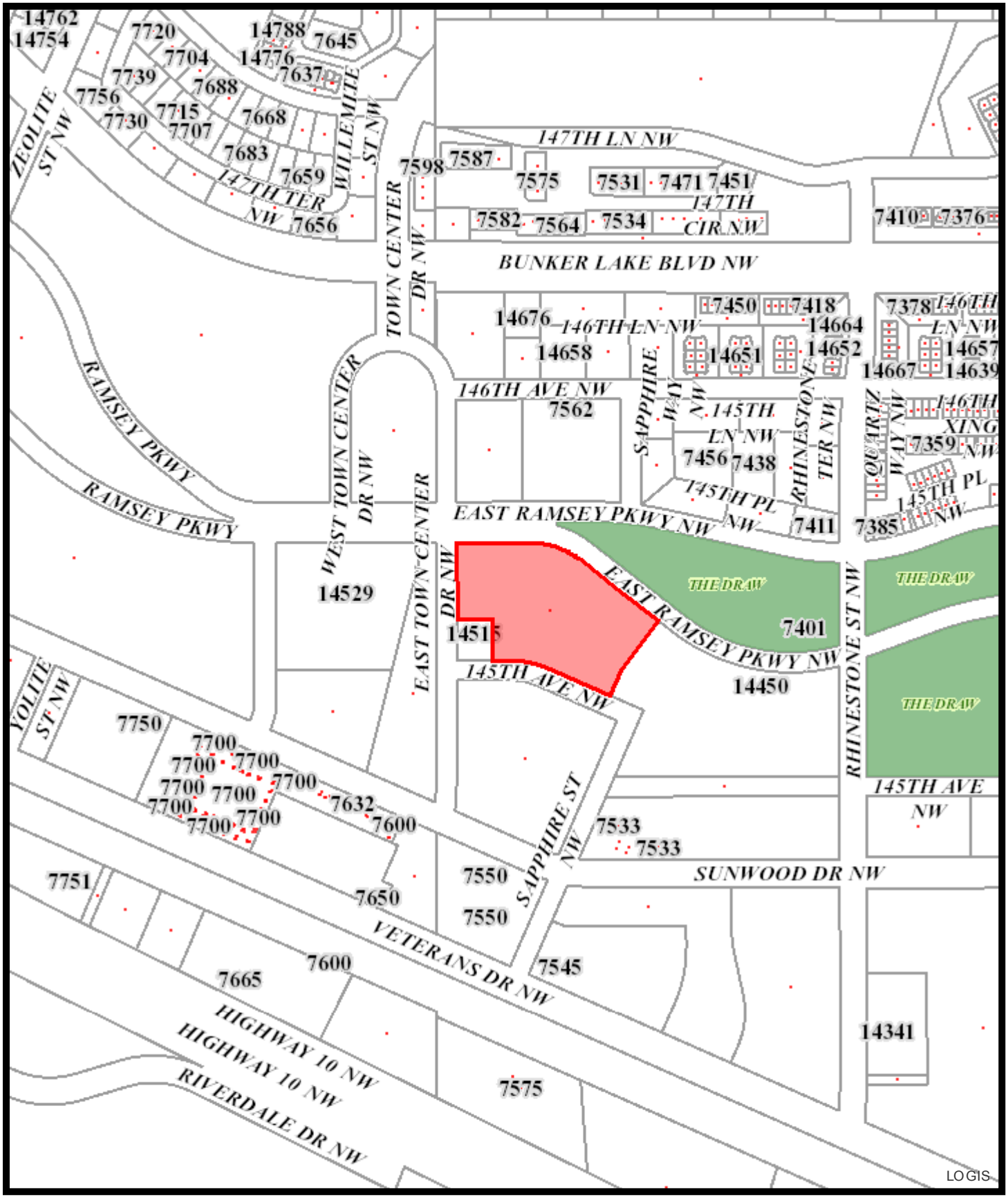
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	07/02/2019 09:46 AM
Tim Gladhill	Eric Maass	07/02/2019 04:03 PM
Tim Gladhill	Tim Gladhill	07/02/2019 09:45 PM
Kurt Ulrich	Kurt Ulrich	07/03/2019 08:33 AM

Form Started By: Eric Maass Started On: 06/06/2019 04:18 PM

Final Approval Date: 07/03/2019

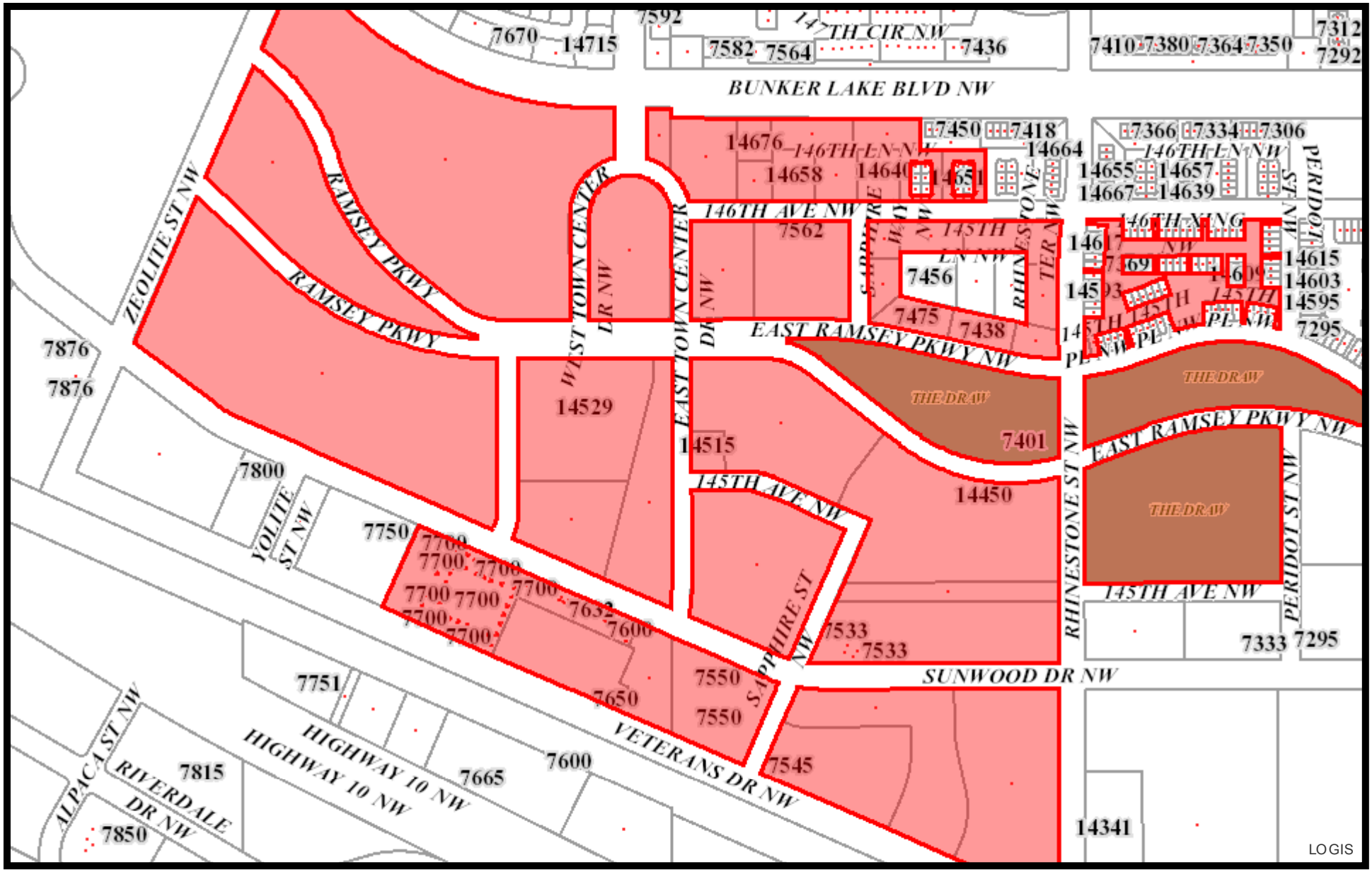
Site Location Map



Feet
0 100200 400 600 800

Print Date: March 12, 2019

Label Map 700 Feet



Print Date: March 14, 2019

0 150 300 600 900 1,200 Feet

SITE PLAN NUMBER NOTES:

1. PROPERTY LINE, VERIFY W/ SURVEY.
2. PROPOSED 5'-0" BUILDING SETBACK.
3. ACCESSIBLE VAN PARKING STALL W/ 1:48 MAX. SLOPE, SEE DET. 2/A010.
4. ACCESSIBLE PARKING SIGNAGE. SEE DET. 3/A010.
5. 8'-0" WIDE PAINTED HDCP VAN ACCESS AISLE W/ 1:48 MAX. SLOPE.
6. CONCRETE SIDEWALK. VERIFY W/ CIVIL PLANS.
7. 10' X 20' REFUSE ENCLOSURE ON CONC. SLAB TO MEET CITY REQUIREMENTS. SEE DETAILS ON SHEET A101.
8. PROVIDE 335 S.F. OF RECYCLING AREA BETWEEN THE TWO REFUSE LOCATIONS.
9. MONUMENT SIGN TO MEET CITY REQ'TS. - SEE DRAWINGS BY SIGN MFGR.- PROVIDE ELEC. VERIFY LOCATION W/ OWNER.
10. VERIFY EXTENTS OF WALKING PATHS & AMENITIES W/ OWNER.
11. BITUMINOUS TO BE FLUSH W/ CONCRETE THIS AREA, VERIFY W/ CIVIL DRAWINGS.
12. CURB CUT PER CITY SPECS. VERIFY W/ CIVIL PLANS.
13. GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
14. BENCH/ PICNIC TABLE - VERIFY STYLE W/ OWNER.
15. NEW BITUMINOUS - SEE CIVIL PLANS.
16. CONCRETE STOOP, SEE STRUCTURAL PLANS.
17. FIRE PIT, VERIFY LOCATION & REQUIREMENTS W/ OWNER.
18. RETAINING WALL AS REQ'D., VERIFY EXTENTS W/ CIVIL DRAWINGS.
19. OUTDOOR GRILL, VERIFY IF GAS / REQUIREMENTS W/ OWNER.
20. CONCRETE PATIO, VERIFY EXTENTS WITH OWNER / CIVIL DRAWINGS.
21. FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
22. FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
23. CONCRETE CURB & GUTTER, SEE CIVIL DRAWINGS.
24. PAINTED PARKING STRIPES.
25. TIE NEW BITUMINOUS INTO EXISTING AS REQ'D. SO FLUSH.
26. PROVIDE CONCRETE FILLED STEEL PIPE BOLLARD, VERIFY W/ G.C., SEE DET. 12/A804.
27. NEW SIDEWALK TO MATCH EXISTING THIS AREA, VERIFY EXTENTS W/ OWNER / CIVIL DRAWINGS.

PARKING INFORMATION:

118 UNITS X2 = 236 PARKING STALLS REQUIRED
PROVIDED ATTACHED GARAGES = 30
PROVIDED DETACHED GARAGES = 50
PROVIDED SURFACE PARKING STALLS = 163
TOTAL PARKING STALLS PROVIDED = 243

4 STORY - 118 UNIT APT
30 T/U GARAGES

100% OF BLDG 5'-0" FROM SIDE WALK
AVG. OF BUILDING 5'-0" FROM SIDEWALK / PROPERTY LINE IS 75%
COMMUNITY ROOM
PARTY ROOM
26% OF BLDG 5'-0" FROM SIDE WALK
100% OF BLDG 5'-0" FROM SIDE WALK
REFUSE
163 SURFACE STALLS
NEW EARTH BERM W/ LANDSCAPING
OUTLOT A
DOG PARK
POOL
PATIO
PLAYGROUND
52' VERT. SIZE
LOT 1
BLOCK 2
8 STALL GARAGE "A"
10 STALL GARAGE "B"
52 DETACHED GARAGES
9 STALL GARAGE "D"
23 STALL GARAGE "C"
EXISTING SIDEWALK
EXISTING SIDEWALK
EXISTING DRIVE
E. TOWN CENTER DR.
145TH AVE NW
213'-4"
192'-0"
144'-0"
108'-0"
59.51
105
164.51
323.42
263.64
R=170

SITE PLAN
SCALE 1:30

RUNNING SLOPE 1:20 MAX | RUNNING SLOPE 1:12 MAX | COUNTER-SLOPE 1:20 MAX
WALK | CURB RAMP | STREET
48" MIN
REQUIRED TEXTURES ON CURB RAMPS
FLARED SIDE

1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.

CONFIRM DIMENSIONS, CONFIGURATION, AND COLORS W/ LOCAL GOVERNMENT, AND A.D.A. GUIDELINES
TO FRONT OF CURB
SEE SPECIFICATIONS FOR PAINT TYPE
TO CENTER OF 8" PARKING SPACE

2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.

INTERNATIONAL SIGN OF ACCESSIBILITY; TO MEET ALL STATE AND FEDERAL REQUIREMENTS ON COLOR, SIZE, AND HEIGHT
2"x2"x3-16" STEEL TUBE - PAINT
WHEN ALL ACCESSIBLE PARKING SPACES DO NOT PROVIDE A MIN. VERTICAL CLEARANCE OF 98", ADDITIONAL SIGNAGE FOR "VAN ACCESSIBLE" PARKING MUST BE PROVIDED FOR SPACE W/ REQ'D. VERT. CLEARANCE-SEE PLANS FOR LOCATION
FINISH GRADE - SEE SITE PLAN
HANDICAPPED PARKING PERMIT REQUIRED
VAN ACCESSIBLE
UP TO $200 FINE FOR VIOLATION
1'-0" (V)
1'-6" (V)
5'-0"
7'-0" TO BOTTOM OF SIGN

NOTE:
1. SIGNS SHOULD BE PROPERLY CENTERED ON PARKING STALLS.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 8'-0" FROM THE FRONT OF EA. PARKING STALL W/ MIN. 4'-0" CLEAR.
3. MOUNT SIGN ON COLUMN OR WALL AT LOCATIONS WHERE STEEL TUBE INTERFERES W/ BUILDING.
4. WHERE SIGN IS PLACED IN PAVED AREAS ON PARKING LOTS, PROVIDE PRECAST WHEEL STOPS
5. ONE "VAN ACCESSIBLE" PARKING SPACE WITH MIN. VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR EACH TYPE OF PARKING PROVIDED.

3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Minneapolis, MN 55401
(320) 654-4510
www.colegrouparchitects.com

These documents are not valid for building permit unless signed in ink, and dated, sealed. Copies are not valid.
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
Date: -
License No. # 22288
Name NORMAN E. COLE Signature

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

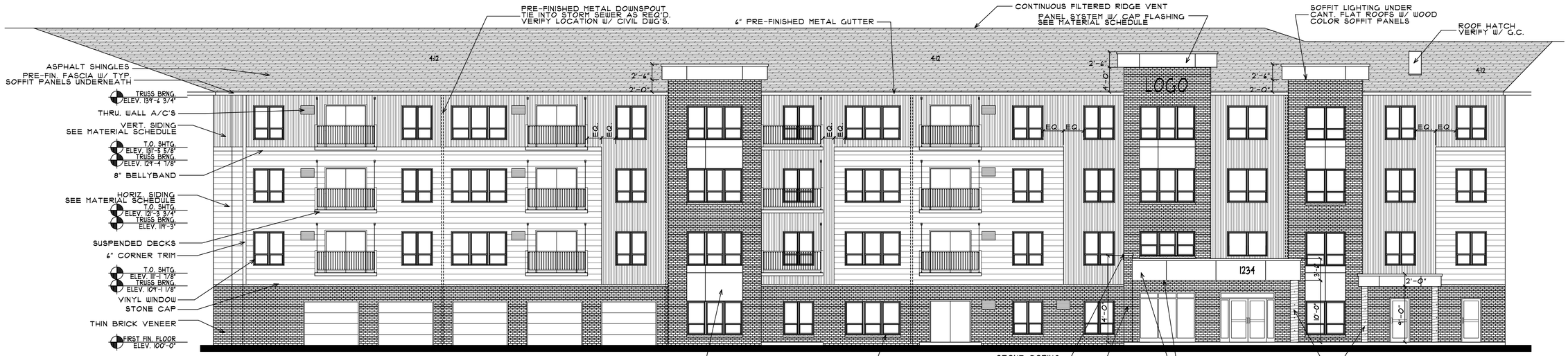
PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS/ COMMENTS

Project No. 17030
Issue Date: 1
Document Set: FOR BIDS

A010

PLOTTED: 4-3-19 FILE: 17030S COM: 4



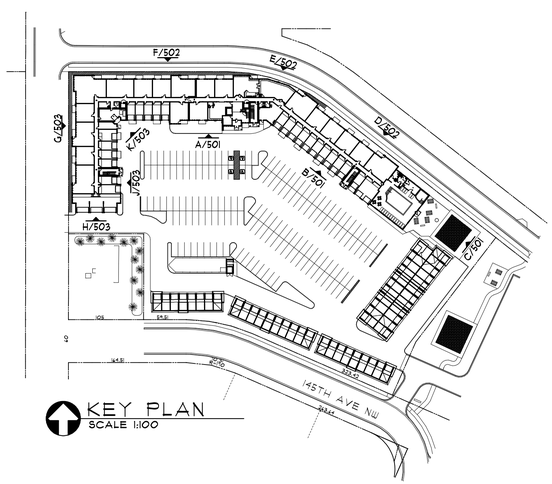
ELEVATION - "A"

SCALE: 1/8" = 1'-0"



ELEVATION - "B"

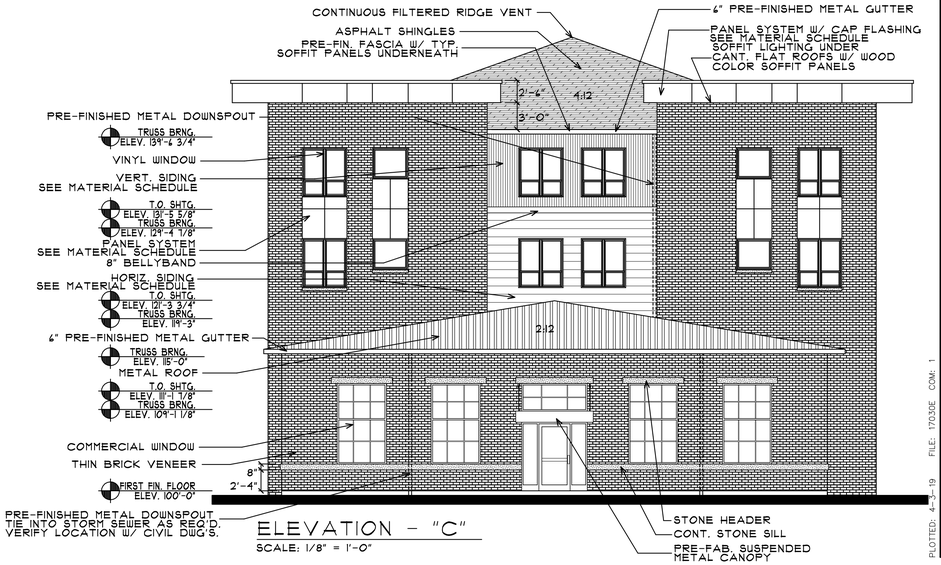
SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE 1:100

EXTERIOR MATERIAL SCHEDULE:			
ITEM	BRAND	MODEL/ STYLE	COLOR
PANEL SYSTEM	JAMES HARDIE	REVEAL PANEL, SURROUND TRIM, COUNTERSUNK FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
CONTRACTOR ALT.	OPEN BID	HEAVY GAUGE PRE-FINISHED METAL W/ HIDDEN FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
HORIZ. SIDING	JAMES HARDIE	8" SMOOTH LAP SIDING	EVENING BLUE
CONTRACTOR ALT.	LP SMARTSIDE	8" SMOOTH LAP SIDING	EVENING BLUE
VERT SIDING	METAL SALES	PRE-FINISHED CORRUGATED STEEL, CONCEALED FASTENERS	MED. GRAY
CONTRACTOR ALT.	METAL SALES	PRE-FINISHED CORRUGATED STEEL, EXPOSED FASTENERS	MED. GRAY
VINYL WINDOWS	OPEN BID	SINGLE HUNGS, OFFSET CENTER RAIL (1/3)	DARK GRAY/BRONZE OR BLACK
THRU WALL A/C'S	OPEN BID	OPEN BID	MATCH ADJACENT MATERIAL
THIN BRICK VENEER	OPEN BID	OPEN BID	WHITEWASH ON GRAY BRICK
STONE SILL/CAP	OPEN BID	OPEN BID	DARK GRAY
ASPHALT SHINGLES	OWENS CORNING	OWENS CORNING OAKRIDGE	WILLIAMSBURG GRAY LAM.
FASCIA, SOFFIT, TRIM	OPEN BID	OPEN BID	DARK GRAY
SUSPENDED DECK	OPEN BID	ALUMINUM (DECKING AND RAILING SYSTEM)	BLACK
SOFFIT @ CANTILEVER	OPEN BID	ALUMINUM	WOOD COLOR
METAL ROOF	OPEN BID	STANDING SEAM	DARK GRAY



ELEVATION - "C"

SCALE: 1/8" = 1'-0"

COLE GROUP ARCHITECTS LLC
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Suite 102
Saint Cloud, MN 56301
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www.colegrouparchitects.com

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Date: ---------- Lic. # 22288

Name: NORMAN E. COLE Signature:

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS COMMENTS
REVISIONS COMMENTS

Project No.
17030
Issue Date:
--
Document Set:
FOR BIDS

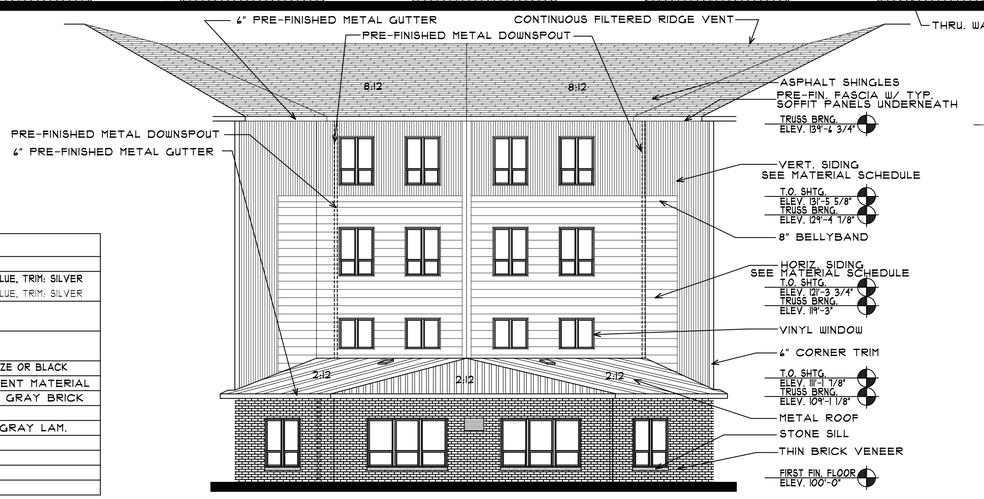
PLOTTED: 4-9-19 FILE: 17030E COM: 1

A501



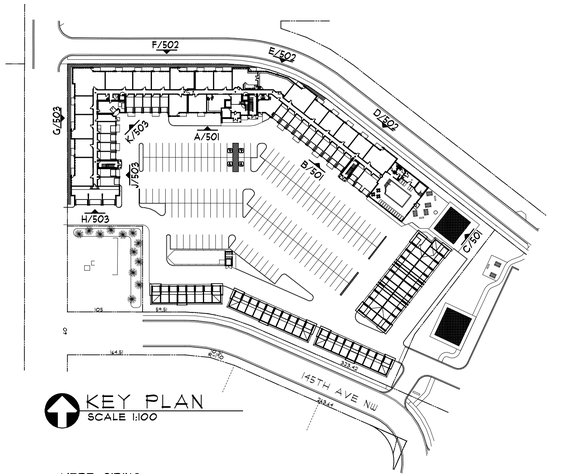
ELEVATION - "D"

SCALE: 1/8" = 1'-0"



ELEVATION - "E"

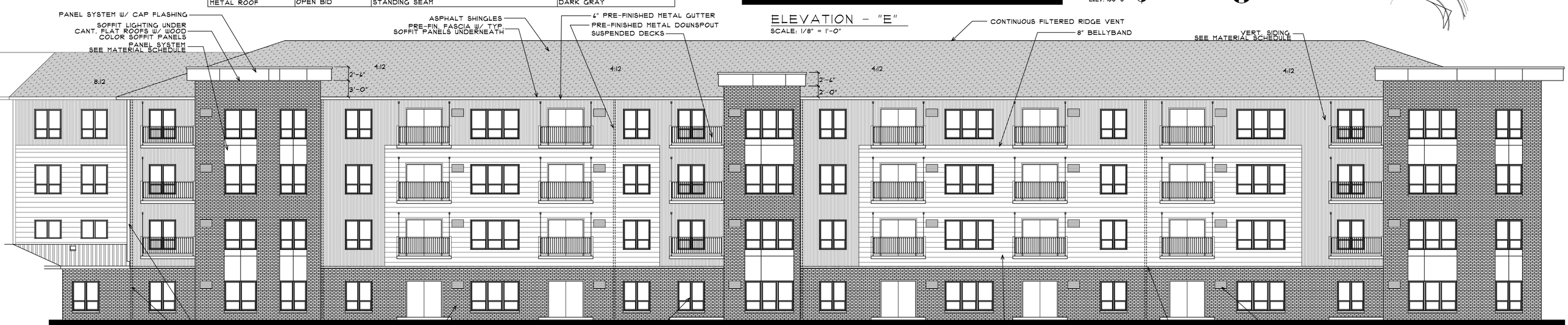
SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: 1:100

EXTERIOR MATERIAL SCHEDULE:			
ITEM	BRAND	MODEL/ STYLE	COLOR
PANEL SYSTEM	JAMES HARDIE	REVEAL PANEL, SURROUND TRIM, COUNTERSUNK FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
CONTRACTOR ALT.	OPEN BID	HEAVY GAUGE PRE-FINISHED METAL W/ HIDDEN FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
HORIZ. SIDING	JAMES HARDIE	8" SMOOTH LAP SIDING	EVENING BLUE
CONTRACTOR ALT.	LP SMARTSIDE	8" SMOOTH LAP SIDING	EVENING BLUE
VERT SIDING	METAL SALES	PRE-FINISHED CORRUGATED STEEL, CONCEALED FASTENERS	MED. GRAY
CONTRACTOR ALT.	METAL SALES	PRE-FINISHED CORRUGATED STEEL, EXPOSED FASTENERS	MED. GRAY
VINYL WINDOWS	OPEN BID	SINGLE HUNGS, OFFSET CENTER RAIL (1/3)	DARK GRAY/BRONZE OR BLACK
THRU WALL A/C'S	OPEN BID	OPEN BID	MATCH ADJACENT MATERIAL
THIN BRICK VENEER	OPEN BID	OPEN BID	WHITEWASH ON GRAY BRICK
STONE SILL/CAP	OPEN BID	OPEN BID	DARK GRAY
ASPHALT SHINGLES	OWENS CORNING	OWENS CORNING OAKRIDGE	WILLIAMSBURG GRAY LAM.
FASCIA, SOFFIT, TRIM	OPEN BID	OPEN BID	DARK GRAY
SUSPENDED DECK	OPEN BID	ALUMINUM (DECKING AND RAILING SYSTEM)	BLACK
SOFFIT @ CANTILEVER	OPEN BID	ALUMINUM	WOOD COLOR
METAL ROOF	OPEN BID	STANDING SEAM	DARK GRAY



ELEVATION - "F"

SCALE: 1/8" = 1'-0"

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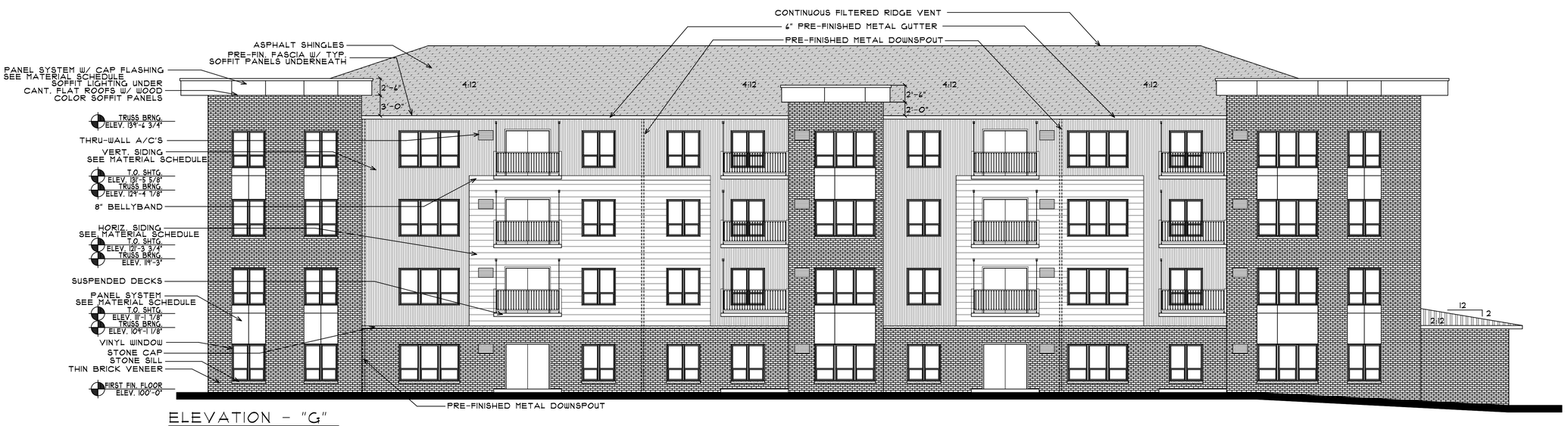
PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

FILE: 17030E COM: 1 PLOTTED: 4-3-19

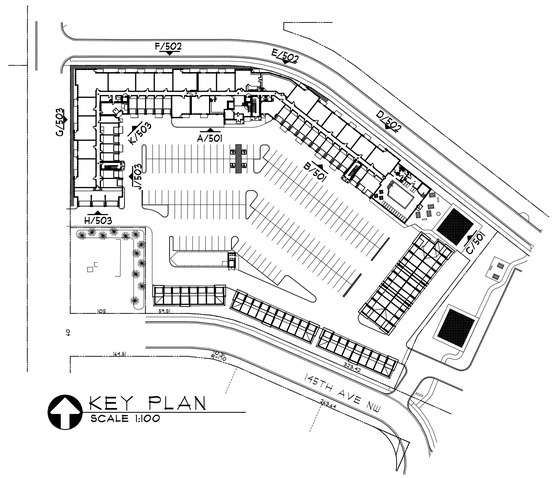
Project No.
17030
Issue Date:
-
Document Set:
FOR BIDS

A502



ELEVATION - "G"

SCALE: 1/8" = 1'-0"



KEY PLAN

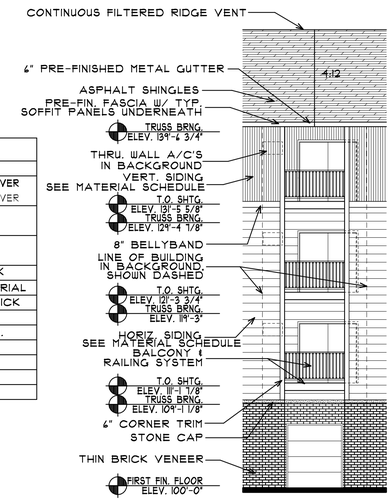
SCALE 1:100



ELEVATION - "J"

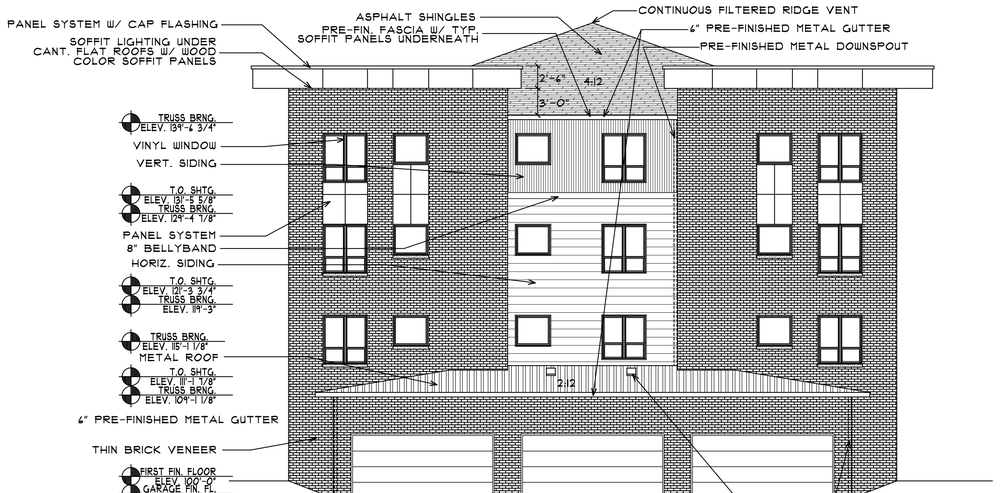
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE:			
ITEM	BRAND	MODEL/ STYLE	COLOR
PANEL SYSTEM	JAMES HARDIE	REVEAL PANEL, SURROUND TRIM, COUNTERSUNK FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
CONTRACTOR ALT.	OPEN BID	HEAVY GAUGE PRE-FINISHED METAL W/ HIDDEN FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
HORIZ. SIDING	JAMES HARDIE	8" SMOOTH LAP SIDING	EVENING BLUE
CONTRACTOR ALT.	LP SMARTSIDE	8" SMOOTH LAP SIDING	EVENING BLUE
VERT SIDING	METAL SALES	PRE-FINISHED CORRUGATED STEEL, CONCEALED FASTENERS	MED. GRAY
CONTRACTOR ALT.	METAL SALES	PRE-FINISHED CORRUGATED STEEL, EXPOSED FASTENERS	MED. GRAY
VINYL WINDOWS	OPEN BID	SINGLE HUNGS, OFFSET CENTER RAIL (1/3)	DARK GRAY/BRONZE OR BLACK
THRU WALL A/C'S	OPEN BID	OPEN BID	MATCH ADJACENT MATERIAL
THIN BRICK VENEER	OPEN BID	OPEN BID	WHITEWASH ON GRAY BRICK
STONE SILL/CAP	OPEN BID	OPEN BID	DARK GRAY
ASPHALT SHINGLES	OWENS CORNING	OWENS CORNING OAKRIDGE	WILLIAMSBURG GRAY LAM.
FASCIA, SOFFIT, TRIM	OPEN BID	OPEN BID	DARK GRAY
SUSPENDED DECK	OPEN BID	ALUMINUM (DECKING AND RAILING SYSTEM)	BLACK
SOFFIT @ CANTILEVER	OPEN BID	ALUMINUM	WOOD COLOR
METAL ROOF	OPEN BID	STANDING SEAM	DARK GRAY



ELEVATION - "K"

SCALE: 1/8" = 1'-0"



ELEVATION - "H"

SCALE: 1/8" = 1'-0"

COLE GROUP ARCHITECTS LLC
214 Park Avenue South
Suite 102
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(320) 654-6510
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RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS COMMENTS
REVISIONS COMMENTS

Project No.
11030
Issue Date:
Document Set:
FOR BIDS

A503

PLOTTED: 4-3-19 FILE: 17030E COM: 1



FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



RAMSEY PWKY ELEVATION (NORTH-EAST)

SCALE: 1/8" = 1'-0"

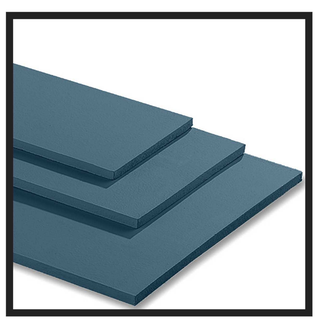
SAPPHIRE APARTMENTS



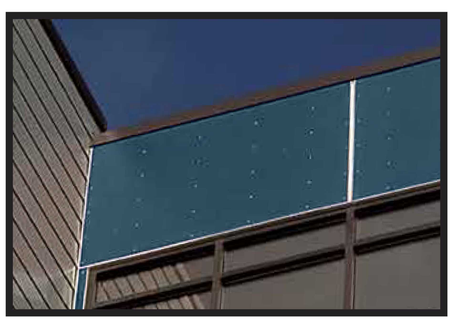
THIN BRICK VENEER - WHITEWASH ON GRAY BRICK



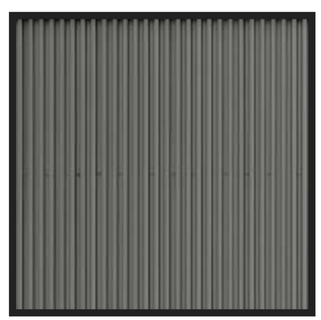
OWENS CORNING OAKRIDGE WILLIAMSBURG GRAY LAM.



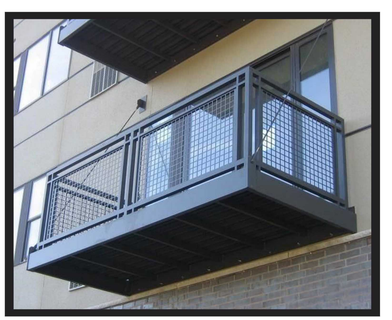
JAMES HARDIE 11" LAP SIDING - EVENING BLUE



JAMES HARDIE REVEAL PANEL SYSTEM - SAPPHIRE BLUE W/ SILVER TRIM



VERTICAL CORRUGATED METAL PANELS



PREFABRICATED BLACK ALUMINUM SUSPENDED DECKS

COLE GROUP
ARCHITECTS LLC.
2141 Park Avenue South
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Minneapolis, MN. 55404
(320) 384-4510
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RAMSEY, MN 55303
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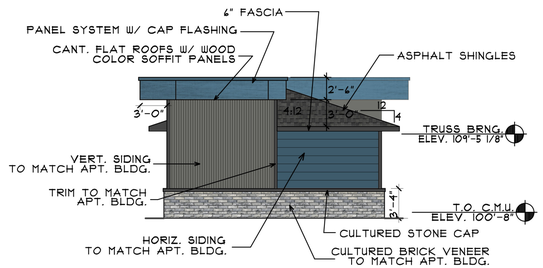
PROPOSED:
THE SAPPHIRE APARTMENTS
RAMSEY, MN

Project No.
17030

Issue Date:
1

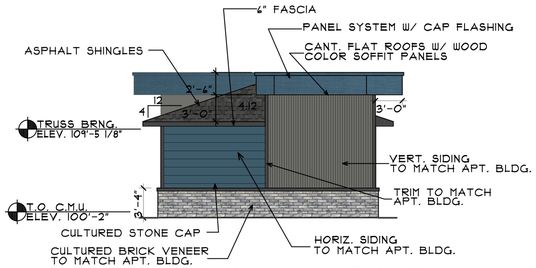
Revision:
A: B: C: D: E:

PLOTTED: 2-14-19 FILE: 17030E COM: 1



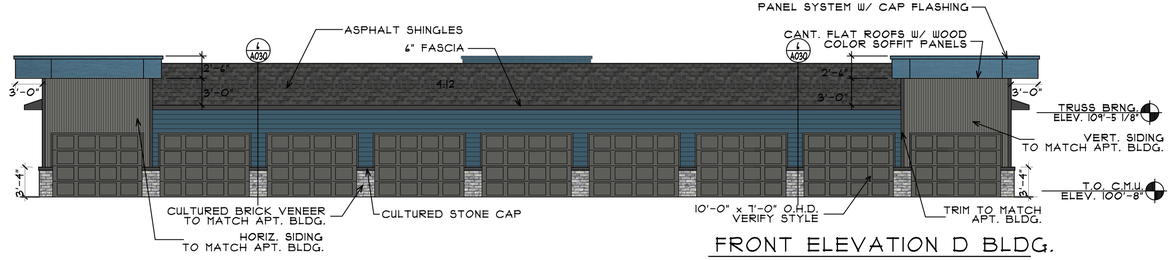
SIDE ELEVATION A, B & D BLDG.

SCALE: 1/8" = 1'-0"



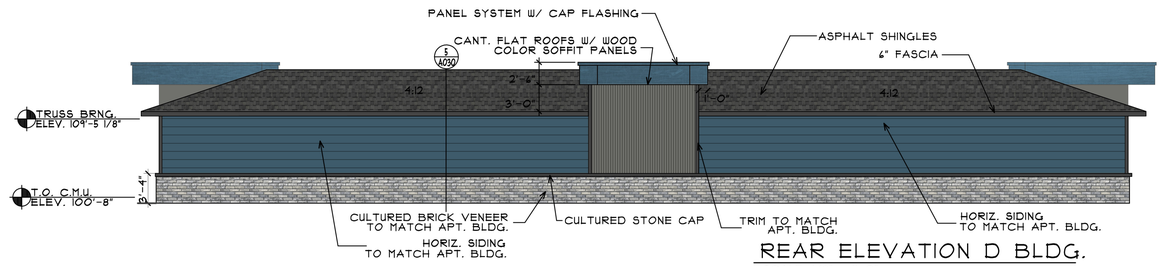
SIDE ELEVATION A, B & D BLDG.

SCALE: 1/8" = 1'-0"



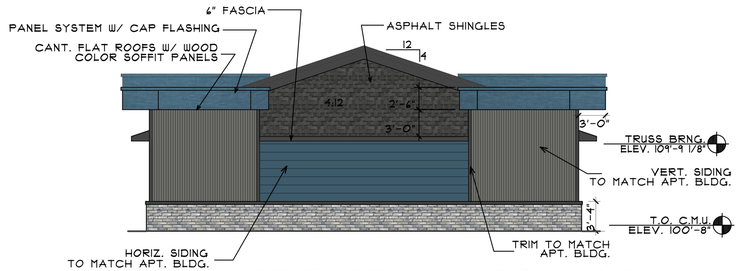
FRONT ELEVATION D BLDG.

SCALE: 1/8" = 1'-0"



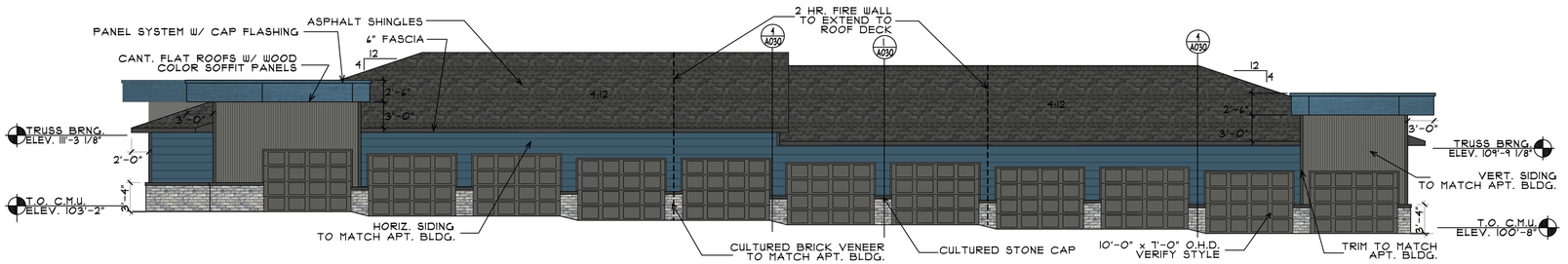
REAR ELEVATION D BLDG.

SCALE: 1/8" = 1'-0"



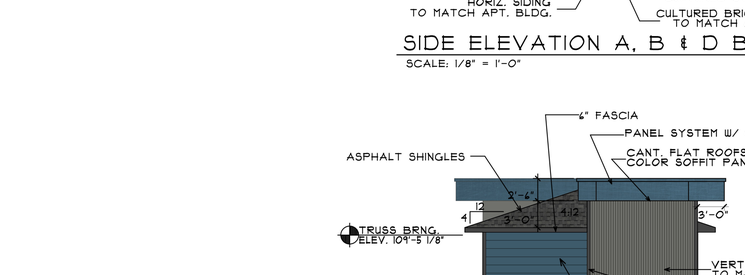
SOUTH SIDE ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



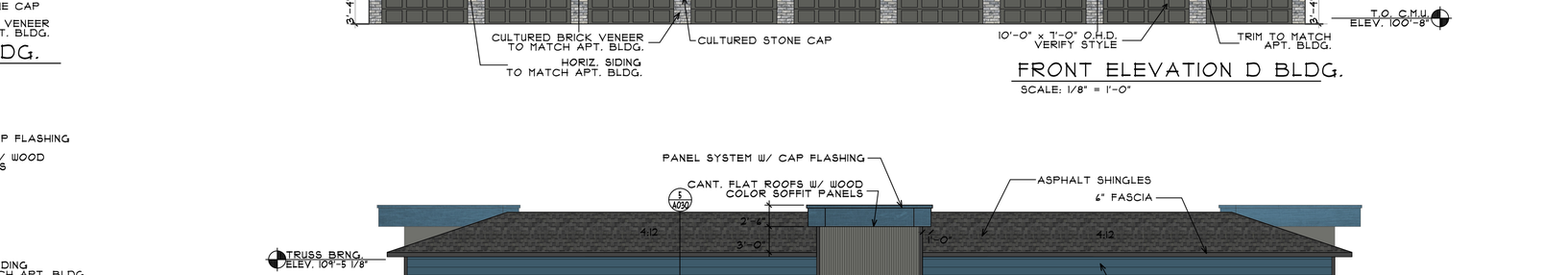
FRONT ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



NORTH SIDE ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



REAR ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"

FILE: 14082G COM: 4 PLOTTED: 4-3-19

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ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
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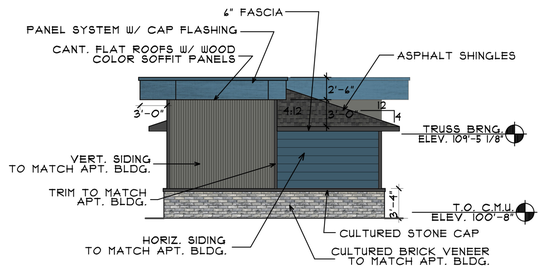
Name NORMAN E. COLE Signature _____

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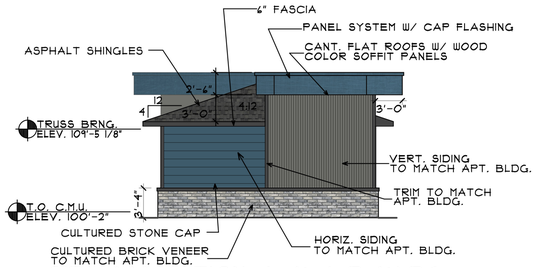
Project No. 17030
Issue Date: -
Document Set: FOR BIDS

A032



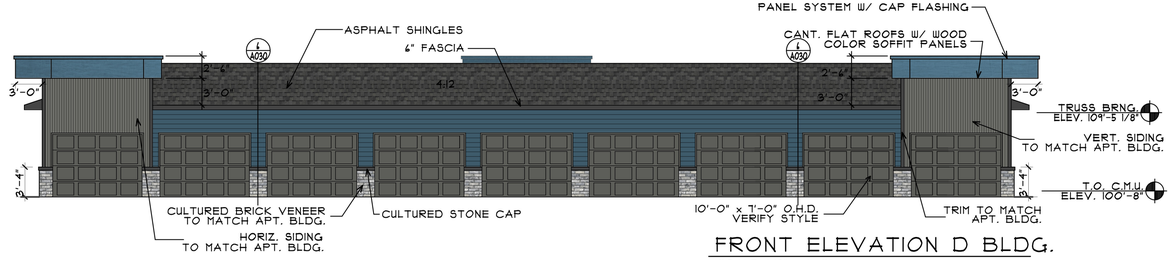
SIDE ELEVATION A, B & D BLDG.

SCALE: 1/8" = 1'-0"



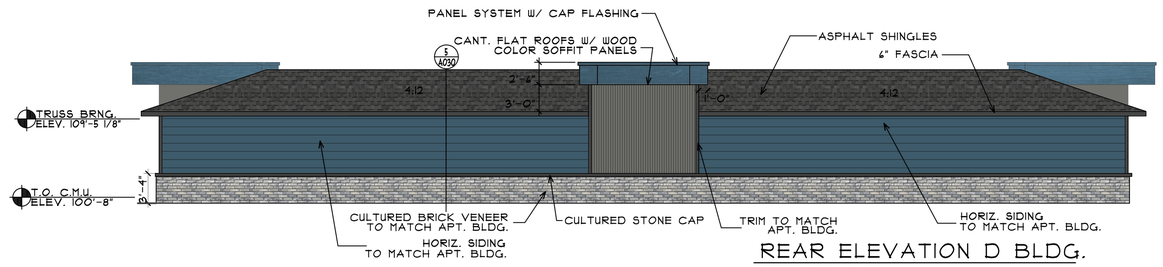
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SCALE: 1/8" = 1'-0"



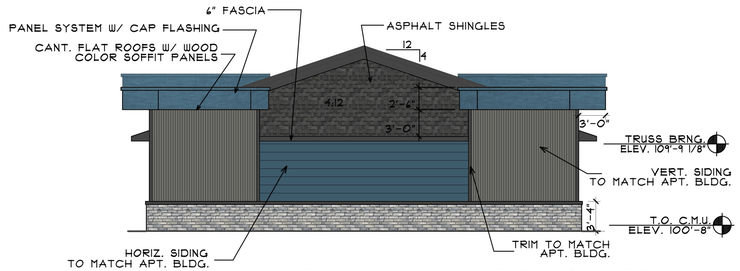
FRONT ELEVATION D BLDG.

SCALE: 1/8" = 1'-0"



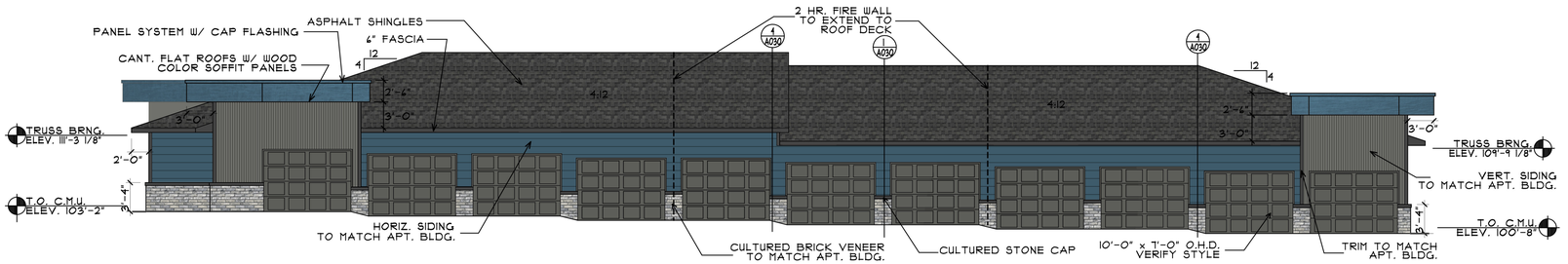
REAR ELEVATION D BLDG.

SCALE: 1/8" = 1'-0"



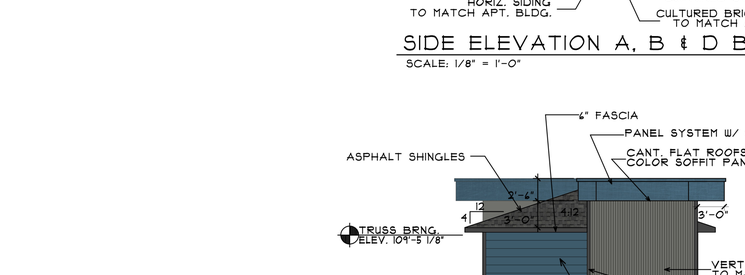
SOUTH SIDE ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



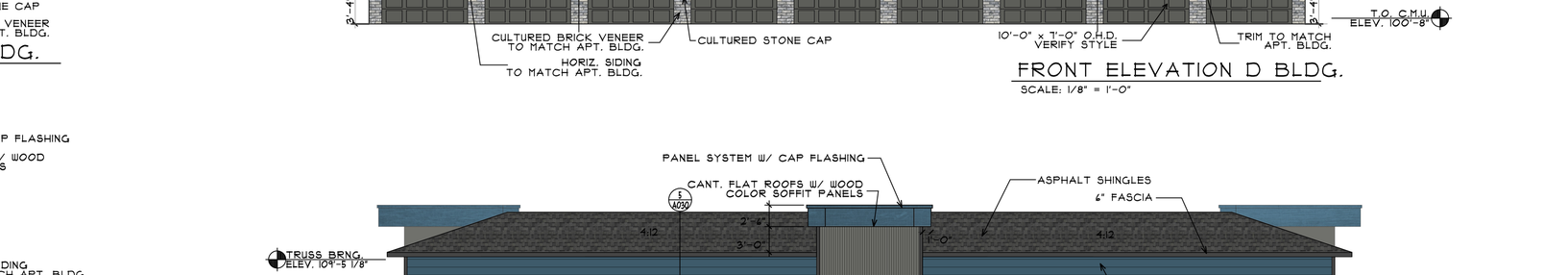
FRONT ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



NORTH SIDE ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



REAR ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"

FILE: 14082G COM: 4 PLOTTED: 4-3-19

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RAMSEY, MN

Project No. 17030
Issue Date: -
Document Set: FOR BIDS

A032

ProjectDox

Changemarks Report

Project Name: 18-138 The Sapphire

Workflow Started: 07/19/2018 4:55 PM

Report Generated: 06/28/2019 01:43 PM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
2	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Ped Ramp Connection to East Ramsey Parkway	Need to make connection to trail within East Ramsey Parkway, need to include ped ramp for crossing.	06/13/2019 3:27 PM	Joe Feriancek	
2	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	General Note 3	8" DIP and greater shall be Class 52. 6" DIP and smaller shall be Class 53.	06/13/2019 2:54 PM	Joe Feriancek	
2	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	Pipe Slope CB 1A to CBMH 1	Double Check pipe slope / inverts. Appears the slope to CB 1A is based off of CBMH 1 Invert East rather than Invert	06/13/2019 2:54 PM	Joe Feriancek	
2	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	Pipe Slope San MH 101 to Building	Slope Calcs out to 0.50% rather than 0.40%	06/13/2019 2:54 PM	Joe Feriancek	
2	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	Pipe Slope San MH 100 to 101	Calcs out at 1.13%	06/13/2019 2:54 PM	Joe Feriancek	
2	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	Verify Watermain Size	Note Calls out 8" - 45 degree bend, pipe is called out as 6"	06/13/2019 2:54 PM	Joe Feriancek	
2	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Pavement Side Slope	Garage Building Floor Elevation 866.98, to 866 rim elevation creates 7 percent side slope in drive aisle.	06/13/2019 2:11 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer		C6.pdf	LL	Gradeline	Revise.	06/14/2019 9:25 AM	Len Linton	
2	False	Unresolved	Civil Engineer		C6.pdf	LL	Proposed Retaining Wall	Provide information on wall construction, Walls must be outside of Right of Way.	06/14/2019 9:25 AM	Len Linton	
2	False	Unresolved	Civil Engineer		C6.pdf	LL	Grading along Well house	Grading must not trap water along north wall of well house. Provkde positive drainage to west.	06/14/2019 9:25 AM	Len Linton	
2	False	Unresolved	Civil Engineer		Final Plat 6-15-18.pdf	LL	Lines	Identify these lines on the plan and in the legend.	06/13/2019 8:40 AM	Len Linton	
2	False	Unresolved	Civil Engineer		C7.pdf	LL	Verify Rim Elevations	CBMH #5 865.85 CBMH#6 865.66 Drop of 0.19 feet in 9 feet horizontal	06/13/2019 9:15 AM	Len Linton	
2	False	Unresolved	Civil Engineer		C7.pdf	LL	Review Watermain	Provide documentation that flow to building for sprinkers will be maintained while hydrant is flowing to fight a fire.	06/13/2019 9:15 AM	Len Linton	
2	False	Unresolved	Civil Engineer		C7.pdf	LL	Maintenance Agreement	Developer must provide maintenance agreement for this device.	06/13/2019 9:15 AM	Len Linton	
2	False	Unresolved	Civil Engineer		C7.pdf	LL	Watermain size and length	Label watermain size and length from street to this TEE.	06/13/2019 9:15 AM	Len Linton	

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR COR SAPPHIRE 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 **Sapphire Apartment, LLC** ("DEVELOPER").

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

Outlot A, COR Parkview Addition, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, COR Sapphire Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, on July 9, 2019, pursuant to Resolution #19-140, the **CITY** approved the final plat for the Subject Property, which plat is known as **COR Sapphire Addition** (the "Plat"), which approval is contingent on certain requirements, including the **DEVELOPER** and the **CITY** entering into this Agreement.

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

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

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

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

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

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat and Site Plans, dated February 28, 2019, revised May 29, 2019, prepared by Hakanson Anderson. The Plans remain subject to: (a) **CITY** Staff's review and approval of revisions in conformance with staff comments and (b) such further revisions as the

DEVELOPER may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Utilities. The **DEVELOPER** acknowledges that any structure constructed on the **Subject Property** shall be serviced with public utilities with all applicable standards in City Code.

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

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

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

   a. Installation of survey monumentation.

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

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

8. Financial Guaranty for Required Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Required Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($625,000** which amount is 125% of the **CITY** Engineer's estimated cost of the Required Improvements. Upon completion of Required 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.

9. Inspection Fees for the Required Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Required Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($25,000)**, which amount is 5% of the City Engineer's estimated cost of the Required 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**.

10. Warranty for Required Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$125,000**, which is 25% of the cost of the Required 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.

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

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

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

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

d. The **CITY** may draw upon all or any portion of the financial guaranty the **DEVELOPER** has provided to the **CITY** pursuant to Section 4 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 **DEVELOPER** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 9 (h) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 8(d).

12. Maintenance Guarantee for Landscaping. It is herein agreed that the Developer shall provide a maintenance guarantee to ensure the survival of the plantings for Cor Sapphire Addition. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the City, in the amount of $6,682.50. [# tree plantings (46 trees) x cost/planting ($300/tree x 30% average non-survival rate] + [# shrub plantings (113 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.

13. Miscellaneous.

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

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

c. Compliance with Laws and Regulations. The **DEVELOPER** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the platted area until the **DEVELOPER** does comply. Upon the **CITY**'**S** demand **DEVELOPER** shall cease work until there is compliance.

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

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

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

g. Reimbursement to the **CITY**. The **DEVELOPER** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

h. 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.

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

TO DEVELOPER:
Sapphire Apartment, LLC
Attn: Matt Kuker
7533 Sunwood Drive, Suite 315
Anoka, 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:

Sapphire Apartment, LLC

By:_____, Matt Kuker
Its: Chief Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Matt Kuker, Chief Manager of Sapphire Apartment, LLC, a corporation Minnesota limited liability company, 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_____, _____, by John LeTourneau and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

EXHIBIT A

Fees Payable to the City

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
20+ units per acre	118	per unit	*$2,550*	$255,765	15% density bonus ($45,135 credit)
Trail Development	118	per unit	*$1,500*	$177,000	
Subtotal Park and Trail Development				***$432,765***	
Water and Sewer Fees					
Water Trunk (Connection)	118	per acre	*$1,807*	$213,226	
Sanitary Sewer Trunk (Connection)	118	per acre	*$1,213*	$143,134	
Subtotal Water and Sewer Fees				***$356,360***	
Stormwater Management Fees					
Stormwater Management	118	per acre	*$487*	$57,466	
Subtotal Stormwater Management				***$57,466***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$846,591**	

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

RESOLUTION #19-140

RESOLUTION APPROVING FINAL PLAT, SITE PLAN, AND DEVELOPMENT AGREEMENT FOR THE SAPPHIRE

WHEREAS, Sapphire Apartment, 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:

Outlot A, COR Parkview Addition, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, COR Sapphire Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City has received an Application for Final Plat, Site Plan, and Sketch Plan Approval for The Sapphire on March 13, 2019; and

WHEREAS, the Environmental Policy Board reviewed the proposed Final Plat, Site Plan, and Sketch Plan on March 18, 2019; and

WHEREAS, the Planning Commission considered the sketch plan and site plan on March 4, 2019 and tabled action for additional information; and

WHEREAS, Staff issued a 60-day review extension letter on April 23, 2019 extending official action on the final plat and site plan to July 11, 2019; and

WHEREAS, the Planning Commission again considered the sketch plan and site plan on June 6, 2019 and recommended approved the sketch plan and site plan the application; and

WHEREAS, the Planning Commission again considered the sketch plan and site plan on June 6, 2019 and recommended approved the sketch plan and site plan the application; and

WHEREAS, the subject property is zoned COR and is approximately 3.89 acres in size; and

WHEREAS, the City Council reviewed the Final Plat, Site Plan, and Development Agreement on July 9, 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 The Sapphire 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 9th day of July, 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. 3.**

Meeting Date: 07/09/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution 19-107 Approving Sign Replacement on Highway 10

Purpose/Background:

Summary

Staff has previously been directed to solicit quotes for an update to two Highway 10 community signs, including the replacement of tenant panels with a large digital display and a refresh of the monument sign with current City branding. Subsequently, the sign adjacent to the Northstar Commuter Rail Station was recently damaged in a motor vehicle accident. The base of the monument sign was damaged and will need to be replaced as part of the larger sign update. Additionally, after the crash, Staff inspected the sign and found that there were some internal modifications required to ensure the sign remains safe post-crash. The below quotes include the cost of rehabbing the base of the sign and required internal items, as well as the installation of a digital display and branding updates. Staff is working with the insurance provider of the driver that damaged the sign to recoup costs related to that incident.

The quotes below also include those for the sign on the corner of Ramsey Blvd and Highway 10, including a branding update, tenant panel refresh so all panels match, and backlighting the sign with internal LEDs.

Notification:

Notification is not required.

Observations/Alternatives:

Proposals

Company	Digital Display	Ramsey Blvd Sign
Albrecht Sign Company	$175,545	$17,485
Demars Signs	$158,425	$10,625
Lumen Signs	$164,650	$8,975
Think Digital Signs	$136,690	$11,860

Above is a summary of the proposals received, please note that full proposals are attached and that Think Digital Signs and Albrecht Sign Company has met with City Staff and provided additional information on the sign type and operating process. Staff has also attached the request for quotes that went out to sign companies. Staff reached out to 7 sign companies and received full quotes from 4. Two companies were not able to provide quotes, and one company did not respond post-crash.

Staff has attached a resolution approving the replacement of the signs. Staff has recommended the following:

- Demars Signs for Ramsey Boulevard Sign: Demars Signs was the original sign contractor for both signs and was the second-lowest bid, though the bid included backlighting the signs with LEDs.
- Think Digital Signs for Highway 10 Monument Signs: Think Digital Signs is the lowest quote, and also met with City Staff to discuss the bid. The quote includes a 5 year warranty on parts and 11 x 11 screens. Think Digital Signs uses a Watchfire 16 mm product.

Funding Source:

Both signs are proposed to be funded from the City Facility Fund (current balance $544,500) less any insurance settlement received for the recently damaged Highway 10 monument sign.

Recommendation:

Staff Recommends Adoption of Resolution 19-107 Approving Sign Replacement on Highway 10.

Action:

Motion to Adopt Resolution 19-107 Approving Sign Replacement on Highway 10

Attachments

Structural Report
Sign Specifications Request
Res19_107
Summary of Quotes
Albrecht Proposal
Demars Proposal
Lumen Signs Proposal
Think Digital Proposal

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2019 10:21 PM
Kurt Ulrich	Kurt Ulrich	07/03/2019 10:06 AM
Form Started By: Chloe McGuire Brigl		Started On: 06/20/2019 02:09 PM
Final Approval Date: 07/03/2019		

BKV GROUP

ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE ENGINEERING

Tim Gladhill, AICP
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN
55303

5/31/2019

Dear Mr. Gladhill,

As requested, Kyle Olson, Associate Partner of BKV Group, visited Ramsey City Hall on May 23rd, 2019 to evaluate the City owned sign along Highway 10 that was damaged by a vehicle. Tim Gladhill, City of Ramsey, provided existing documentation of the sign consisting of sketches and structural calculations for the primary structure and foundation. Chloe Brigl, City of Ramsey, provided access to the sign and accompanied Kyle for observation.

Primary sign structure consists of two cantilevered HSS12x12x1/2 steel tube columns that are embedded into concrete piers. At least one horizontal steel tube connecting the two columns was observed above the area of damage that occurred. Secondary framing supporting the cladding consists of 2x wood members and plywood sheathing. Secondary framing is supported entirely from the two primary columns with miscellaneous steel angle pieces connecting the wood framing to the steel columns. There is a full-height pilaster of stone veneer adhered to the secondary wood framing on the side of the sign opposite the highway.

Cladding and secondary framing located at grade and between the primary steel tube columns was heavily damaged, requiring removal and/or replacement. The bottom section of the stone pilaster was rotated due to vehicle impact. Primary structure (steel HSS) was not damaged.

Secondary framing of the pilaster was only partially visible. Based on observations made, it could not be determined if the secondary framing supporting the pilaster was constructed with a properly engineered load path to resolve all possible load conditions into grade. Considering the damage observed to the bottom of the pilaster, BKV Group recommends complete removal and/or replacement of the pilaster.

Sincerely,



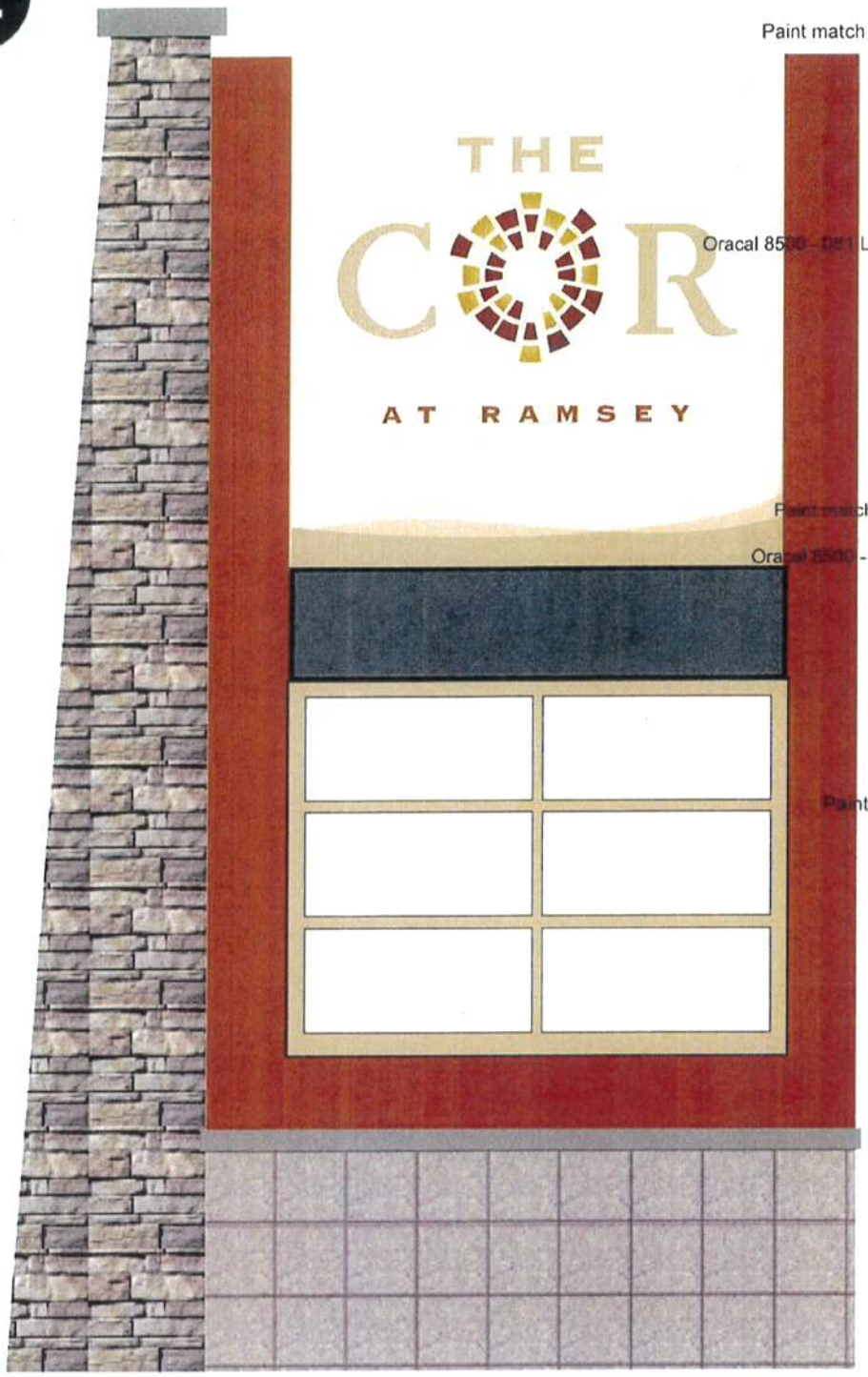
Kyle Olson, PE, SE

Senior Structural Engineer, Associate Partner

BKV Group


RAMSEY
MUNICIPAL
CENTER
LICENSE
CENTER
Community Based
Outpatient Clinic
ACAPULCO
RESTAURANTE MEXICANO
COBORN'S
FOUNTAINS
OF RAMSEY
The DRAW
PARK AND AMPHITHEATER





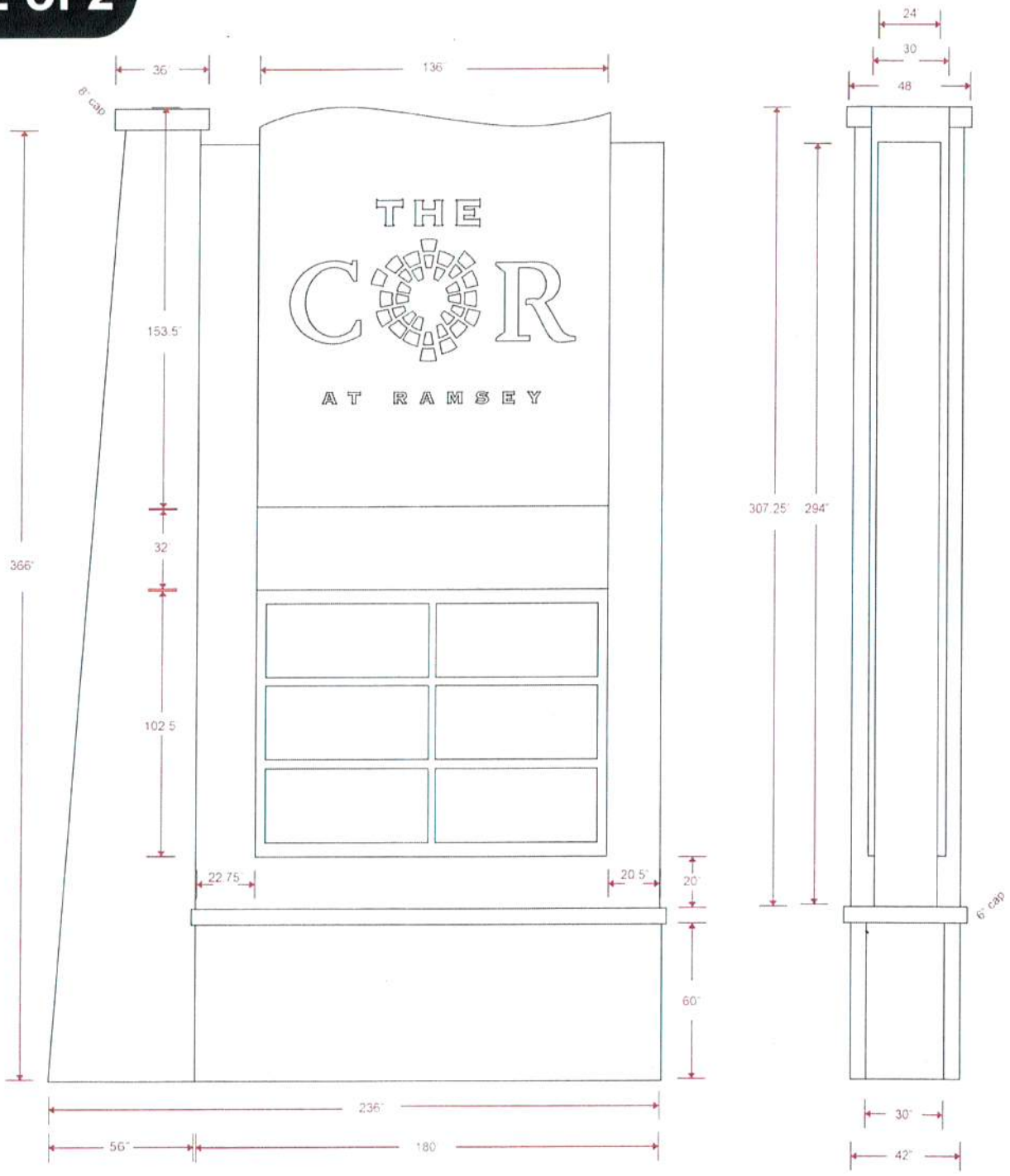
DeMars Signs
410 93rd Ave.
Coon Rapids, MN 55432
763.786.5545

DATE: 4.25.11
SALESMAN: Tim Olson
LOCATION: Ramsey

NOTES: All stone is Boulder Creek Stone Products

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing. b) Any associated legal fees.

CUSTOMER APPROVAL X _____



DEMARS SIGNS
410 93rd Ave. NW
Coon Rapids, MN 55432
763.786.5545

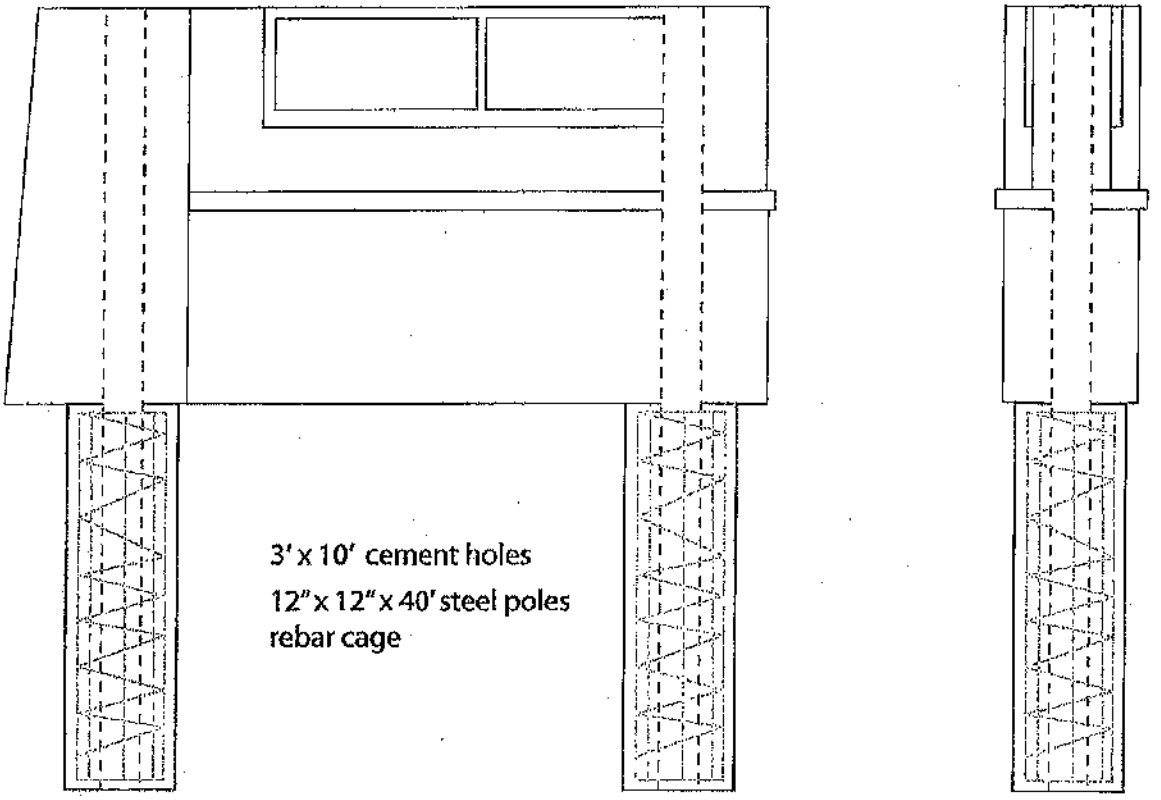
DATE: 4.25.11
SALESMAN: Tim Olson
LOCATION: Ramsey

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CUSTOMER APPROVAL X

footing



3' x 10' cement holes

12" x 12" x 40' steel poles

rebar cage

DeMars Signs

410 93rd Ave. NW
Coon Rapids, MN 55433
763.786.5545

DATE: 4.25.11

SALESMAN: Tim Olson

LOCATION: Ramsey

NOTES:

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CUSTOMER APPROVAL X

SHT 1 OF 3? RAMSEY SIGN 6-20-11
ALTERNATE DESIGN J.J. HILL

USE 2 HOLES AT 3'-0" DIAMETER

$$x^4 - \frac{8(14989)}{2(960)}x^2 - \frac{12(14989)(1376)}{2(960)}x - \left[\frac{2(14989}{2(960)}\right]^2 = 0$$

$$x^4 - 62.45x^2 - 1290.93x - 243.78 = 0$$

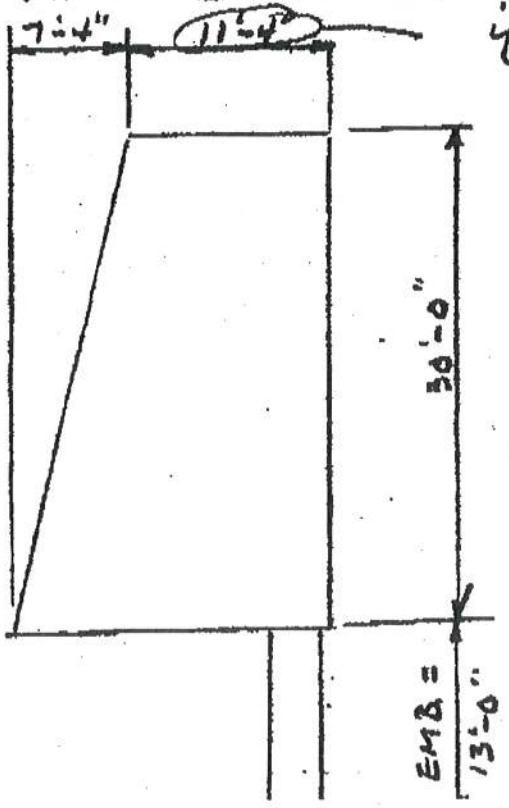
12 → −3992 12.5 → −1724 13 → 981 12.173 → 26.52

USE 2 @ 3'-0" ϕ BY 13' DEEP

RECOMMEND 2 @ 3'-0" HOLES, 13 FEET DEEP

DESIGN OF 12" x 12" x ½" TUBE STEEL COLUMNS

USED FORCE OVER 2 COLUMNS -- VALUES FOR DESIGN ARE STILL OK.



if 11'-6", P = 14,700# + 910 = 15,610
@ 15' @ 10'

M = 220,500 + 9100 = 229,600 in

$SM_{REQD} = 137.8 in^3$

2 @ 12" x 12" x ½" TUBES, SM = 169.3 in^3 OK

HOLES L = 14.71'

$x^4 - 65.04x^2 - 1435x - 264.4 =$

BY $x = 13' \rightarrow -1350$
$13.25 \rightarrow +125.4$
$13.17 \rightarrow -37?$

CALL 3'-0" HOLES @
13'-0" DEEP

SHT 2 of 3R RAMSEY SIGN

6-15-11
J.J. HILL

CHECK TUBE SIZE

MOMENT

24 X 24 X ¼" TUBE $M = 14,989(13.78) = 206,548^{in}$

$S_{M_{REQD}} = \frac{206,548(12)}{24,000} = 124.0 in^3$

$S_{M_{ACT}} = \frac{24^4 - 22.5^4}{6(24)} = 360.6 in^3$

20 X 20 X ½" TUBE $S_M = \frac{20^4 - 19^4}{6(20)} = 247.9 in^3$

12 X 12 X ¼ TUBE $S_M = 84.65 in^3$ & 2 = $169.3 > 124.0 in^3$ OK

12 X 12 X ⅜ TUBE $S_M = 65.52$ OR 2 COLS = $131 in^3 > 124 in^3$ OK

SHEAR

$V = 14,989^{\#}$

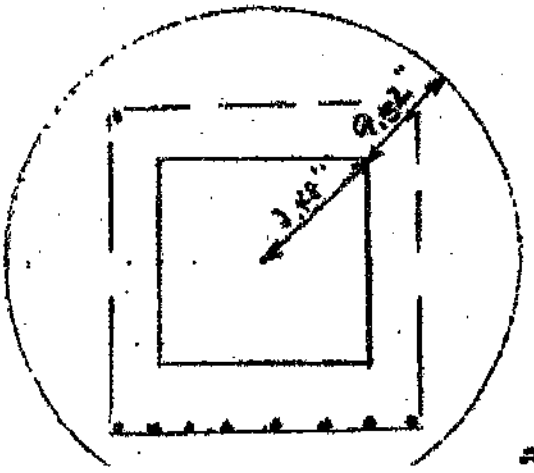
12 X 12 X ¼ TUBE $f_s = \frac{14,989}{22.4} = 669 psi < 12,000 psi$ OK

12 X 12 X ⅜ TUBE $f_s = 577 psi < 12,000 psi$ OK

DUE TO MORE LOAD ON ONE COLUMN, RECOMMEND

12" X 12" X ½" TUBE FOR COLUMNS

FOOTING STEEL



SHEAR ON CONCRETE

$(\frac{14,989}{2}) / 12 \times 9.52 = 65.60 psi < 75$

USE 4000 PSI CONCRETE

BENDING IN FOOTING

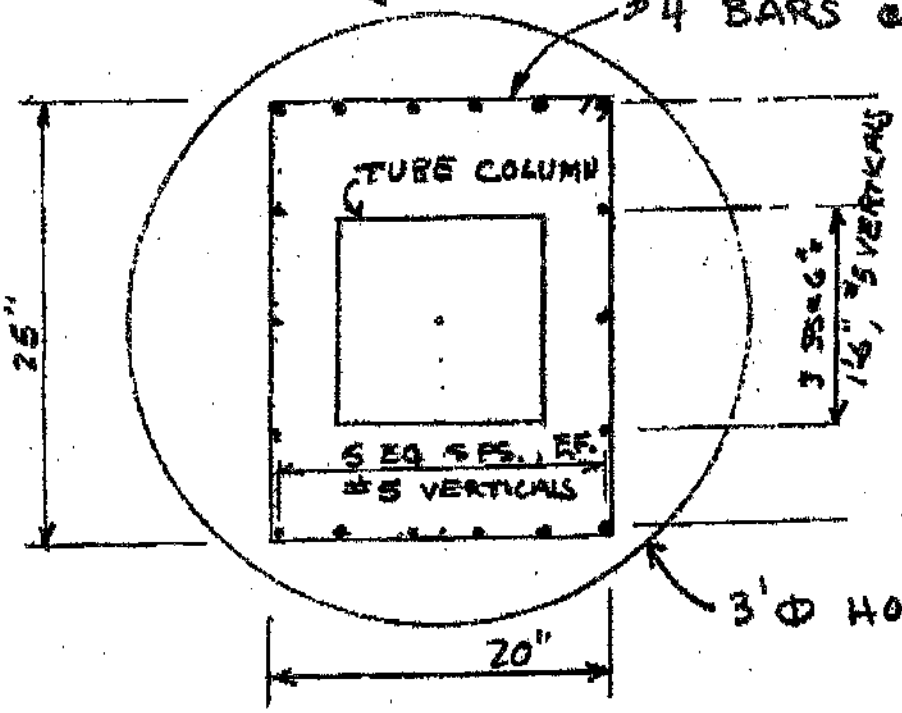
$M = (\frac{14,989}{2})(13.78) = 103,274$

$A_s\ REQD = \frac{103,274(12)}{24,000(\frac{7}{8})(20)} = 2.95 in^2$

#5 @ 2.35 = 2.72 USE 8 #5

SHT 3 of 3R RAMSAY SIGN K 6-70 JJH

IF CAGE IS MADE 20" BY 26", NEED 6-#5 BARS IN MAIN FACES



PLAN OF FOOTING CAGES

1. ALL REBARS TO BE GRADE 60.
2. CONCRETE TO BE 4000 PSI STRENGTH
3. FOOTING HOLES TO BE 3'-0" IN DIAMETER, 13'-0" DEEP.

I CERTIFY THAT I HAVE MADE THIS DESIGN AND DRAWINGS, AND A DULY REGISTERED ENGINEER IN MINNESOTA

James J Hill REG # 7395

City of RAMSEY

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

Scope of Work for Highway 10 Monument Sign Refurbish

Summary: The City of Ramsey Highway 10 Sign near the Northstar Commuter Rail stop with digital display boards on both sides, and update with current City branding.

Items to be included in proposal:

1. Remove northbound and southbound existing faces from cabinet
2. Replace top portion of sign with "City of Ramsey" logo
3. Backlight logo with LEDs
4. Remove existing display board
5. Remove tenant panels
6. Replace tenant panels with an 11 x 11 dynamic display from Daktronics or Watchfire (16mm) on both north and southbound sides of sign
7. Include 5 year warranty on parts and labor
8. Include all hookup and connection costs
9. Replace stone wrap on northbound and southbound sides of sign
10. Remove all secondary stone pilaster and replace with properly engineered load path/base

Please quote replacement of stonework and base wrap separately from refurbish for insurance purposes.

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

RESOLUTION #19-107

RESOLUTION AUTHORIZING PAYMENTS FOR HIGHWAY 10 SIGNAGE UPDATES

WHEREAS, pursuant direction from the City Council, City Staff has received quotes to update the Highway 10 Monument Sign with a digital display and the Ramsey Boulevard sign with new tenant panels and City of Ramsey branding; and

WHEREAS, Staff received quotes from six companies related to the signage improvements; and

WHEREAS, Staff finds that Think Digital Signs is the lowest responsible quote for the Highway 10 Monument Sign updates with large screens on both sides; and

WHEREAS, Think Digital Signs has proposed an 11 x 11 digital Watchfire display and rebranding at $107,690; and

WHEREAS, Staff finds that Demars Signs is the lowest responsible quote for the Ramsey Boulevard signage updates; and

WHEREAS, Demars Signs has proposed white tenant panels and updated City of Ramsey branding at $10,625.

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

1) That the City Council hereby authorizes the following payments from the City's Facility Fund:
   a. Payment to Think Digital Signs in a not-to-exceed amount of $110,000 for digital display and $30,000 for sign rehabbing.
   b. Payment to Demars Signs in a not-to-exceed amount of $11,500.

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

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

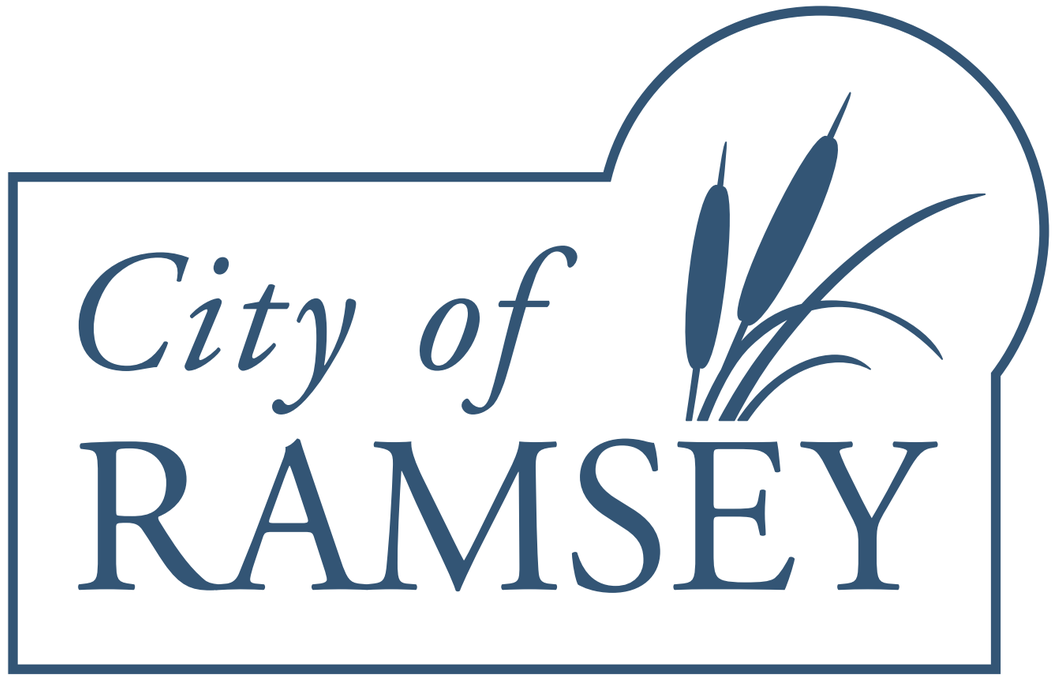
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

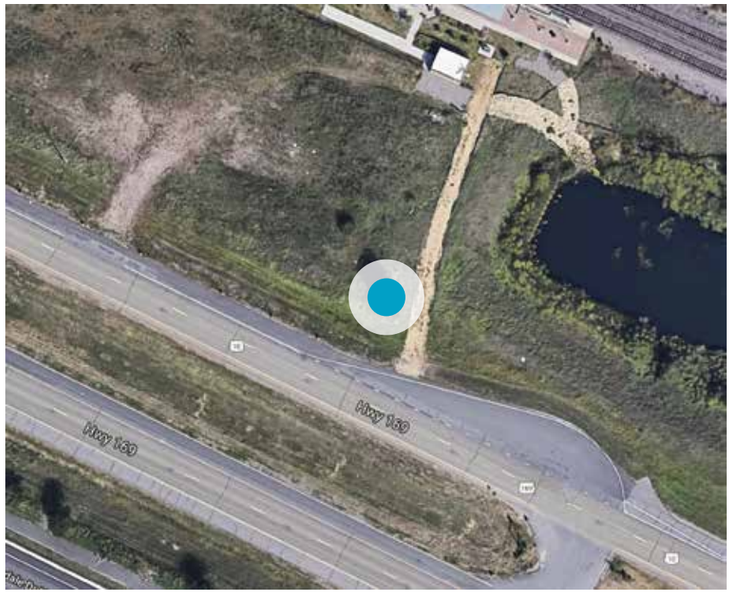
Company	Highway 10 Monument Sign	Notes	Ramsey Blvd Sign	Notes
Albrecht Sign Company	Sign: $118,460 Rehab: $57,085 **Total: $175,545**	• Five year warranty • Sign backlit w/ LEDs • Daktronics sign	$17,485	• White tenant panels • Sign backlit w/ LEDs
Demars Signs	Sign: $126,041 Rehab: $32,384 **Total: $158,425**	• Five year warranty • Sign backlit w/ LEDs • 11 x 11 screens • Watchfire 19 mm • Consultant for original sign	$10,625	• White tenant panels • Sign backlit w/ LEDs • Consultant for original sign • Lexan faces
Lumen Signs	Sign: $128,850 Rehab: $35,800 **Total: $164,650**	• Five year warranty • Doesn't include electrical connection • Daktronics display (16mm) • (~$2500 electrical hookup not included)	$8,975	• New tenant panels • Vinyl logo • No lighting included • New COR logo
Think Digital Signs	Sign: $107,690 Rehab: $29,000 **Total: $136,690**	• 5 year warranty (parts) • 1 year warranty (labor) • Watchfire 16 mm sign • 11 x 11 screens	$11,860	• Sign backlit w/ LEDs • White tenant panels • Aluminum faces
Archetype* Haven't heard back from since original request	$124,000	• 5 year warranty (parts) • 11 x 11 screens • 16 mm sign	N/A	N/A



7775 MAIN STREET NE, FRIDLEY, MN 55432 I P 763.754.2899 I F 763.767.7316 I WWW.ALBRECHTSIGNCOMPANY.COM

Message Schedule

Sign Type	Quantity	Sign Identity
e01	01	Main Monument
e02	01	Main Plyon





N

ALBRECHT SIGNS

DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.,
Fridley, MN 55432
P: 763.754.2899 | F: 763.767.7316
www.albrechtsigncompany.com

Client Name:
City of Ramsey

Client Address:
7550 Sunwood Drive NW
Ramsey, MN 55303

Start Date: 6/17/19
Last Revision Date: N/A
Job Number: N/A
Drawing Revision: N/A
Sales Representative: CJ
Designer: JPA

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval

LED Module	Power Supply
Type	Type
Units	Units

LISTED

This Sign Intended To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Codes. This Includes Proper Grounding & Bonding Of Sign.

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Proposed Rendering - Day

NTS



Proposed Rendering - Night

NTS

ALBRECHT SIGNS

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Sales Representative: CJ
Designer: JPA

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval

LED Module	Power Supply
Type	Type
Units	Units

UL LISTED

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Existing Signage

NTS



Face View (Side A & B SIM)

Scale: 1/4" = 1'

NOTES:

1: Survey Required

Color:		Cream / Light Beige		PMS 2955c 80%		Love Land		Belbien (Wood)		N/A		N/A		N/A	E01			
Paint Finish:		TBD		Matthews Match		N/A		N/A		N/A		N/A		N/A	Main Monument			
Vinyl:		N/A		N/A		N/A		Film TBD		N/A		N/A		N/A	Quantity:	01	Square Feet:	262
Digital Print:		N/A		N/A		N/A		N/A		N/A		N/A		N/A	Single Face:	☐	Illuminated:	■
Other:		N/A		N/A		S4040-14		N/A		N/A		N/A		N/A	Double Face:	■	Non-Illuminated:	☐

ALBRECHT SIGNS

DESIGN | FABRICATION | INSTALLATION | SERVICE

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Client Name:
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Start Date: 6/17/19
Last Revision Date: N/A
Job Number: N/A
Drawing Revision: N/A
Sales Representative: CJ
Designer: JPA

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval

X _____

LED Module	Power Supply
Type	Type
Units	Units

UL LISTED

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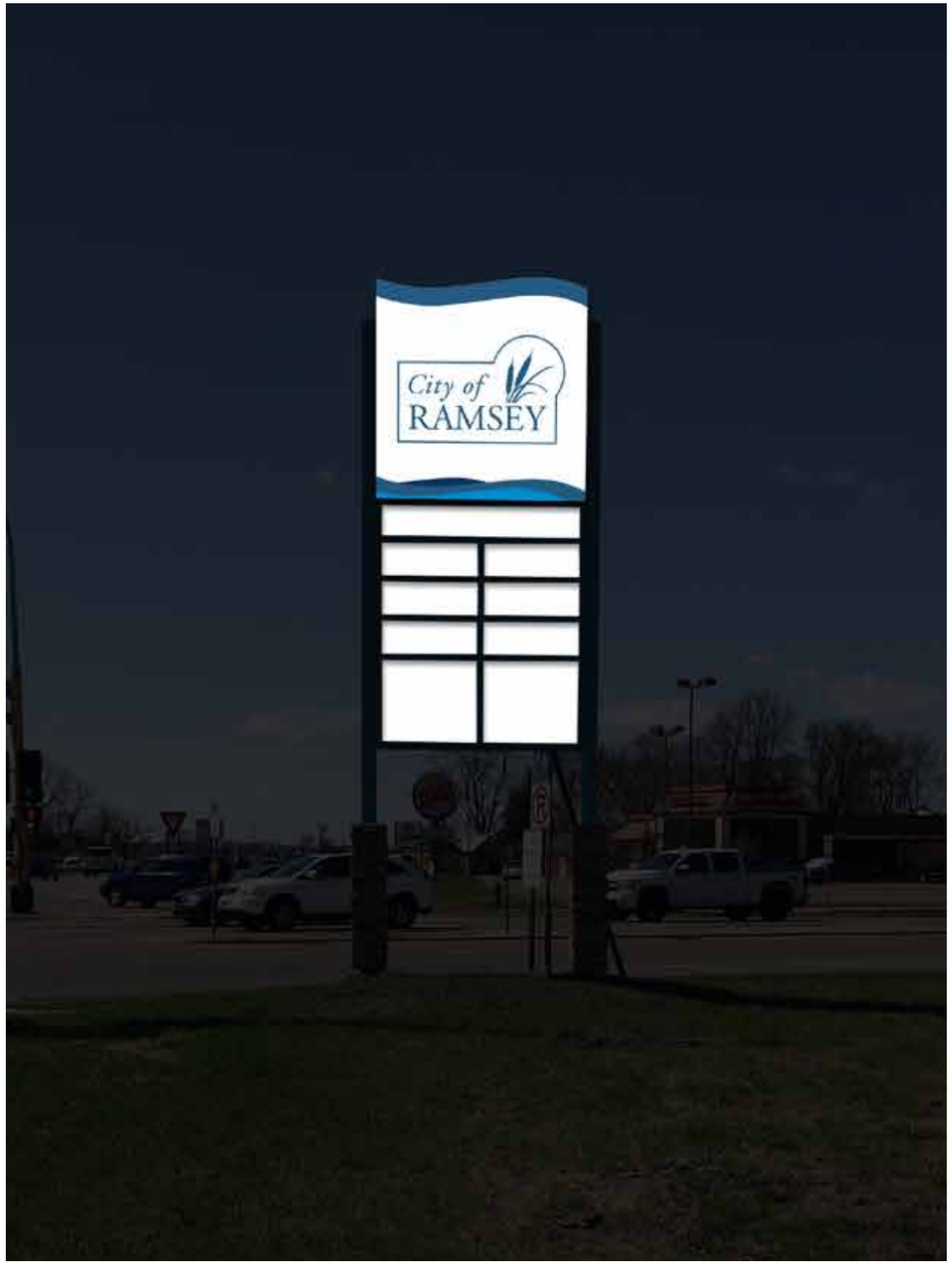
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04/06



Proposed Rendering - Day

NTS



Proposed Rendering - Night

NTS

ALBRECHT SIGNS

DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.,
Fridley, MN 55432
P: 763.754.2899 | F: 763.767.7316
www.albrechtsigncompany.com

Client Name:
City of Ramsey

Client Address:
7550 Sunwood Drive NW
Ramsey, MN 55303

Start Date: 6/17/19
Last Revision Date: N/A
Job Number: N/A
Drawing Revision: N/A
Sales Representative: CJ
Designer: JPA

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval

LED Module	Power Supply
Type	Type
Units	Units

UL LISTED

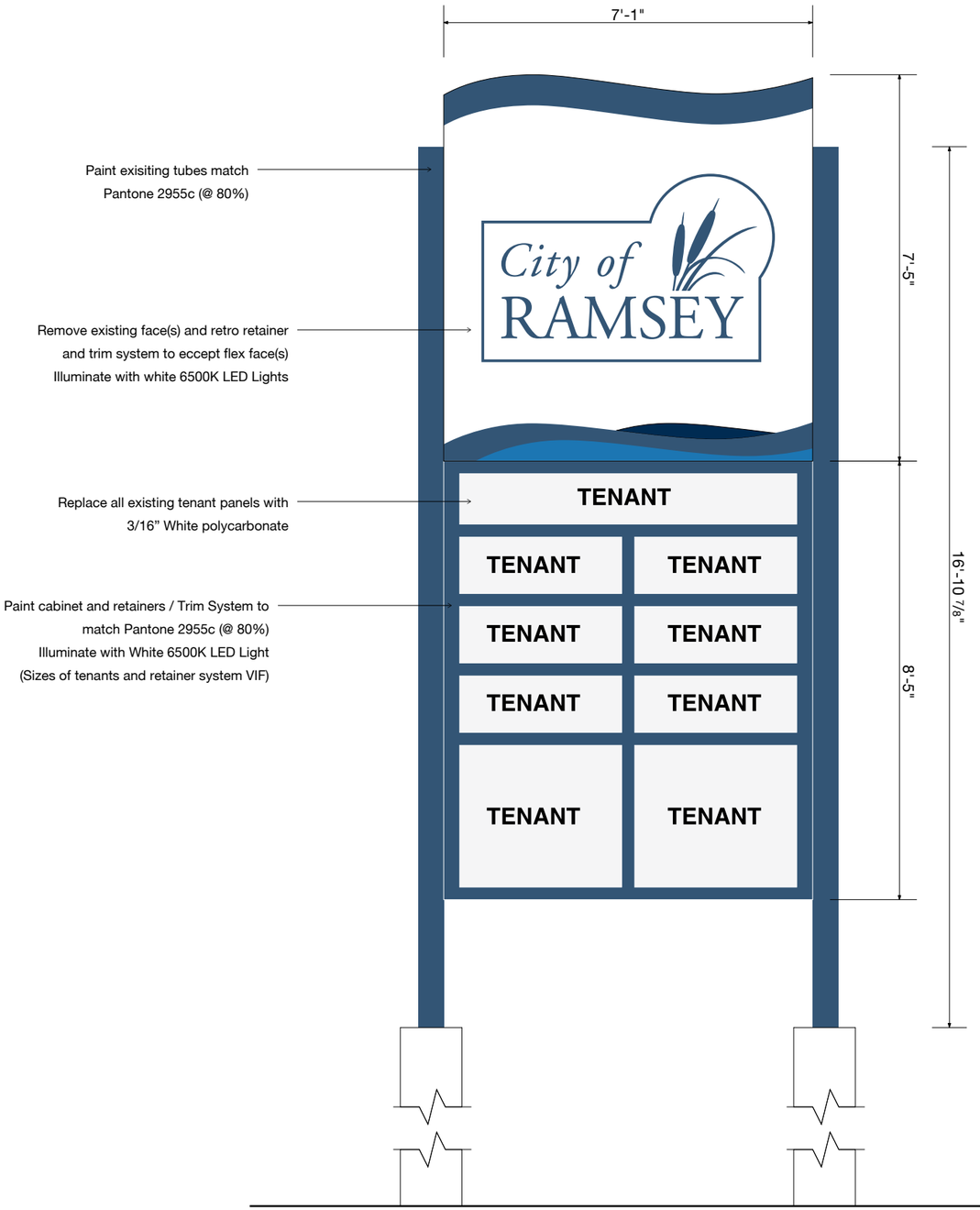
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Existing Signage

NTS



Face View (Side A & B SIM)

Scale: 3/8" = 1'

NOTES:

1: Survey Required

Color:		PMS 2955c 80%		N/A		N/A		N/A		N/A		N/A		N/A	E02	
Paint Finish:		Matthews Match		N/A		N/A		N/A		N/A		N/A		N/A	Main Pylon	
Vinyl:		N/A		N/A		N/A		N/A		N/A		N/A		N/A	Quantity: 01	Square Feet: 112
Digital Print:		N/A		N/A		N/A		N/A		N/A		N/A		N/A	Single Face: ☐	Illuminated: ■
Other:		N/A		N/A		N/A		N/A		N/A		N/A		N/A	Double Face: ■	Non-Illuminated: ☐

ALBRECHT SIGNS

DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.,
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Start Date: 6/17/19
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Job Number: N/A
Drawing Revision: N/A
Sales Representative: CJ
Designer: JPA

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval

X _____

LED Module	Power Supply
Type	Type
Units	Units

UL LISTED

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06/06

Albrecht Sign Company
7775 Main St NE
Fridley, MN 55432 USA
Phone: 763.754.2899
Fax: 763.767.7316
Fed ID: 82-0773738

Quote No: 11923-1

Tuesday, April 30, 2019

Bill To:

CITY OF RAMSEY
7550 SUNWOOD DRIVE NW
RAMSEY, MN 55303
Phone: 763-433-9833
Fax: 763-433-9848

Ship To: **CITY OF RAMSEY**

CITY OF RAMSEY
7550 SUNWOOD DRIVE NW
RAMSEY, MN 55303
Phone: 763-433-9833
Fax: 763-433-9848

Payment Terms: 50% DOWN, NET 10

CITY OF RAMSEY RE-BRANDING AND NEW DIGITAL DISPLAY OPTIONS:

Albrecht Sign Company
7775 Main St NE
Fridley, MN 55432 USA
Phone: 763.754.2899
Fax: 763.767.7316
Fed ID: 82-0773738

Quote No: 11923-1
Tuesday, April 30, 2019

Line: ***1*** *Sign Type :* ***MONUMENT SIGN***

Part ID: OPTION 2: DF DIGITAL DISPLAY/ FLEX FACE/ RETRO FIT

Option 2: EQUAL SIZE DAK UNITS ON NORTH AND SOUTH ELEVATION

REMOVE:
1. REMOVE "THE COR AT RAMSEY" FACE FROM BOTH SIDES OF MONUMENT.
2. REMOVE EXISTING DIGITAL DISPLAYS (QTY 2).
3. REMOVE NORTHBOUND AND SOUTHBOUND TENANT PANELS & RETAINER SYSTEM.

PAINT:
1. SCUFF AND PREP PAINT SURFACES.
2. FIELD PAINT ORANGE PORTION OF MONUMENT BLUE ON SITE. BLUE NOT SPECIFIED.

FABRICATE:
1. RETROFIT RETAINER AND TRIM SYSTEM TO ACCEPT FLEX FACES. (QTY 2)
2. DIGITALLY PRINTED FLEX FACE WITH UV OVER-LAMINATE.
3. CABINET ILLUMINATED WITH WHITE LED'S.
4. CABINET RETAINER WILL BE PAINTED TO MATCH MONUMENT. COLOR TBD.
5. STEEL BRACING AND NEW STRUCTURE FOR DAKTRONICS MOUNTING.
6. PAINT FILLER PANELS SURROUNDING DAKTRONICS UNITS.

DIGITAL DISPLAY NORTH ELEVATION
1. DAKTRONICS GS6 15.85MM FULL COLOR 10'-11" X 10'-8" X 11"
2. DAKTRONICS VERIZON 4G CELLULAR LIFETIME DATA COMMUNICATIONS PLAN INCLUDED

DIGITAL DISPLAY SOUTH ELEVATION
1. DAKTRONICS GS6 15.85MM FULL COLOR 10'-11" X 10'-8" X 11"
2. DAKTRONICS VERIZON 4G CELLULAR LIFETIME DATA COMMUNICATIONS PLAN INCLUDED

DAKTRONIC OPTIONS INCLUDED.
1. PHONE AND ONLINE TECHNICAL SUPPORT INCLUDED.
2. 5 YEAR PARTS AND LABOR WARRANTY.
3. CLOUD BASED SOFTWARE
4. ONE-ON-ONE WEBINAR TRAINING

INSTALL:
1.DAKTRONICS DISPLAY AND FLEX FACE TO BE INSTALLED ON EXISTING MONUMENT.
2. FINAL ELECTRICAL HOOK UP INCLUDED.
*SITE SURVEY REQUIRED FOR STRUCTURE RATING.
*ELECTRICAL SURVEY REQUIRED TO VERIFY SUFFICIENT POWER FOR DAKTRONICS DISPLAY.

Quantity U/M	*Unit Price*	*Lead Time*	*Total Price*
1.00	118,460.00000		$118,460.00 *

Albrecht Sign Company
7775 Main St NE
Fridley, MN 55432 USA
Phone: 763.754.2899
Fax: 763.767.7316
Fed ID: 82-0773738

Quote No: 11923-1
Tuesday, April 30, 2019

Line: ***3*** *Sign Type :* ***MONUMENT SIGN***
Part ID: MONUMENT LOCATED ON - RAMSEY BLVD

REMOVE:
1. REMOVE "THE COR AT RAMSEY" FACE FROM BOTH SIDES OF MONUMENT.

PAINT:
1. SCUFF AND PREP PAINT SURFACES.
2. FIELD PAINT ORANGE PORTION OF MONUMENT BLUE ON SITE. BLUE NOT SPECIFIED.

FABRICATE:
1. RETROFIT RETAINER AND TRIM SYSTEM TO ACCEPT FLEX FACES. (QTY 2)
2. DIGITALLY PRINTED FLEX FACE WITH UV OVER-LAMINATE.
3. CABINET ILLUMINATED WITH WHITE LED'S.
4. CABINET RETAINER WILL BE PAINTED TO MATCH MONUMENT. COLOR TBD.
5. REPLACE EXISTING TENANT PANELS WITH 3/16" WHITE LEXAN (POLYCARBONATE) TO HAVE APPLIED 3M DIGITAL PRINT TRANSLUCENT VINYL.
6. QTY-12) PANELS- 16" X 6'
7. QTY 4) PANELS- 3' X 3'
8. QTY 2) PANELS- 16" x 6'

INSTALL:
1. DISPOSE OF EXISTING BULBS AND RETRO FIT WITH WHITE LED'S.
2. FINAL ELECTRICAL HOOK UP INCLUDED.
*SITE SURVEY REQUIRED FOR STRUCTURE RATING.

Quantity U/M	*Unit Price*	*Lead Time*	*Total Price*
1.00 EA	17,485.00000		$17,485.00 *

Line: ***4*** *Sign Type :* ***REMOVAL***
Part ID: REMOVE PILASTER

FOR INSURANCE PURPOSES

Due to pilaster damage from vehicle and damage to the main pylon shroud sections, Albrecht Sign Company proposes the following.

** Part 1 Removal of Pilaster:

1. Remove stacked stone, backing, and wood/steel frame structure down to main steel tube support.
2. Dispose of all stone and additional debris attached to steel tube.
3. Salvage aluminum cap at top to be reused on new pilaster.

Quantity U/M	*Unit Price*	*Lead Time*	*Total Price*
1.00 EA	2,190.00000		$2,190.00 *

Albrecht Sign Company
7775 Main St NE
Fridley, MN 55432 USA
Phone: 763.754.2899
Fax: 763.767.7316
Fed ID: 82-0773738

Quote No: 11923-1
Tuesday, April 30, 2019

Line: ***5*** *Sign Type :* ***REMOVAL***

Part ID: REMOVE SIGN CABINET/ NEW CLADDING/ INSTALL

FOR INSURANCE PURPOSES

Due to pilaster damage from vehicle and damage to the main pylon shroud sections, Albrecht Sign Company proposes the following.

**Part 2 Removal and Reinstall of damaged cabinet and shroud:

1. Remove existing pylon from structure and return to Albrecht for repair.
2. Dispose of damaged bottom cabinet cladding and drip cap.

REPAIR WORK:

1. Straighten out and/or replace bent angle frame work as needed under damaged cladding on lower sign cabinet, fabricate and replace cladding on cabinet.
2. Fabricate and replace drip cap.
2. Paint to match renderings included into proposal.

Install:
1. Return trip to site and install onto main vertical supports.

Quantity U/M	*Unit Price*	*Lead Time*	*Total Price*
1.00 EA	10,535.00000		$10,535.00 *

Line: ***6*** *Sign Type :* ***FAB MATERIALS***

Part ID: STEEL CAGE/ STACKED STONE/ WRAPPED BELBIEN BASE

FOR INSURANCE PURPOSES

Furnish and Install:

1. Fabricate steel cage and supports for pilaster per spec and renderings.
2. Apply plywood backer on cage exterior.
3. Field install vapor barrier, metal lath, scratch coat, and stacked stone veneer.
4. Install salvaged aluminum cap to top of pilaster.

1. Fabricate replacement aluminum shroud and framework, install to existing main vertical supports.
2. Apply Belbien wood grain to compliment painted pylon and stacked stone.

Quantity U/M	*Unit Price*	*Lead Time*	*Total Price*
1.00 EA	44,360.00000		$44,360.00 *

* Indicates which quantity price is included in the Total

Total: $193,030.00

Salesperson: Chris Judd

Prices are Valid Until Thursday, May 30, 2019

Albrecht Sign Company
7775 Main St NE
Fridley, MN 55432 USA
Phone: 763.754.2899
Fax: 763.767.7316
Fed ID: 82-0773738

Quote No: 11923-1
Tuesday, April 30, 2019

Thank you for the opportunity to bid on this project.

- Sign Permit(s), Electrical Permit(s), and Office Staff fees are not included in bid price unless otherwise noted.
- Permit application will be submitted upon receipt of signed proposal & down payment.
- Production of project will begin after all permit(s) are approved from the city officials.
- Bid does not include final primary electrical connection unless otherwise noted.
- No private locates included unless otherwise noted.
- No solid or excess rock encounters included.
- No excessive dewatering included.
- No premium hours included unless otherwise noted, all work is to be performed on straight time, regular hours.
- ASC is not responsible for damages to existing utilities, private underground wires, sprinkler lines, etc. that have not been located by the client.
- ASC is not responsible for any damages to lawn, landscape or plants from use of equipment needed for sign install.
- Unless specifically stated no repairs to lawn or landscape will be provided by ASC and will be the full responsibility of the client.
- ASC reserves the right to use completion photos as marketing material unless initialed on this line _____

I accept the prices, terms; conditions and or specifications listed here, and hereby authorize Albrecht Sign Company to perform the work as specified. I have read and accept the terms and conditions page (Exhibit A)

Authorized signature from Customer:

_____
Customer signature Date accepted

GUARANTY

In consideration of our agreeing to supply the Customer identified above with supplies, materials, and/or labor, the undersigned absolutely and unconditionally guarantees the full and prompt payment to Albrecht Sign Company of any and all indebtedness, liabilities, and obligations now or hereafter existing. This is an absolute, unconditional and continuing guaranty. If Customer defaults in any payment or violates any other terms or conditions of any contract or agreement, the undersigned agrees to pay upon demand such indebtedness, liabilities, and obligations of Customer, together with any expenses and costs of collection at any time paid or incurred, including attorney's fees, whether or not in connection with a judicial proceeding, in attempting to collect such indebtedness, liabilities, and obligations and in enforcing this Guaranty.

IN WITNESS WHEREOF, the undersigned has executed this Guaranty as of the _____ day of _____, 20_____.

PLEASE SIGN WITHOUT REFERENCE TO YOUR TITLE OR CORPORATION POSITION _____ Signature _____

_____
_____ Print name of person signing

Albrecht Sign Company
7775 Main St NE
Fridley, MN 55432 USA
Phone: 763.754.2899
Fax: 763.767.7316
Fed ID: 82-0773738

TERMS AND CONDITIONS OF SALE
EXHIBIT A

These terms and conditions are applicable to all Goods and Services provided by Albrecht Sign Company ("ASC"). As used herein "Goods and Services" refer to the scope of the production and fabrication of the sign proposal submitted by ASC to Client. ASC requests written acceptance of the Agreement, but the following actions shall also constitute Client's acceptance of the Agreement: 1) issuing an authorizing purchase order for any of the Goods and Services, 2) authorizing ASC's presence on site, or 3) written or electronic notification for ASC to proceed with the proposal. **Issuance of a purchase order by Client which contains separate terms and conditions will not take precedence or modify the terms and conditions contained in this Service Agreement.** The proposal, these terms and conditions and any appendices attached hereto shall comprise the Agreement between ASC and Client described in the proposal and are binding upon the Client, its successors, assignees, joint ventures and third-party beneficiaries. All proposals, negotiations, and representations, if any, regarding this transaction made prior to the date of this acknowledgment are merged herein. Any modifications to this Agreement must be mutually acceptable to both parties and accepted in writing. No considerations will be given to revisions to ASC's terms and conditions or alternate contract format submitted by the Client as a condition for payment.

PAYMENT: Unless stated differently on the face of the invoice, terms are net thirty (30) days from the date of the invoice on approved credit. All invoices not paid within thirty days of invoice shall be subject to interest which shall accrue at the rate of 1.5% per month (18% annually), or the maximum rate allowed by law, whichever is less. Customer shall have no right of set off to ASC in satisfaction of any claims asserted against ASC by Customer. ASC may at its sole discretion alter or suspend credit. Customer agrees to furnish ASC with the personal guarantees of the principals of Customer as ASC may request the same from time to time.

TITLE AND OWNERSHIP: The sale of the Sign to Customer constitutes a cash sale and title to and ownership of the Sign purchased under this Agreement shall pass to Customer upon ASC's receipt of payment in full for the Sign. ASC shall retain all right, title and interest in the Sign until Customer's cash payment is received or its check honored, despite ASC's delivery and Customer's possession of the Sign. All artwork or designs that are created by ASC shall continue to be owned by ASC and Customer may not use the artwork or designs without ASC's written permission. Without limiting the generality of the foregoing, Customer may not reproduce or copy any artwork or design or transfer, assign, sublicense, loan, disclose or otherwise make available all or any portion of such artwork or design to any other person or entity, without the prior express written consent of Seller.

REMEDIES: If ASC determines, in its sole discretion, that Customer is in default under any of its obligations under this Agreement, ASC may (a) enter upon Customer's premises and without any court order or other process of law may repossess and remove the Sign, with or without notice to Customer; Customer hereby waives any trespass or right of action for damages by reason of such entry, removal or disabling; Customer further expressly consents to ASC's entry of the premises; (b) ASC may require Customer to return the Sign in good repair, by delivering the Sign packed and ready for shipment, to such place as ASC may specify; (c) ASC may cancel or terminate this Agreement and may retain any and all prior payments made by Customer; (d) ASC may declare all sums due and to become due under this Agreement immediately due and payable, without notice or demand to Customer; (e) if the Sign is permanently affixed to real property, Customer acknowledges and agrees that the Sign shall constitute a lienable permanent improvement and ASC may file a mechanic's lien on the improved real property for labor and material provided; or (f) ASC may pursue any other remedy available at law, by statute or equity. No single or partial exercise by ASC or any right or remedy hereunder shall preclude any other or further exercise of any other right or remedy. If ASC hires an attorney who to collect what is owed under this Agreement or to regain possession of the Sign, Customer agrees to pay all ASC's attorneys' fees, costs, and expenses incurred.

CUSTOMER'S REPRESENTATIONS AND WARRANTIES: If Customer has entered into this agreement as a business entity and not as an individual, Customer represents, warrants and certifies that it is a business duly organized validly existing and in good standing and is licensed or qualified to transact business under the laws of the State of Minnesota. Customer further represents, warrants and certifies that it has all requisite power and authority to carry on its business, including authority to execute and deliver and to perform all of its obligations under this agreement. In the event that Customer breaches this warranty, the individual who has executed this agreement shall be solely liable to ASC for all of Customer's obligations hereunder.

ASC'S WARRANTIES: ASC agrees to warrant all Sign(s) in accordance with the terms of its standard warranty for each Sign, as modified from time to time in ASC's sole discretion. ASC's sole obligation to Customer shall be limited to the repair or replacement of the Sign, at ASC's option, of defective products returned to Seller at the sole expense of Buyer or initial retail purchaser. THE FOREGOING REMEDIES ARE EXCLUSIVE. SELLER MAKES NO OTHER EXPRESS WARRANTY. SELLER DISCLAIMS, AND BUYER WAIVES ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

ASC LIABILITY: In no event shall ASC's liability exceed the amount of the invoice price of the Sign sold or the services provided. ASC shall not have any obligation or liability to Customer for any incidental or consequential damages whatsoever sustained or alleged to have sustained by Customer (including any expenses incident thereto), arising out of or related to these Terms and Conditions. The "consequential damages" shall be deemed to include the following; loss of use, revenue, income, or anticipated profits; loss of Sign, materials or property handled or processed with the use of the Sign; and damage to, loss or destruction of property. Customer agrees to indemnify ASC from and against damages and costs to the extent caused by the intentional acts or negligence of the Customer, Customer's contractors and subcontractors or other third parties.

MISCELLANEOUS: If and to the extent that applicable law confers any rights or imposes any duties inconsistent with or in addition to any of the provisions of this agreement, the affected provisions shall be considered amended to conform thereto, but all other provisions hereof shall remain in full force and effect. The laws of Minnesota shall govern over the terms of this agreement. The exclusive jurisdiction for the resolution of any and all disputes between the parties shall be the State or Federal Courts located in Hennepin County, Minnesota. This writing is the full and complete agreement between the parties. Any modifications of this agreement must be made in writing and executed by both parties. Waiver by ASC of a breach of any of the terms and conditions of this contract shall not be construed as a waiver of any other breach.

Chloe McGuire Brigl

From: Chris Judd <cjudd@albrechtsigncompany.com>
Sent: Wednesday, May 15, 2019 4:19 PM
To: Chloe McGuire Brigl
Subject: Daktronics Info
Attachments: image001.png

Hey Chloe,
This would be a fantastic video to show if time allows. This video shares what makes Daktronics the difference in the industry.
https://www.daktronics.com/en-us/markets/commercial/why-daktronics
https://youtu.be/e1s6YaJw-70

This link describes the resolution quality.
https://www.daktronics.com/en-us/products/message-displays/all/GS6/15.85mm/Full-Color

Let me know what you think and if you would like more information!

Chris Judd | Senior Sales Executive

Albrecht Sign Company

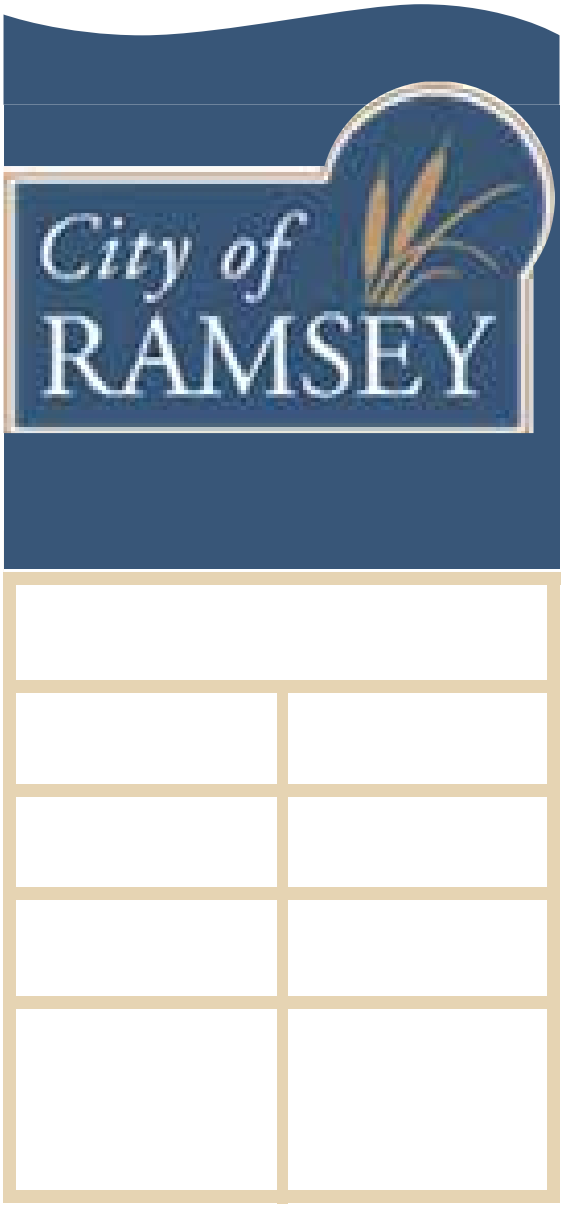
albrechtsigns.com

7555 Main Street NE, Fridley MN 55432

D: 651-478-1831 | C: 612-940-0076

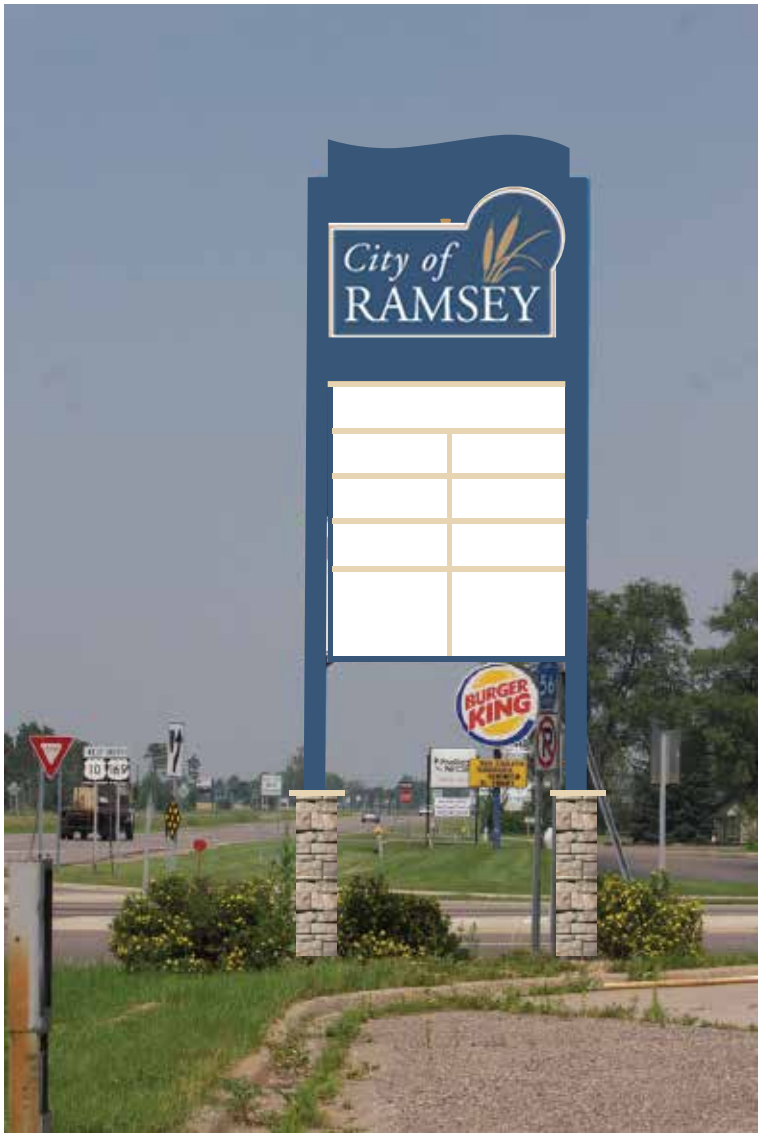
15″

6′



8′

84″



24″ x 24″ x 60″ brick bottoms
aluminum caps

DEMARS SIGNS

410 93rd Ave.NW
Coon Rapids, MN 55432
763.786.5545

DATE: 9.22.11
SALESMAN: Tim Olson
LOCATION: Ramsey

NOTES:

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing. b) Any associated legal fees.

CUSTOMER APPROVAL X

SHOP ADDRESS
410 93rd Avenue NW
Coon Rapids, MN 55433
Phone: (763) 786-5545
Fax: (763) 786-5520

Estimate

Sales Person: Tim Olson

CUSTOMER

Date	4/1/19
Name	City of Ramsey
Address	Armstrong Blvd Hwy 10
City, State, ZIP	Ramsey, MN 55303
Phone number	763-433-9826
Fax number	
Attn.	Chloe

Qty	Description	Total
1	Paint poles blue around sign at Armstrong Blvd	
1	Remove top portion of the sign 6' x 7' add f molding Put a lexan face with blue graphics white lettering to say City of Ramsey logo two sided Put LED's in to back light sign Put new panels with graphics on panels in bottom portion of sign.	$10,624.63
	Sign to match attached drawing	

Terms are 1/2 down and remaining balance due net 30 from invoice date
City permits and fees will be additional
Electrical connection to primary service is responsibility of client
Minnesota state and local sales tax, if applicable, will be added to final invoice

BID PRICE **$10,624.63**

BALLAST AND TRANSFORMERS CONTAINED IN SIGNAGE CARRY A ONE YEAR WARRANTY FROM MANUFACTURERS STAMPED DATE. LABOR FOR REPAIR AND INSTALLATION OF THESE BALLASTS AND TRANSFORMERS IS NOT INCLUDED IN THIS WARRANTY. WARRANTY FOR LED ILLUMINATION SYSTEM AND ITS COMPONENTS, AND DIGITAL MESSAGE CENTERS AND ITS COMPONENTS IS A MANUFACTURERS WARRANTY.
SEE INDIVIDUAL MANUFACTURERS WARRANTY FOR DETAILS

Initial: _____

SHOP ADDRESS
410 93rd Avenue NW
Coon Rapids, MN 55433
Phone: (763) 786-5545
Fax: (763) 786-5520

I agree to pay as required by the above stated terms until the balance has been entirely paid. I agree that title to and right to the possession of the merchandise shall remain in seller until balance is paid in full. Buyer will not sell, remove, or encumber the merchandise without sellers' written consent until balance is paid in full. I assume and shall be responsible for all loss or damage to said goods, and that upon any absence of payment or payments to above terms, seller may take back the merchandise or affirm the sales and hold me liable for the full unpaid balance. If buyer fails the payment terms of this contract, buyer agrees to pay filing, collection, and attorney fees incurred in the collection or prosecution of debt.

Prices subject to revision when unforeseen obstructions in ground, or other unforeseeable foundation or wall conditions are encountered. This includes, but is not limited to, steel wall beams, wall block, access to building effuse, cement, ground water, excess ground rock, frozen ground, utility lines, or unforeseen underground structure that prevents or delays the ground excavation to be done in a timely and safe manner. In addition if a Son a tube, steel ground support pole, or other structure related materials are needed you will be notified and a charge for these additions will be added on final invoice. Certified engineered drawings, if required by the city where structure is installed, will be an additional charge.
Any physical changes or alterations made to original sign after installation by seller, at the request of buyer or buyers representative, will be charged labor and materials in addition to original contract price. This contract is also considered a "personal guarantee of payment" in full of contract price and any added costs when signed.
I have read and understand and agree to all that is written.

BUYER _____

DATE _____

SHOP ADDRESS
410 93rd Avenue NW
Coon Rapids, MN 55433
Phone: (763) 786-5545
Fax: (763) 786-5520

Estimate

Sales Person: Tim Olson

CUSTOMER	
Date	4/1/19
Name	City of Ramsey
Address	7550 Sunwood Drive NW
City, State, ZIP	Ramsey, MN 55303
Phone number	763-433-9826
Fax number	
Attn.	Chloe

Qty	Description	Total
1	Paint poles blue around sign at Ramsey Blvd	$575.00
1	Remove existing signs on COR monument sign off hwy 10	
1	Replace sign with new City of Ramsey logo on top portion of sign Two sided sign Back lit with white LED's Build new structure for 11' x 11' electronic sign in place of tenant sign 11' x11' two side Watchfire Electronic reader board	$126,041.00
1	Remove existing signs on COR monument sign off hwy 10 Replace sign with new City of Ramsey logo on top portion of sign Two sided sign Back lit with white LED's Build new structure for 11' x 11' electronic sign 11' x11' one side Watchfire Electronic reader board The other side aluminum panels in place of tenant sign	**$89,252.00**
1	Remove existing signs on COR monument sign off hwy 10 Replace sign with new City of Ramsey logo on top portion of sign Two sided sign Back lit with white LED's Build new structure for aluminum panels. Will be set for Future electronic Sign install on sign. Aluminum panel will be installed on each side instead of tenant signs	**$51,252.00**

Terms are 1/2 down and remaining balance due net 30 from invoice date
City permits and fees will be additional
Electrical connection to primary service is responsibility of client
Minnesota state and local sales tax, if applicable, will be added to final invoice

BID PRICE

BALLAST AND TRANSFORMERS CONTAINED IN SIGNAGE CARRY A ONE YEAR WARRANTY FROM MANUFACTURERS STAMPED DATE. LABOR FOR REPAIR AND INSTALLATION OF THESE BALLASTS AND TRANSFORMERS IS NOT INCLUDED IN THIS WARRANTY. WARRANTY FOR LED ILLUMINATION SYSTEM AND ITS COMPONENTS, AND DIGITAL MESSAGE CENTERS AND ITS COMPONENTS IS A MANUFACTURERS WARRANTY.
SEE INDIVIDUAL MANUFACTURERS WARRANTY FOR DETAILS

Initial: _____

SHOP ADDRESS
410 93rd Avenue NW
Coon Rapids, MN 55433
Phone: (763) 786-5545
Fax: (763) 786-5520

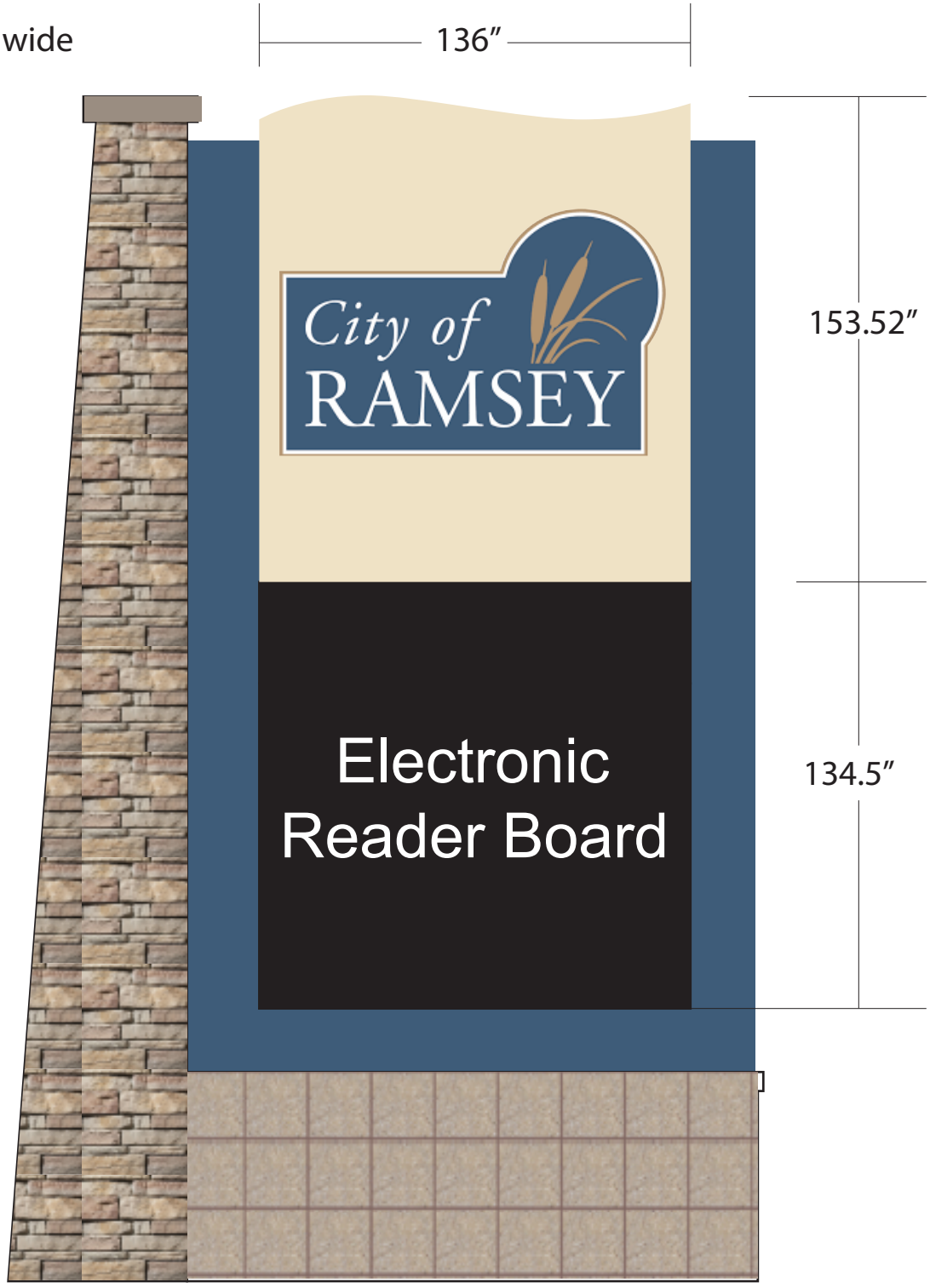
I agree to pay as required by the above stated terms until the balance has been entirely paid. I agree that title to and right to the possession of the merchandise shall remain in seller until balance is paid in full. Buyer will not sell, remove, or encumber the merchandise without sellers' written consent until balance is paid in full. I assume and shall be responsible for all loss or damage to said goods, and that upon any absence of payment or payments to above terms, seller may take back the merchandise or affirm the sales and hold me liable for the full unpaid balance. If buyer fails the payment terms of this contract, buyer agrees to pay filing, collection, and attorney fees incurred in the collection or prosecution of debt.

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I have read and understand and agree to all that is written.

BUYER _____

DATE _____

logo 80″ tall x 122″ wide



DEMARS SIGNS
410 93rd Ave. NW
Coon Rapids, MN 55433
763.786.5545

DATE: _____

SALESMAN: _____

LOCATION: _____

NOTES: _____

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CUSTOMER APPROVAL X _____

Chloe McGuire Brigl

From: Tim Olson <tim@demars-signs.com>
Sent: Monday, April 08, 2019 1:10 PM
To: Chloe McGuire Brigl
Subject: Re: Cor signs

Existing Cor Sign in front of city hall.
Two sided 11' x 11' Watchfire 19mm electronic sign wireless broadband control of sign. 5 year warrenty on all parts.
City of Ramsey logo put on top portion of sign two sided back lit with white LED's.

Pylon Cor sign off Armstrong Blvd
New lexan faces City of Ramsey logo built into top portion of sign. Back lit with white LED's.
New lexan faces in the bottom portion tenant panels.

Tim Olson
DeMars Signs
763-786-5545

From: Chloe McGuire Brigl
Sent: Thursday, April 04, 2019 1:59 PM
To: Tim Olson
Subject: RE: Cor signs

SHOP ADDRESS
410 93rd Avenue NW
Coon Rapids, MN 55433
Phone: (763) 786-5545
Fax: (763) 786-5520

Estimate

Sales Person: Tim Olson

CUSTOMER

Date	6/12/19
Name	The Ramsey Cor
Address	Hwy 10
City, State, ZIP	Ramsey Mn
Phone number	763-433-9821
Fax number	
Attn.	Chloe

Qty	Description	Total
1	Replace Hwy 10 Cor sign existing sign base to original Weld a new 5' x 16' steel frame to existing poles Build a 2'x 6' green treated wood frame around steel structure mount 4' x 8' green treated plywood on top of 2' x 6' structure Install 18" x 20" Ponderosa Hearth Stones on three sides of sign 5' x 16' two sided 5' x 4' one side Remove signs and aluminum panels to get to steel poles Reinforce brick structure up side of building side of sign with 2" steel welded Angle iron, lag angle iron to 2 x 6' wood structure to hold structure in place Push existing brick structure that was move by crash back into place and Reinforce to pole with angle iron welded to pole and lagged to 2' x 6' wooden structure Replace aluminum panels on the bottom of sign Replace aluminum drip cap cover on the bottom of sign above brick	

Terms are 1/2 down and remaining balance due net 30 from invoice date
City permits and fees will be additional
Electrical connection to primary service is responsibility of client
Minnesota state and local sales tax, if applicable, will be added to final invoice

BID PRICE **$32,384.00**

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SEE INDIVIDUAL MANUFACTURERS WARRANTY FOR DETAILS

Initial: _____

SHOP ADDRESS
410 93rd Avenue NW
Coon Rapids, MN 55433
Phone: (763) 786-5545
Fax: (763) 786-5520

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I have read and understand and agree to all that is written.

BUYER _____

DATE _____

Chloe McGuire Brigl

From: Tim Olson <tim@demars-signs.com>
Sent: Monday, April 08, 2019 1:10 PM
To: Chloe McGuire Brigl
Subject: Re: Cor signs

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New lexan faces City of Ramsey logo built into top portion of sign. Back lit with white LED's.
New lexan faces in the bottom portion tenant panels.

Tim Olson
DeMars Signs
763-786-5545

From: Chloe McGuire Brigl
Sent: Thursday, April 04, 2019 1:59 PM
To: Tim Olson
Subject: RE: Cor signs

QUOTE

LUMEN SIGNS

16101 Ramsey Blvd. NW
Ramsey, MN. 55303
(651) 788-1841
www.lumensigns.com

June 3rd, 2019
Quote # 19-Q2121
Revision 2

Attention:
Chole McGuire Brigl
City of Ramsey
Ramsey, MN. 55303

DESCRIPTION	AMOUNT
Remove existing upper portion of monument and refabricate to accept new aluminum routerd faces w/ white acrylic backers to show	
internally illuminated City of Ramsey logo. Paint cabinet, faces and surround with Ramsey Blue (TBD).	
Fabricate and install HSS support system for digital EMC.	
Remove existing tenant reader panels and refabricate cabinet to accept 11' x 11' EMC.	
Supply and install (16mm) GS6 Galaxy double-sided Daktronics display (EMC) with wireless controller.	$ 115,250.00
Verizon lifetime wireless service	N/C
Final electrical connection to EMC and permit	$ 2,100.00
Provide 5 year PARTS AND LABOR warranty on Daktronics boards.	$ 7,000.00
Supply and install 100,000 hr. LED retrofit to upper portion of sign cabinet.	$ 4,500.00
Supply and install 4" x 4" x 3/8" HSS ledger boards to carry the weight of stone embellishment.	$ 2,800.00
TOTAL	
CAR ACCIDENT REPAIRS BELOW:	
Remove and properly dispose 100% of existing stone, plywood and lumber framing members. Clean job-site of debris.	
Supply and install new secondary framing for replacement of substrate required for stone replacement due to car accident.	
Supply and install new 1/2" CDX Plywood substrate and wire lath for stone installation	
Supply and install new Western Ledge stack stone "Mustang" & Ponderosa Hearthstones to match original design.	
Supply and install new Aluminum wrap to replace existing damaged wrap.	$ 33,000.00
NOTE: Sign permit not included and will be billed at actual cost + $75	
Total	$ 164,650.00

THANK YOU FOR YOUR BUSINESS!

QUOTE

LUMEN SIGNS

16101 Ramsey Blvd. NW
Ramsey, MN. 55303
(651) 788-1841
www.lumensigns.com

May 15th, 2019
Quote # Q1-19-2128

Bill To:
City of Ramsey
Ramsey, MN. 55303
C/O Kris

DESCRIPTION	AMOUNT
Supply and install new acrylic tenant reader panels, match existing messages.	
Supply and install new paint for entire cabinet to match "Ramsey blue".	
Remove existing upper sign panel that has COR identification.	
Supply and install new upper aluminum cabinet face section and include	
vinyl City of Ramsey logo as shown.	
No retrofitting of lighting method included.	
Permit billed separately at actual cost + $75 Admin fee.	
	$8,900.00

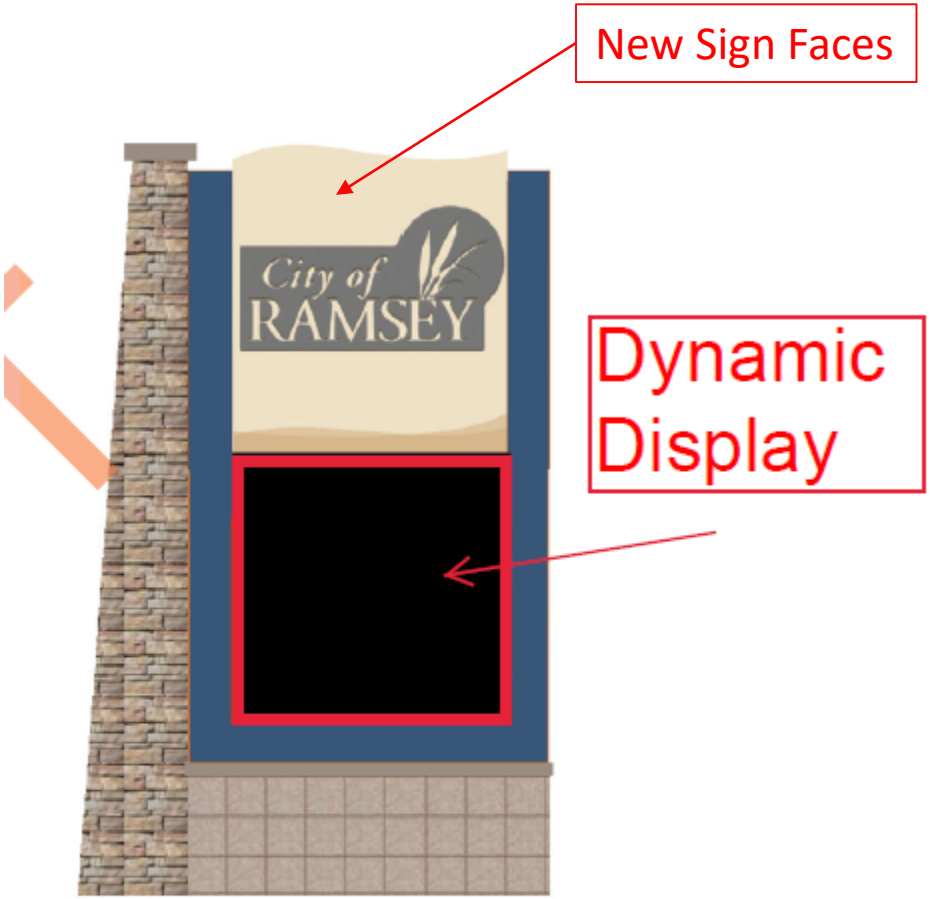
THANK YOU FOR YOUR BUSINESS!

City of Ramsey
Hwy 10, Ramsey, MN

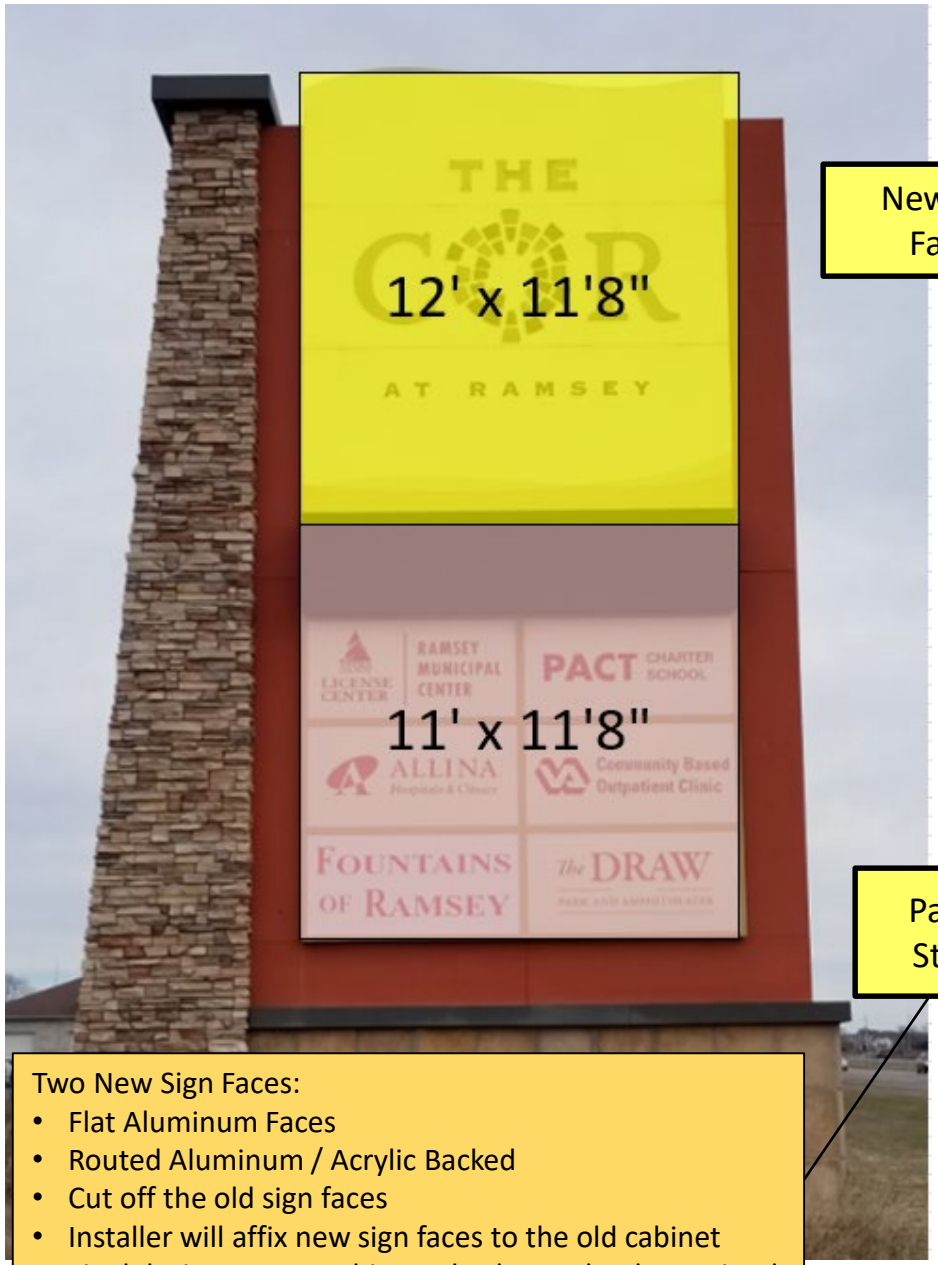
Signage Project: EMC Monument
April - 2019

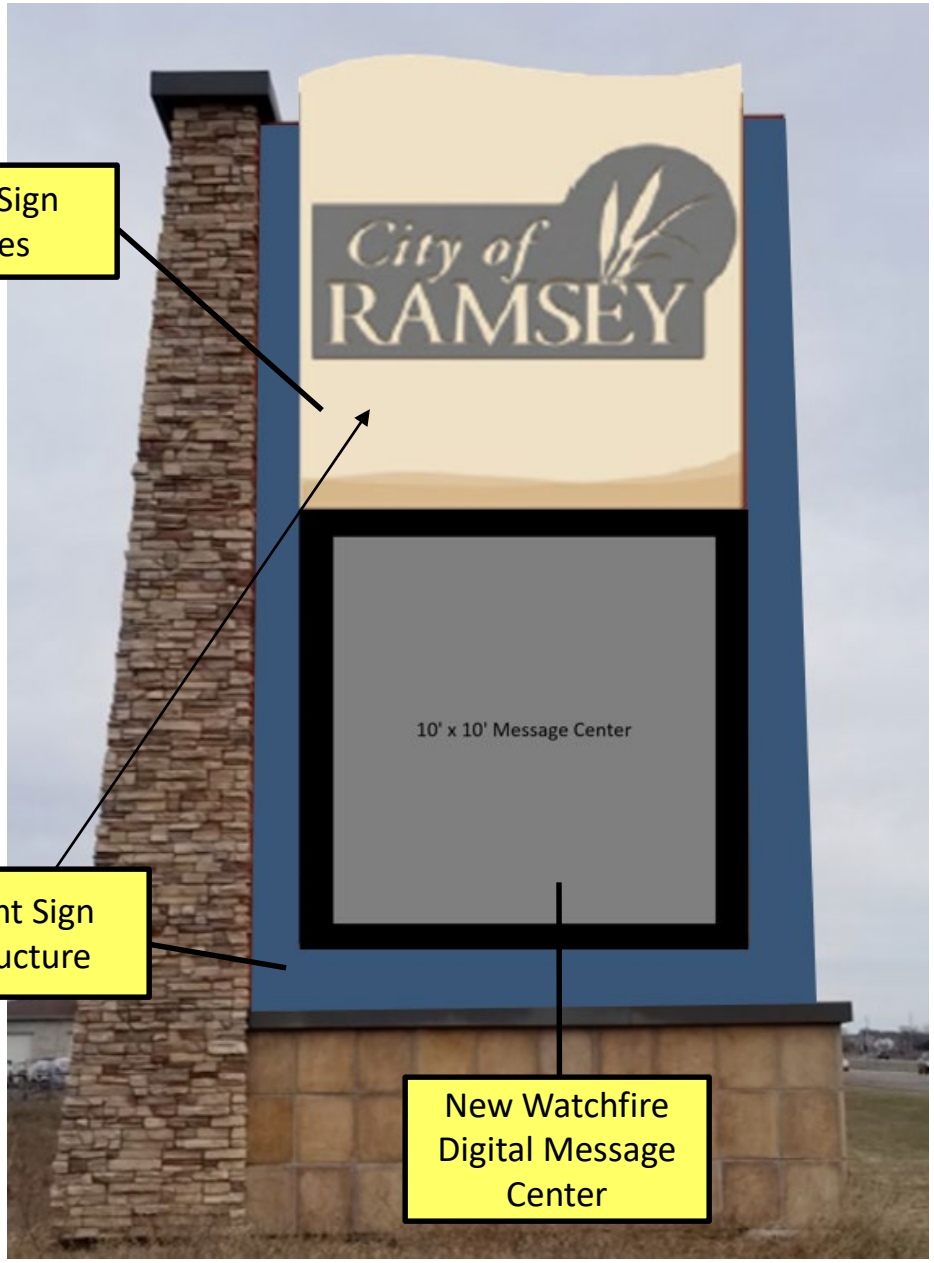
Electronic Message Center “EMC” Sign Project





RETROFITTED EXISTING X-LARGE SIGNAGE
- REPAINT WITH BLUE TO MATCH RAMSEY LOGO
- ADD “CITY OF RAMSEY” PANEL TO TOP OF SIGN
- REPLACE TENANT SIGNAGE WITH “THE COR” LOGO





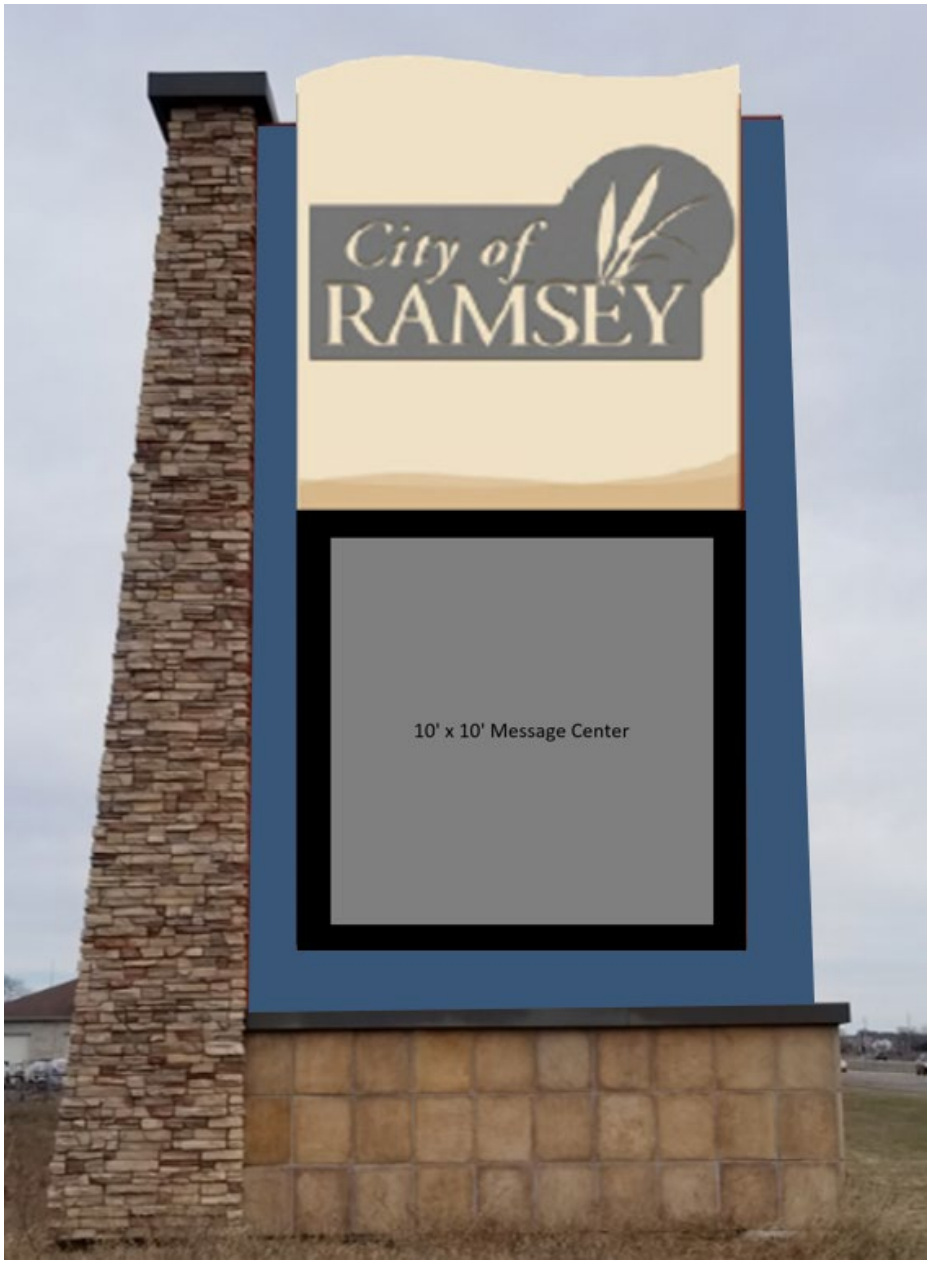
New Sign Faces

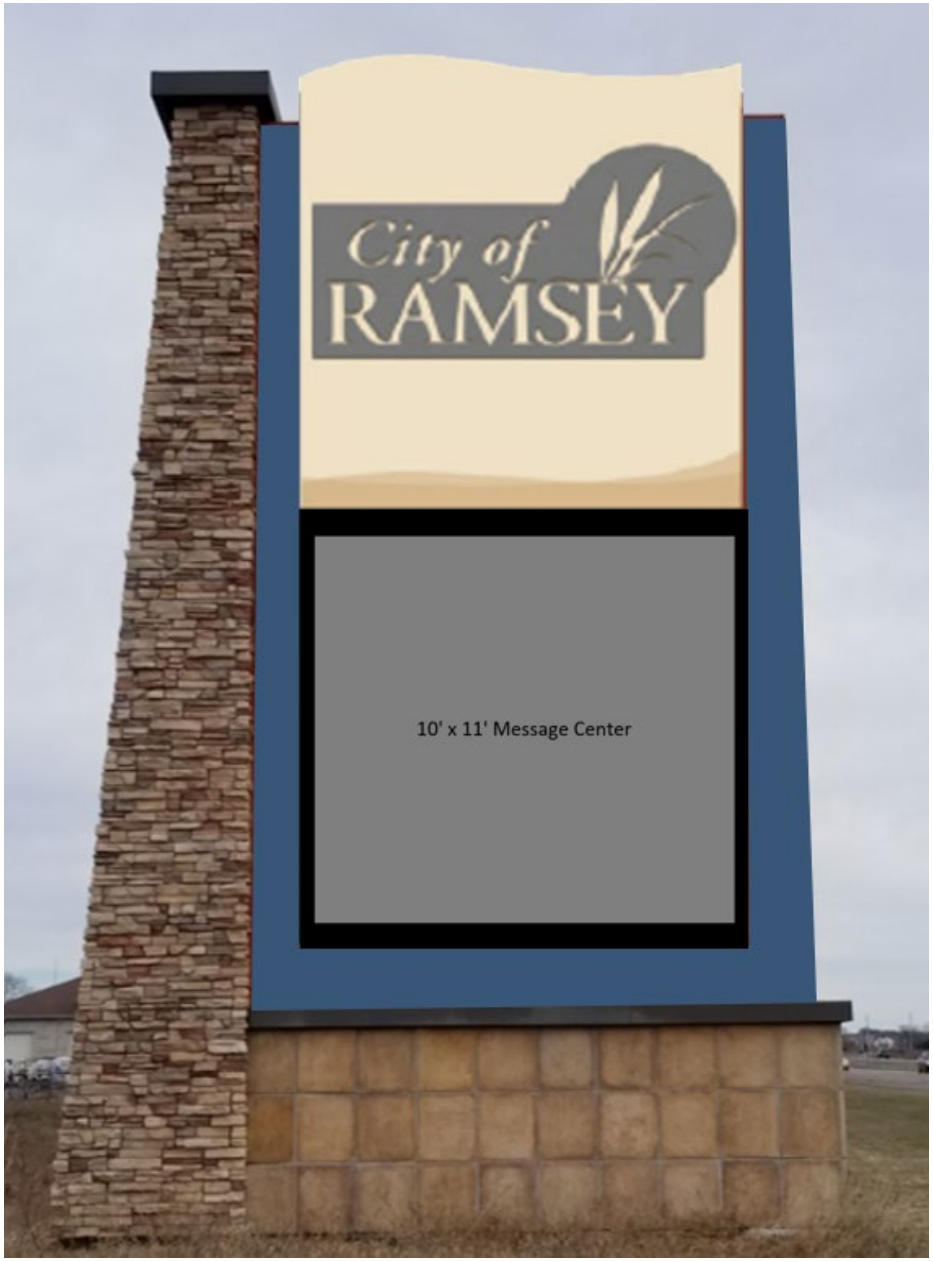
Paint Sign Structure

New Watchfire Digital Message Center

Two New Sign Faces:

- Flat Aluminum Faces
- Routed Aluminum / Acrylic Backed
- Cut off the old sign faces
- Installer will affix new sign faces to the old cabinet
- Final design text, graphics and colors to be determined


City of
RAMSEY
10' x 10' Message Center


City of
RAMSEY
10' x 11' Message Center

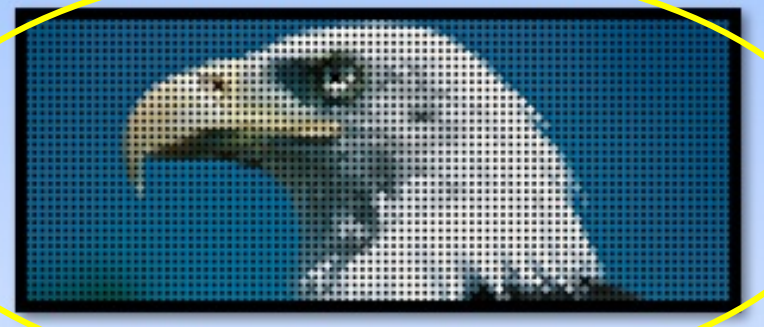
Electronic Message Center – Sign Resolution



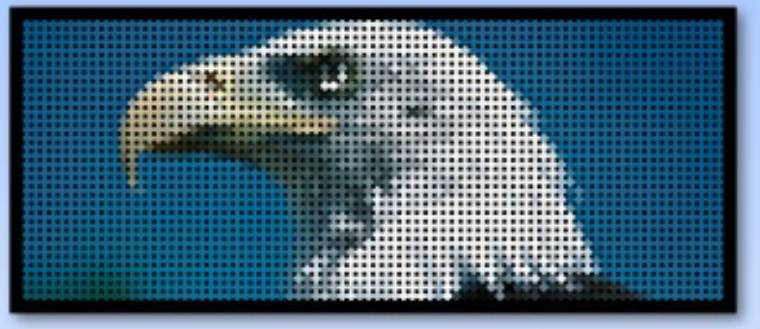
29" x 5'3" 10mm



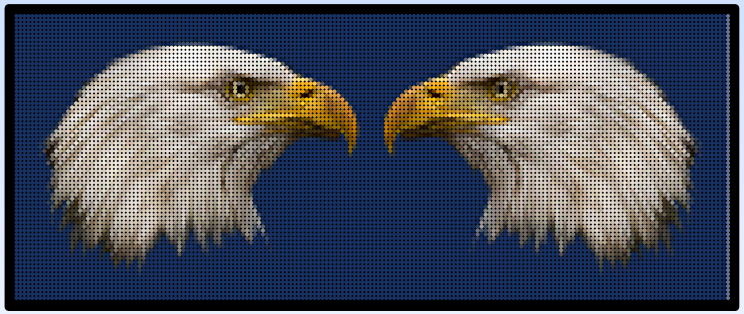
29" x 5'3" 12mm



29" x 5'3" 16mm



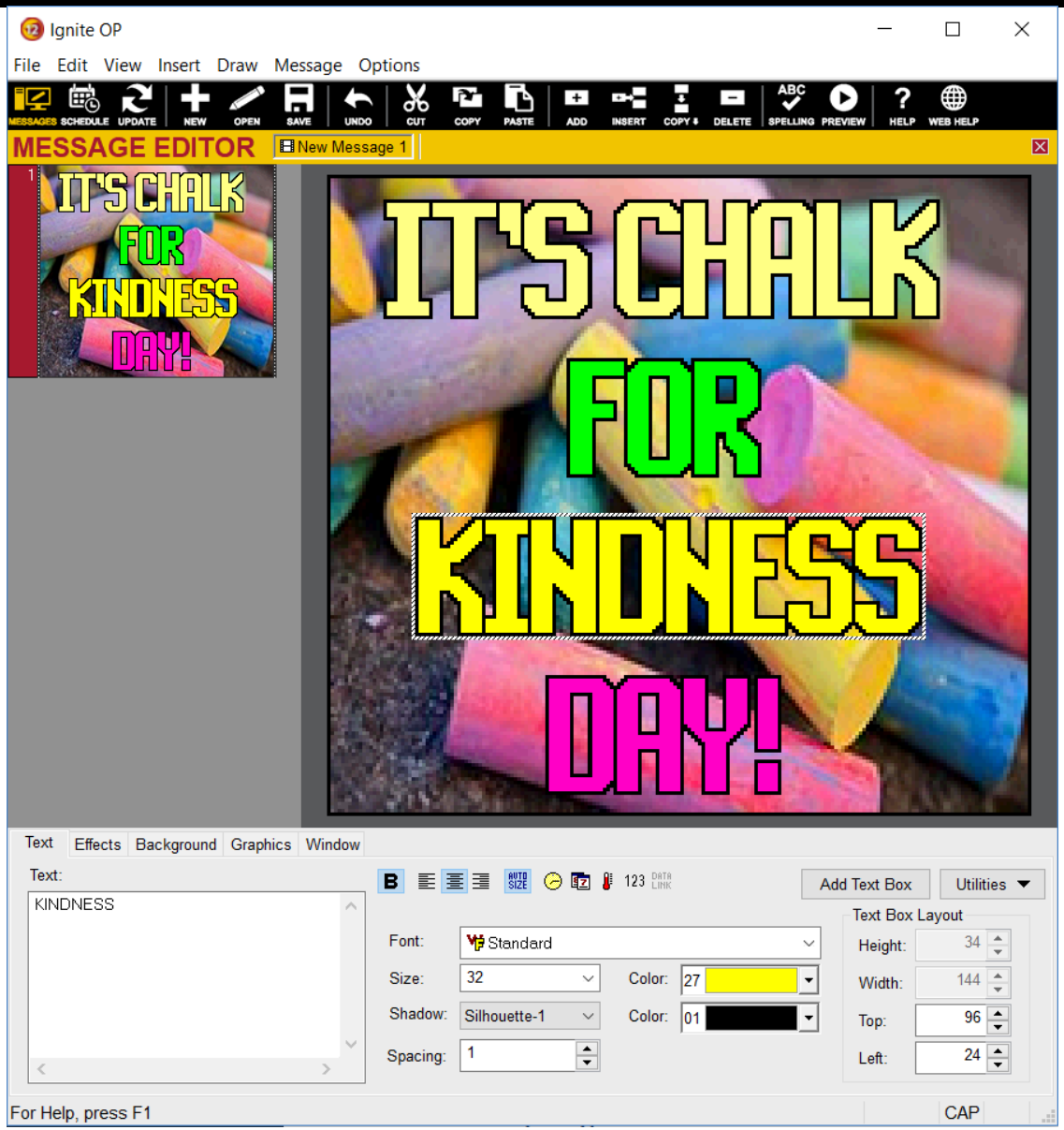
29" x 5'3" 19mm



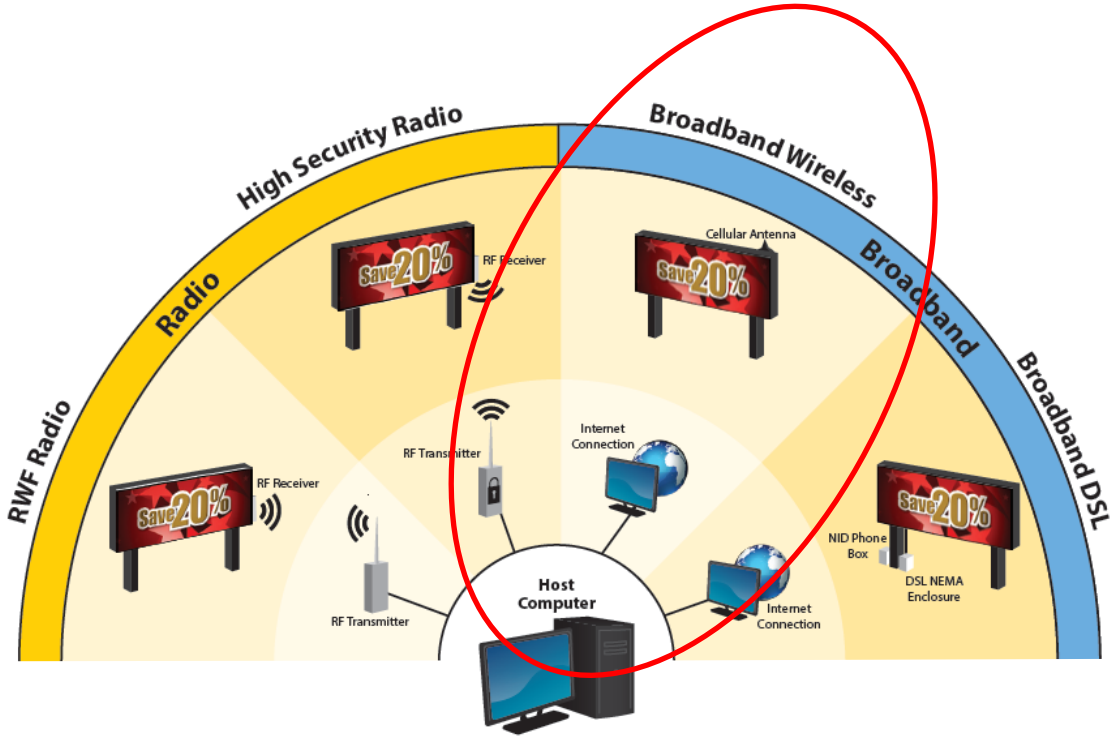
24” x 5’ 8mm

This quote includes a 16mm resolution message center.

Watchfire Electronic Message Center
Easy to Use: Ignite Sign Design and Scheduling Software







Broadband

Broadband Wireless and DSL both use a high-speed internet connection to communicate with the sign. This type of connection offers the ability to update and troubleshoot the sign from any location. Broadband Wireless communication also makes it easier to network and control several signs from a single computer, which can simplify sign management for businesses with multiple locations.

4G Wireless Broadband Communication:

- Fast Secure Internet Connection to Sign
- Simplified Sign Management
- Easy Installation
- Sign Updates are Quick and Easy
- Mobile Updates
- Watchfire Runs Daily Remote Diagnostics

City of Ramsey
Quote Estimate: Message Center Monument

Sign Components: Large EMC Sign	Quote	Description
Watchfire 10x10 16mm Double-Sided Message Center	$ 71,500.00	10x10 16mm Resolution Watchfire Message Center 10x11 Message Center: Add $7,000 11x11 Message Center: Add $14,700
EMC Sign: (2) New Flat Sign Faces for Upper Sign Cabinet	$ 6,590.00	Flat Routed Aluminum Sign Faces / Acrylic Backed. Installed onto existing sign cabinet.
Installation		All Installation Estimates Are Provided at Cost.
EMC Sign: Installation	$ 13,900.00	Includes all hardware and infrastructure to install new EMC and new sign faces. Assumes adequate electrical power exists at sign location.
EMC Sign: Install LED Lighting into Upper Cabinet	$ 1,000.00	LED light replacement into upper sign cabinet.
Subtotal	$ 92,990.00	
Sales Tax (7.125) (Assume City of Ramsey is Tax Exempt)	NA	
Total	$ 92,990.00	

Message Center
5-Year Parts Warranty
1-Year Labor Warranty

Installation includes electrical connection, communications, software and training.
> All required hardware for message center installation
> Electrical connection assumes adequate electrical exists at sign location.
If additional electrical service is required, we can provide an estimate.
> **Lifetime Broadband** Sign Communication Agreement
> New Sign Faces for Upper Sign Cabinet
> New LED Lighting for Upper Sign Cabinet
> Permit Administration – Included (Permit Fees paid by Client)
> Software training includes: Initial Training - day of installation
Webinar Training from Watchfire
Ongoing training from Think Digital Signs as needed

Terms: 75% Deposit at time of Order
25% at Installation

Watchfire Demo Truck Visit

In order to help you and other important decision makers determine the appropriate sign size & resolution and create enthusiasm for a new communication tool, we can arrange for a Watchfire demo truck visit.

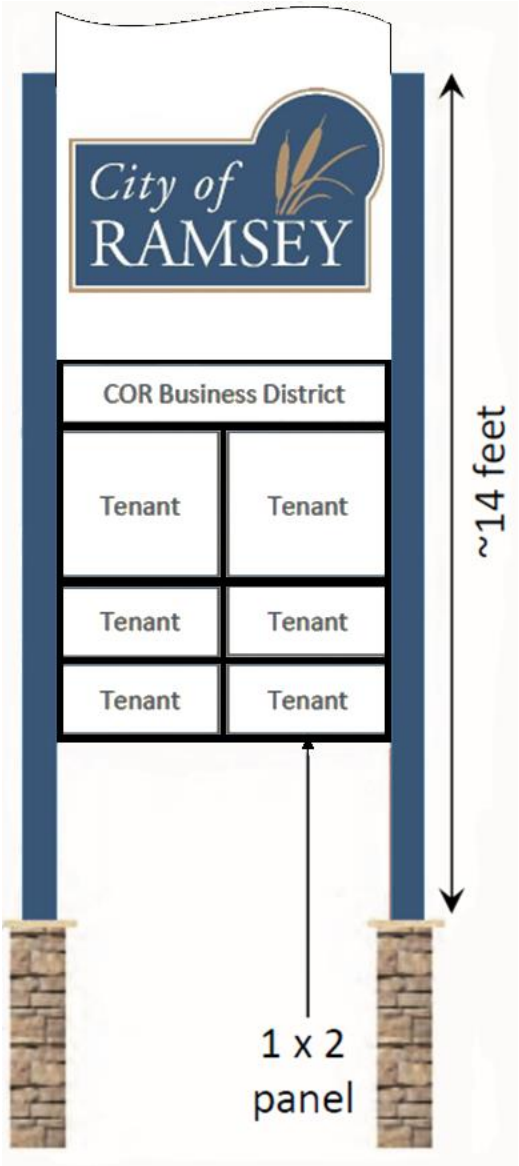


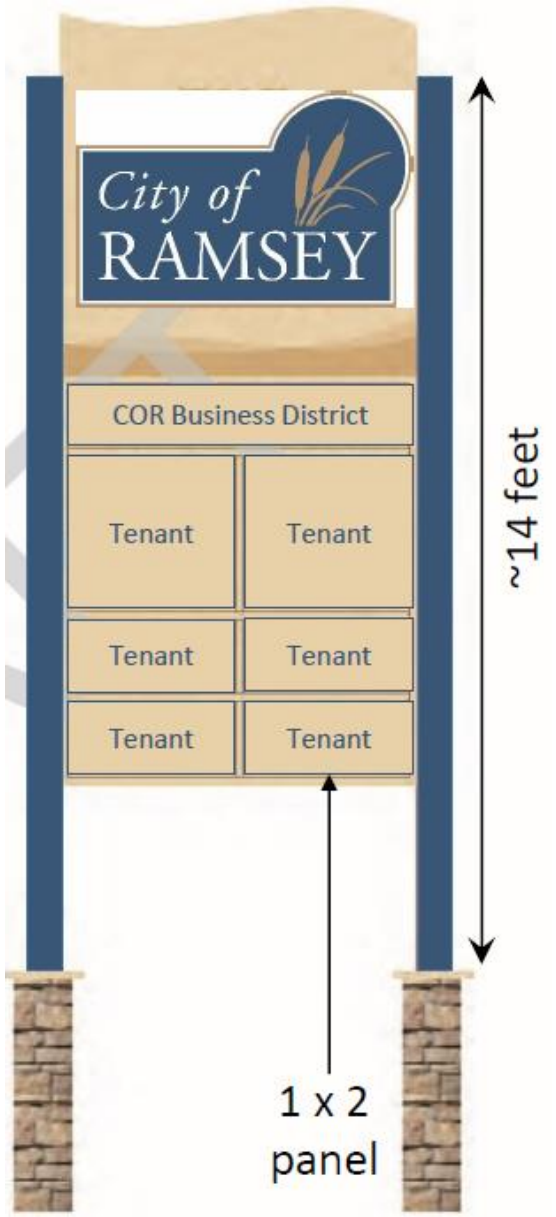
City of Ramsey
Hwy 10, Ramsey, MN

Signage Project: Non-EMC Monument
April - 2019

Non-EMC Sign Monument Project



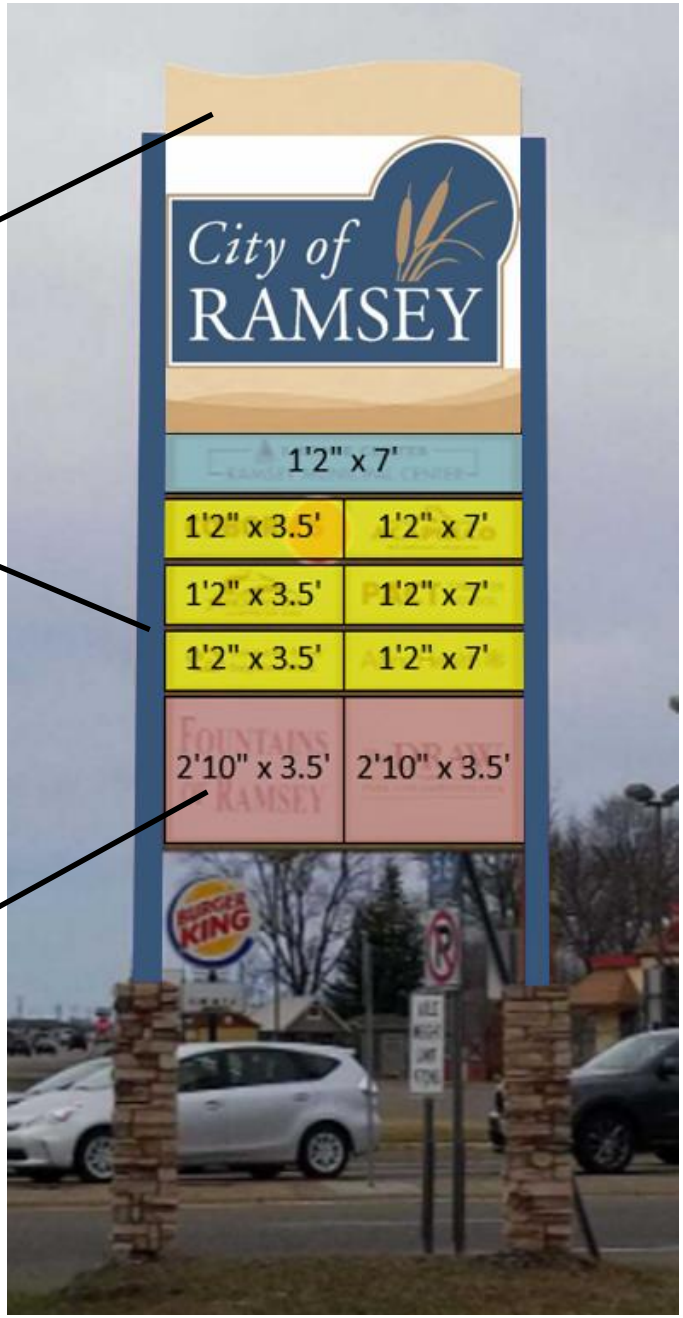


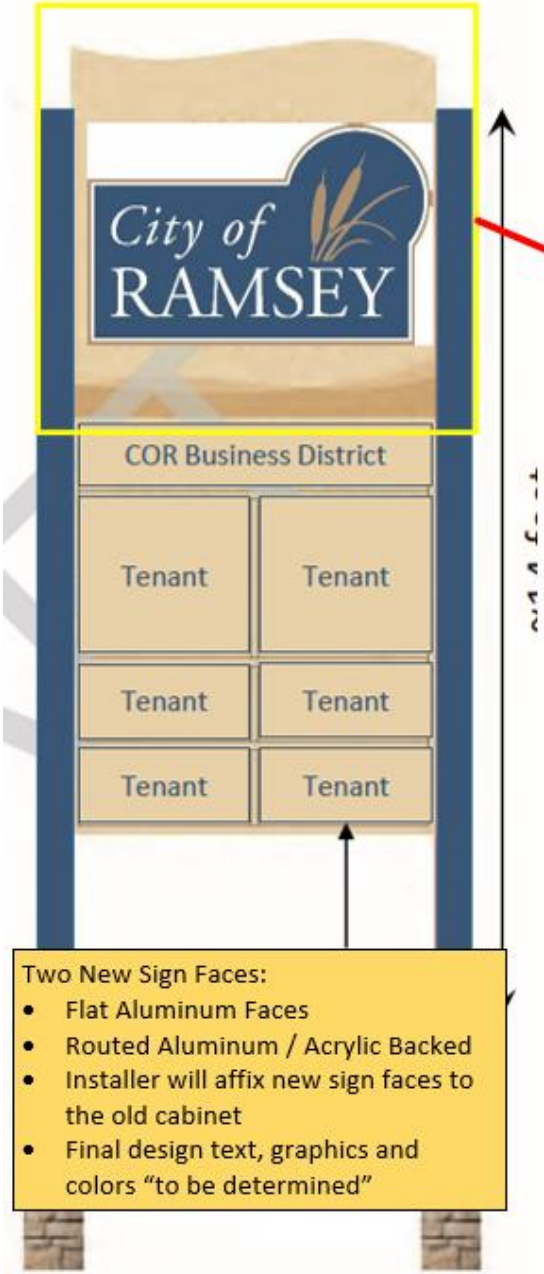


New Sign Faces

Paint Sign Structure

New Polycarbonate Sign Faces





Two New Sign Faces:

- Flat Aluminum Faces
- Routed Aluminum / Acrylic Backed
- Installer will affix new sign faces to the old cabinet
- Final design text, graphics and colors “to be determined”



City of Ramsey
Quote Estimate: Non-EMC Monument Sign

Sign Components: Non-EMC Monument Sign	Quote	Description
Non-EMC Sign: New Flat Sign Faces - Upper Sign Cabinet	$ 2,810.00	Flat Routed Aluminum Sign Faces / Acrylic Backed. Installed onto existing sign cabinet.
Non-EMC Sign: New Tenant Sign Faces - Lower Sign Cabinet	$ 3,550.00	New polycarbonate Tenant Panels. Sized to fit existing sign.
Installation		All Installation Estimates Are Provided at Cost.
Non-EMC Sign: Installation	$ 2,000.00	Includes replacement of all tenant sign faces and new upper sign cabinet faces.
Non-EMC Sign: Install LED Lighting into Upper Cabinet	$ 1,500.00	LED light replacement into upper sign cabinet.
Non-EMC Sign: Install LED Lighting into Lower Cabinet	$ 2,000.00	LED light replacement into lower sign cabinet.
Subtotal	$ 11,860.00	
Sales Tax (7.125) (Assume City of Ramsey is Tax Exempt)	NA	
Total	$ 11,860.00	

Installation includes:
> New Sign Faces for Upper Sign Cabinet
> New LED Lighting for Upper and Lower Sign Cabinets
> New Polycarbonate Tenant Panels for Lower Sign Cabinet
> Permit Administration – Included (Permit Fees paid by Client)

Terms: 75% Deposit at time of Order
25% at Installation

LED SIGN BUYER'S GUIDE

MAKE DIGITAL ADVERTISING WORK FOR YOU







think
DIGITAL SIGNS

watchfire


TGI FRIDAYS TIMES SQUARE
NEW YORK, NY
10mm XVS
6.2 MILLION
EXPOSURES PER YEAR
11' x 5'4"
6'5" x 46'11"
TGI FRIDAYS
FRIDAYS
TAD'S Broiled STEAKS
RIESE RESTAURANTS

WHY THINK DIGITAL SIGNS

Happy Customers.That's not just our goal, it's our track record. To acheive it, we treat every organization we work with as if it were our own. From navigating local city codes, regulations, and permitting to installing your sign and creating your ongoing messages, Think Digital Signs helps organizations just like yours through the process of making digital signage part of their location's marketing strategy.

There is power in working with an expert. We live and breathe this technology every day, and we know the value of a well-placed message for attracting customers and connecting with your community. Our promise to you is that we will be the expert in your corner, every step of the way, from concept to a finished sign that works for you every day. And our goal is that you are as happy with your sign 10 years from now as the day it's installed.

WHY WATCHFIRE

That's why we've chosen Watchfire exclusively as our partner source for LED dynamic displays.

Watchfire's reputation for unmatched quality and reliability makes their LED signs a top choice for the most reputable sign dealers and designers in the industry. They engineer and design every aspect of their displays to help you grow your business. With more than 60,000 LED displays in operation, they have the experience and the expertise to put the most powerful advertising tool in the market to work for you.

PAGES	CONTENTS
2-3	COMMUNITY Education, Civic/Municipal, Medical, Professional Services, Worship
4-5	COMMERCIAL Automotive, Convenience Stores, Financial, Multi-tenant, Restaurants, Retail
6-7	ENTERTAINMENT Arts and Theater, Casinos, Hospitality, Sports and Convention Venues
8-9	EFFECTIVENESS How to get more impressions and reduce your advertising budget
10-11	QUALITY See why our design minimizes maintenance and enhances reliability
12-13	EASE OF USE How to easily plan, buy and operate your sign



HSHS MEDICAL GROUP

SPRINGFIELD, IL

10mm XVS

9.4 MILLION
EXPOSURES PER YEAR

3'5" x 7'3"

COMMUNITY

"It has done more than just save us time and money. It has allowed us to present everyone with what's going on in the community in a clear, interesting and ever-changing way. The sign provides us with visibility, it lets us change messages constantly, and it connects us with the community."

WENDY GOODALE | PERRY AREA CHAMBER OF COMMERCE

"Lourdes Hospital installed a Watchfire digital display, and we have received many positive comments while promoting health-related topics. The sign is placed at the hospital's main entry intersection, capitalizing on the estimated 70,000 weekly impressions from traffic on the main road."

ANDREA BARKER | LOURDES HOSPITAL

"We have been able to tie sales of fundraising raffle tickets and visits directly to the new sign. It has given us a way to capture the attention of both residents and out of town visitors, so more people are being exposed to this gem of a museum."

MIMI MEREDITH | COSMOSPHERE







COSMOSPHERE | HUTCHINSON, KS
10mm XVS 5'5" x 10'3"

SUNY | OSWEGO, NY
12mm 29" x 14'3"

ST. FRANCIS SCHOOL | AUSTIN, TX
10mm XVS 7'5" x 12'3"

For organizations and businesses, a Watchfire sign is the best, most cost-effective way to get messages across to the local community. No other form of advertising offers the same flexibility to quickly and responsively communicate with your audience. LED signs at churches, schools and municipal buildings often become landmarks in their communities. Visibility and public presence are vital to the success and strength of your organization. With a Watchfire sign, you can enhance your brand, broadcast your mission, and advertise upcoming events and schedule changes to thousands of people passing by your location every day.


HARRISBURG MALL
HARRISBURG, PA
16mm XVS
5.8 MILLION
EXPOSURES PER YEAR
27'4" x 11'
BASS PRO
Sprint
Kay Jewelers
Applebee's
Champs Sports
VICTORIA'S SECRET
McDonald's
Claire's
Payless
AT&T
Rainbow Apparel
Taco Bell
Foot Locker
Lids
CINEMAS
2ND & CHARLES
HARRISBURG MALL

COMMERCIAL

"Last year we had a 50% off sale in September and we only advertised it on our Watchfire sign out front. For the first time ever, we completely sold out of inventory. We knew the sign made a difference, but this sale confirmed that it was measurably effective."

CHRIS FITCH | DEVITT'S NURSERY & SUPPLY

"We have seen a substantial increase in both accounts and loans. Having the opportunity to share what we have to offer has been so productive for our credit union. We are proud to communicate this through our new LED sign. We definitely consider this to be one of our most valuable assets."

JEN SWANNE | WHITE ROSE CREDIT UNION

"This sign has clearly helped us to attract new tenants while also helping us to retain our existing ones. Our tenants have attributed an increase in foot traffic and sales directly to the eye-catching content on the LED messaging center. We feel that this investment has paid for itself already and will continue to be a huge benefit to us for years to come."

BILL RUSSELL | HARRISBURG MALL







MONTGOMERY MALL | NORTH WALES, PA
19mm XVS 6'5" x 18'3"

BRENDON'S CATCH 23 | LOUISVILLE, KY
10mm XVS 10' x 3'

MIAMI TOWNSHIP | MILFORD, OH
19mm XVS 10' x 19'

For retailers, the competition from both online stores and those down the street is greater than ever. At the same time, the advertising landscape has shifted dramatically in recent years, away from old standards like newspapers, radio and television toward interactive digital advertising like LED signs. The cost-effectiveness of digital signs allows businesses to reduce advertising budgets while increasing audience reach. An LED sign is a great tool for advertising high profit products and services to customers who might not be aware of them.



FOXWOODS CASINO
MASHANTUCKET, CT

19mm

9.5 MILLION
EXPOSURES PER YEAR

8'4" x 17'

ENTERTAINMENT

"This Watchfire sign gives the Speedway a whole new avenue for race night advertising, and allows everyone to see the replays and marketing elements."

MATT THOMAS | TRACKWIDE THUNDER, INC.

"Our traffic and visibility have increased significantly each month since the new sign was installed. The graphics have allowed our casino staff to alert the public to special events, holiday promotions and upcoming additions to our ever-expanding facility. We could not be more pleased with the results!"

STEPHAN BURRIS | IOWAY CASINO

"Watchfire message centers offer our movie theater marquee the energy and attractiveness our movies deserve while giving us a way to provide accurate information on our movies in a very vibrant way."

MANAGER | AVALON THEATER







WAMESIT LANES | TEWKSBURY, MA
12mm 3'5" x 8'3"

SPA RESORT & CASINO | PALM SPRINGS, CA
10mm XVS 7'5" x 54'

IOWAY CASINO | CHANDLER, OK
19mm 7'5" x 12'3"

LED signs offer a vibrant, dynamic way to make your advertising come alive, with eye-catching graphics that grab the attention of passing traffic and pedestrians. A Watchfire sign gives your facility an updated look that is more than just an infrastructure improvement. Whether you have an upcoming event, a special giveaway, or lodging or dining specials to advertise, an LED sign is the most cost-effective and responsive way to communicate with your potential customers.

EFFECTIVENESS

Effective advertising is key to increasing foot traffic and boosting sales. Traditional advertising mediums, like newspaper, radio and television, are decreasing in reach while requiring costly production time. An LED sign offers an economical and profitable advertising tool for delivering messages to your customers 24 hours a day, 365 days a year. Watchfire signs are unmatched in responsiveness, ease of use and effectiveness. Compared with other mediums, our signs reduce production time and cost, and reach a wider audience.

Better Results That Cost Less

The true value of an advertisement is measured in cost per thousand impressions (CPM). The more people you can reach for less money, the better. LED sign advertising has a lower CPM than radio, newspaper or television, which brings you the greatest return on your investment.

Use the Impact of Instant Messaging

Newspaper, radio and television ads take valuable time and money to produce. Watchfire signs allow you to communicate instantly with your audience and tailor your messaging by time of day or other conditions. React to changing inventories and weather conditions with messages that grab the attention of consumers.

Make the Most of Your Advertising Budget

A Watchfire sign is a boost for your bottom line. You can reach a wider audience, which increases foot traffic and sales. With a simple change in how you allocate monthly advertising dollars, an LED sign becomes a very affordable option.

Successful Advertising is About Location, Location, Location

No other form of advertising allows you to communicate with customers who are in close proximity to your business. In a national research study, 59% of small business owners reported more sales after installing an on premise sign. Your local Watchfire sign dealer can help you choose the LED sign that's perfect for your location.

TRADITIONAL MEDIA FALLS

- 26%

Weekly time spent listening declined 26% from 2007 to 2012.



- 27%

Overall newsprint readership across all demographics has declined by over 27% since 2009.



LED SIGNS ON THE RISE

+20 Hours

The average time per week American travelers spend on the road driving the same route every day, according to a study by Arbitron.



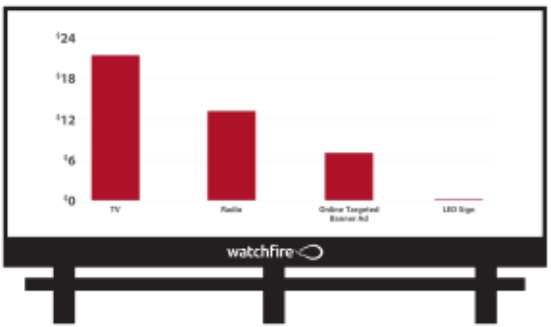
59%

The percentage of small business owners who reported more sales after installing an on premise sign, according to the National Signage Research & Education Conference.



74¢ CPM

An LED sign's CPM (cost per thousand impressions) compared with $7 for an online targeted banner ad, $13 for radio and over $22 for television.





"We do other advertising, but our Watchfire sign performs better at getting customers into the store, hands down."

Sue Lane | Sales Manager, Allwein Carpet One

QUALITY

Watchfire wants your display to look and perform great, not just on day one, but for its lifetime. With our engineering and manufacturing teams under one roof, we continuously evaluate and streamline our processes to give you the very best products and service in the industry. We focus on minimizing your cost of ownership and maximizing your return on investment.

Built Strong

Our signs are built to withstand the most severe weather conditions. Full silicone encapsulation protects every Watchfire module from salt, humidity, wind, rain, ice and sand. Our displays are subjected to extensive in-house environmental and electrical testing to meet our high standards.

Vibrant, Crisp Images

The quality of your messaging depends on the quality of your display. LED signs with blank modules or tiling can disrupt your content and negatively affect your brand. Our unique color and brightness calibration ensures that your Watchfire sign will display the most beautiful and vibrant images, pixel by pixel, for years to come.

Low Maintenance

We design our signs with superior components for energy efficiency to keep your operating costs low. Our patented front ventilation design cools the sign cabinet without the use of costly air conditioners and filters that need to be replaced regularly.

Peace of Mind

Watchfire has been in the outdoor sign business since 1932. We offer a full 5-year parts warranty, which represents the least we will do for our customers. We offer a 10-year guarantee on exact replacement parts, so we stock parts for a minimum of 10 years after the last model ships.

10mm – 28' **12mm – 36'** **16mm – 50'** **19mm – 60'**



Sign Resolutions and Minimum Viewing Distance

Character Height	5"	10"	12"	15"	18"	24"	30"	36"
Max. Viewing Range	250'	500'	600'	750'	900'	1050'	1500'	1800'
Max. View Time at 30 MPH	5 sec.	11 sec.	14 sec.	17 sec.	21 sec.	24 sec.	34 sec.	41 sec.
Max. View Time at 55 MPH	3 sec.	6 sec.	7 sec.	9 sec.	10 sec.	12 sec.	17 sec.	21 sec.

USSC Legibilty Study states 1" sign characters are readable at a distance of approximately 30'.

QUALITY THAT MATTERS



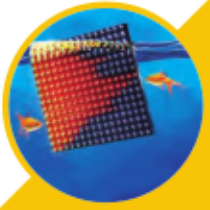
Performance at Extreme Temperatures



Reliable Operation, Minimal Failure Points



Precision-Mitered Corners



Full Silicone Encapsulation



Salt Fog Testing

UL Energy Verified

EASE OF USE

Watchfire's employees are a critical part of our legendary quality and service. Our extensive history in this industry shapes every aspect of our engineering, design and manufacturing processes to give you a product that delivers. We build our signs with the highest quality components to offer you world class products and support. We work with a network of experienced and reputable sign dealer partners who are passionate about providing you with the best advertising tool to grow your business. Our focus is to work with companies large and small, to provide messaging solutions tailored to every unique situation.

Design for Impact
We design our proprietary Ignite content management system to make creating content for your sign as straightforward and simple as possible. Ignite gives you the tools you need to design the most effective messages, and we offer complimentary software training with every purchase.

Choosing the Right Sign
Our sign dealer partners have the expertise to help you choose the sign that's right for your business, budget and location. Watchfire is here to provide the best quality sign on the market and share best practices that will make the most of your sign purchase.

Fast, Secure Connection
Uploading content to your sign quickly and securely is critical for connecting with your audience. Watchfire's 4G Wireless requires no additional fiber or cable installation, and gives you a turn-key solution for updating your sign from any internet-connected device.

A Trusted Partner
With more than 85 years in business, we are experts in delivering world-class customer service and support. We're known for building strong, long-term relationships. Watchfire and our network of certified service technicians are here to support you for the life of your signs.



Our easy-to-use Ignite content management system simplifies message creation and scheduling. Data feed integration, advanced diagnostics and a cloud-based option make Ignite more than just a content scheduler.



When you are researching which sign model is best for your location, arrange an on-site demo with a Watchfire representative so you can compare different signs at your location.



"From day one, Watchfire was willing to work closely with us on the design, engineering, and content development of this piece. Almost one year into the project, and we couldn't be more pleased with the result. We are proud to have worked with Watchfire to make this project a reality."

Lili Huston | Manager, Public Studio

think
DIGITAL SIGNS

952-456-2575 ThinkDigitalSigns.com

watchfire

Ready to put a Watchfire sign to work for you? Call 800-637-2645 or talk to your Watchfire representative.

630026 | ©2017 Watchfire Signs | Danville, Illinois, USA

Think Digital Signs
7760 France Avenue S
Suite 1100
Edina, MN 55435

Estimate

Date	Invoice #
6/21/2019	125

Bill To
City of Ramsey Chloe McGuire Brigl 7550 Sunwood Drive NW Ramsey, MN 55303

Terms	Warranty
75% Deposit / 25% at Install	

Item	Description	Qty	Rate	Amount
Foundation	Repair Damaged Foundation and Sign Monument Project Includes: > Removal of damaged brick and framing with disposal. > New stone at the bottom of the monument to match stone above it. > Repair stone and structural support of the upper portion of existing stone. > New framing and supports for lower portion of monument. > Plywood forming to support new brick/stone around bottom of monument. > New brick around bottom of the monument. > We will work with client to choose brick/stone. > New metal top cap around bottom portion of monument. > Removal and cleanup. > Reroute electrical if required.		29,000.00	29,000.00

Subtotal	$29,000.00
Sales Tax (7.125%)	$0.00
Total	$29,000.00

Phone #	E-mail
952-456-2575	mattduffy@thinkdigitalsigns.com

City of RAMSEY

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

Scope of Work for Highway 10 Monument Sign Refurbish

Summary: The City of Ramsey Highway 10 Sign near the Northstar Commuter Rail stop with digital display boards on both sides, and update with current City branding.

Items to be included in proposal:

1. Remove northbound and southbound existing faces from cabinet
2. Replace top portion of sign with "City of Ramsey" logo
3. Backlight logo with LEDs
4. Remove existing display board
5. Remove tenant panels
6. Replace tenant panels with an 11 x 11 dynamic display from Daktronics or Watchfire (16mm) on both north and southbound sides of sign
7. Include 5 year warranty on parts and labor
8. Include all hookup and connection costs
9. Replace stone wrap on northbound and southbound sides of sign
10. Remove all secondary stone pilaster and replace with properly engineered load path/base

Please quote replacement of stonework and base wrap separately from refurbish for insurance purposes.



BKV GROUP

ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE ENGINEERING

Tim Gladhill, AICP
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN
55303

5/31/2019

Dear Mr. Gladhill,

As requested, Kyle Olson, Associate Partner of BKV Group, visited Ramsey City Hall on May 23rd, 2019 to evaluate the City owned sign along Highway 10 that was damaged by a vehicle. Tim Gladhill, City of Ramsey, provided existing documentation of the sign consisting of sketches and structural calculations for the primary structure and foundation. Chloe Brigl, City of Ramsey, provided access to the sign and accompanied Kyle for observation.

Primary sign structure consists of two cantilevered HSS12x12x1/2 steel tube columns that are embedded into concrete piers. At least one horizontal steel tube connecting the two columns was observed above the area of damage that occurred. Secondary framing supporting the cladding consists of 2x wood members and plywood sheathing. Secondary framing is supported entirely from the two primary columns with miscellaneous steel angle pieces connecting the wood framing to the steel columns. There is a full-height pilaster of stone veneer adhered to the secondary wood framing on the side of the sign opposite the highway.

Cladding and secondary framing located at grade and between the primary steel tube columns was heavily damaged, requiring removal and/or replacement. The bottom section of the stone pilaster was rotated due to vehicle impact. Primary structure (steel HSS) was not damaged.

Secondary framing of the pilaster was only partially visible. Based on observations made, it could not be determined if the secondary framing supporting the pilaster was constructed with a properly engineered load path to resolve all possible load conditions into grade. Considering the damage observed to the bottom of the pilaster, BKV Group recommends complete removal and/or replacement of the pilaster.

Sincerely,



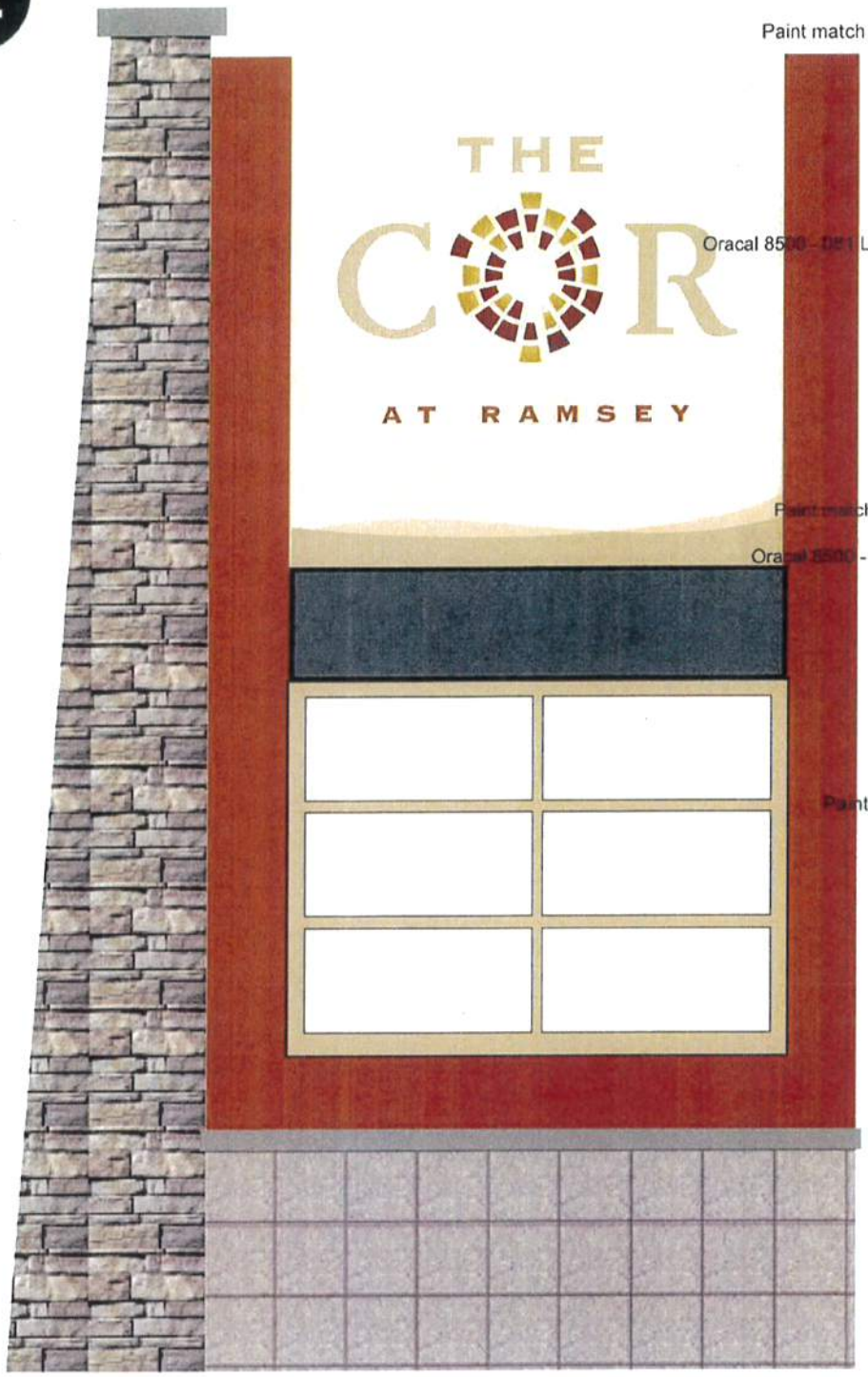
Kyle Olson, PE, SE

Senior Structural Engineer, Associate Partner

BKV Group


RAMSEY
MUNICIPAL
CENTER
LICENSE
CENTER
Community Based
Outpatient Clinic
ACAPULCO
RESTAURANTE MEXICANO
COBORN'S
FOUNTAINS
OF RAMSEY
The DRAW
PARK AND AMPHITHEATER





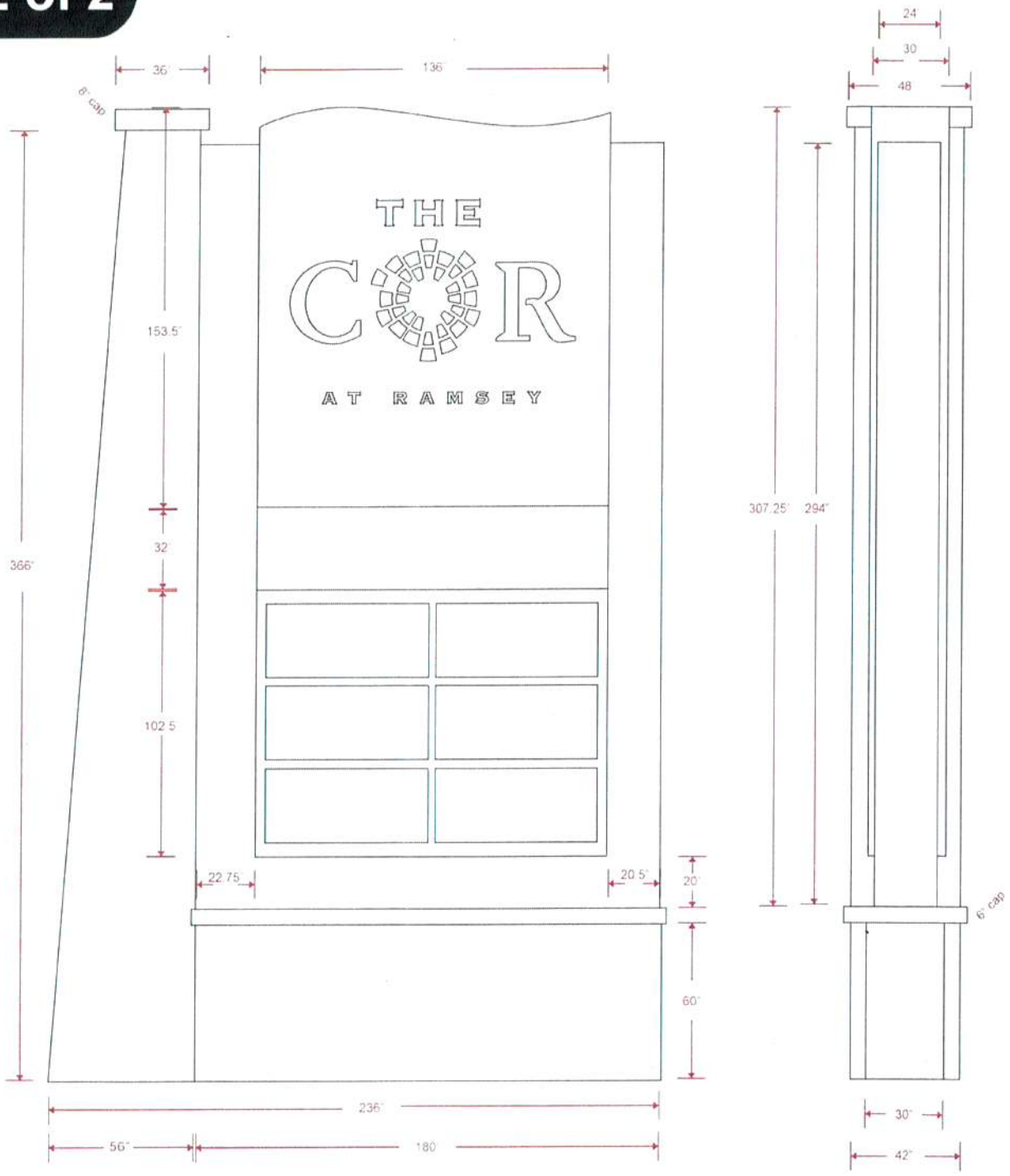
DeMars Signs
410 93rd Ave.
Coon Rapids, MN 55432
763.786.5545

DATE: 4.25.11
SALESMAN: Tim Olson
LOCATION: Ramsey

NOTES: All stone is Boulder Creek Stone Products

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing. b) Any associated legal fees.

CUSTOMER APPROVAL X _____



DEMARS SIGNS
410 93rd Ave. NW
Coon Rapids, MN 55432
763.786.5545

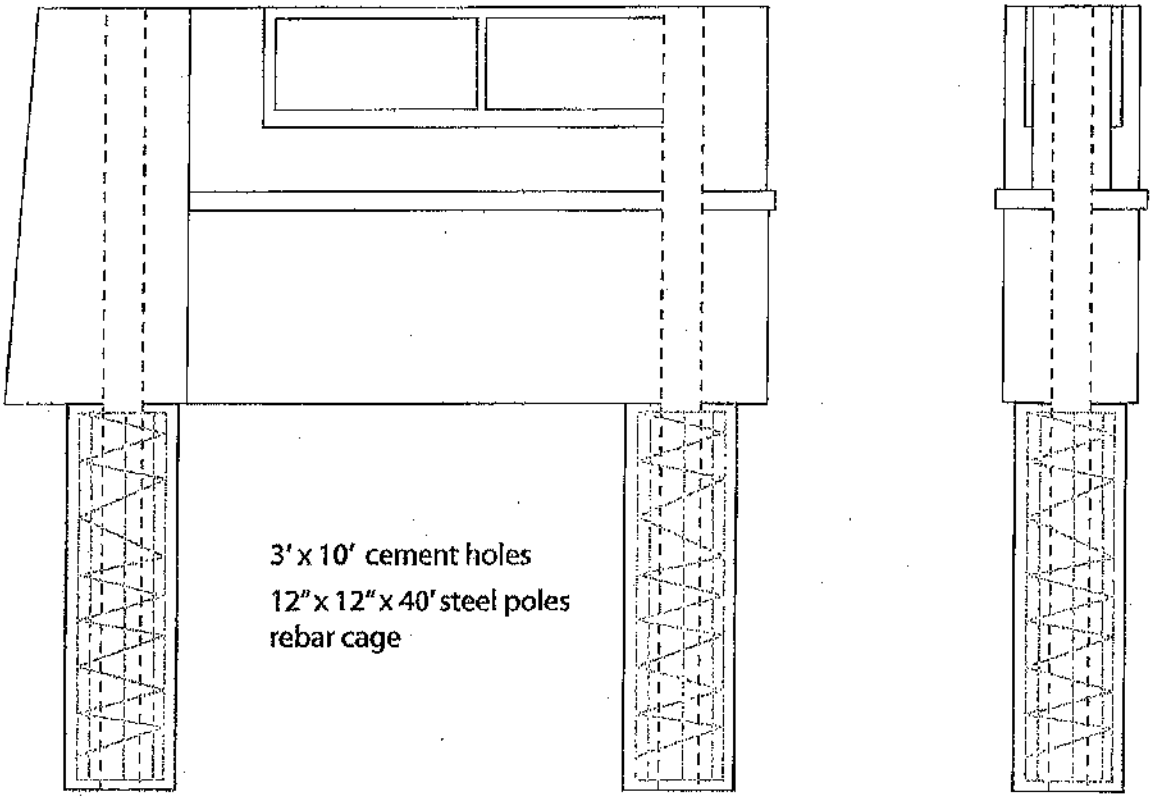
DATE: 4.25.11
SALESMAN: Tim Olson
LOCATION: Ramsey

NOTES:

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CUSTOMER APPROVAL X

footing



3' x 10' cement holes

12" x 12" x 40' steel poles

rebar cage

DeMars Signs

410 93rd Ave. NW
Coon Rapids, MN 55433
763.786.5545

DATE: 4.25.11

SALESMAN: Tim Olson

LOCATION: Ramsey

NOTES:

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CUSTOMER APPROVAL X

SHT 1 OF 3? RAMSEY SIGN 6-20-11
ALTERNATE DESIGN J.J. HILL

USE 2 HOLES AT 3'-0" DIAMETER

$$x^4 - \frac{8(14989)}{2(960)}x^2 - \frac{12(14989)(1376)}{2(960)}x - \left[\frac{2(14989}{2(960)}\right]^2 = 0$$

$$x^4 - 62.45x^2 - 1290.93x - 243.78 = 0$$

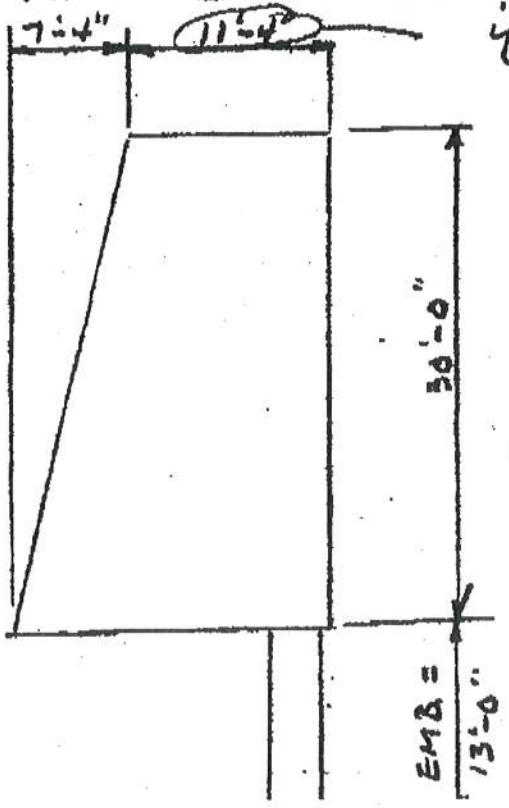
12 → −3992 12.5 → −1724 13 → 981 12.173 → 26.52

USE 2 @ 3'-0" ϕ BY 13' DEEP

RECOMMEND 2 @ 3'-0" HOLES, 13 FEET DEEP

DESIGN OF 12" x 12" x ½" TUBE STEEL COLUMNS

USED FORCE OVER 2 COLUMNS -- VALUES FOR DESIGN ARE STILL OK.



if 11'-6", P = 14,700# + 910 = 15,610
@ 15' @ 10'

M = 220,500 + 9100 = 229,600 in

$SM_{REQD} = 137.8 in^3$

2 @ 12" x 12" x ½" TUBES, SM = 169.3 in^3 OK

HOLES L = 14.71'

$x^4 - 65.04x^2 - 1435x - 264.4 =$

BY $x = 13' \rightarrow -1350$
$13.25 \rightarrow +125.4$
$13.17 \rightarrow -37?$

CALL 3'-0" HOLES @
13'-0" DEEP

SHT 2 of 3R RAMSEY SIGN

6-15-11
J.J. HILL

CHECK TUBE SIZE

MOMENT

24 X 24 X ¼" TUBE $M = 14,989(13.78) = 206,548^{in}$

$S_{M_{REQD}} = \frac{206,548(12)}{24,000} = 124.0 in^3$

$S_{M_{ACT}} = \frac{24^4 - 22.5^4}{6(24)} = 360.6 in^3$

20 X 20 X ½" TUBE $S_M = \frac{20^4 - 19^4}{6(20)} = 247.9 in^3$

12 X 12 X ¼ TUBE $S_M = 84.65 in^3$ & 2 = $169.3 > 124.0 in^3$ OK

12 X 12 X ⅜ TUBE $S_M = 65.52$ OR 2 COLS = $131 in^3 > 124 in^3$ OK

SHEAR

$V = 14,989^{\#}$

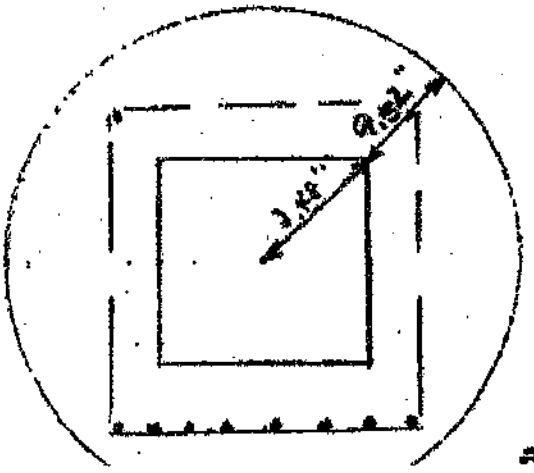
12 X 12 X ¼ TUBE $f_s = \frac{14,989}{22.4} = 669 psi < 12,000 psi$ OK

12 X 12 X ⅜ TUBE $f_s = 577 psi < 12,000 psi$ OK

DUE TO MORE LOAD ON ONE COLUMN, RECOMMEND

12" X 12" X ½" TUBE FOR COLUMNS

FOOTING STEEL



SHEAR ON CONCRETE

$(\frac{14,989}{2}) / 12 \times 9.52 = 65.60 psi < 75$

USE 4000 PSI CONCRETE

BENDING IN FOOTING

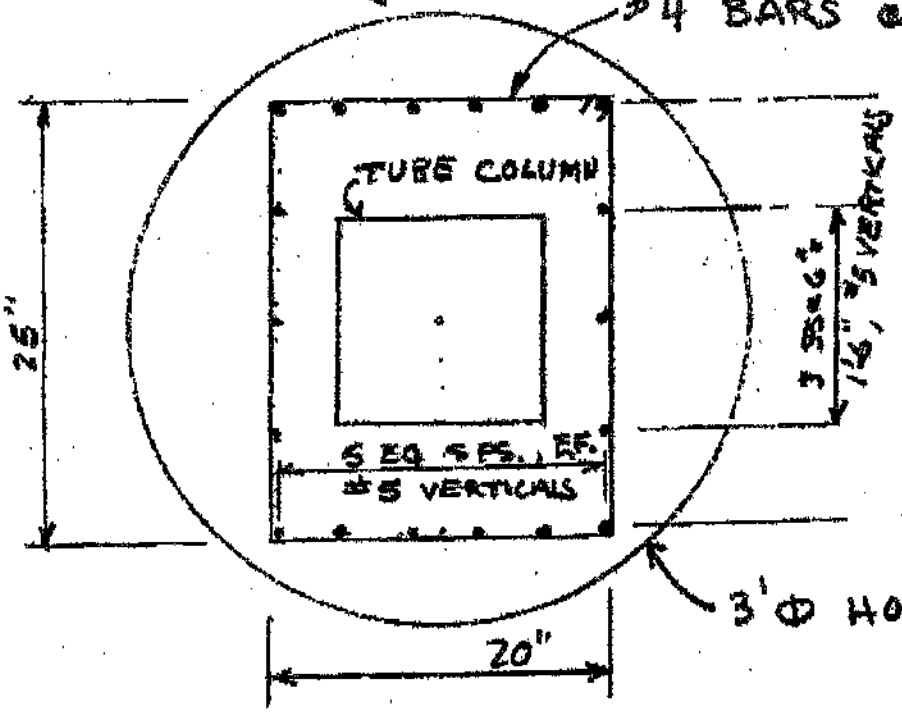
$M = (\frac{14,989}{2})(13.78) = 103,274$

$A_s\ REQD = \frac{103,274(12)}{24,000(\frac{7}{8})(20)} = 2.95 in^2$

#5 @ 2.35 = 2.72 USE 8 #5

SHT 3 of 3R RAMSAY SIGN K 6-70 JJH

IF CAGE IS MADE 20" BY 26", NEED 6-#5 BARS IN MAIN FACES



PLAN OF FOOTING CAGES

1. ALL REBARS TO BE GRADE 60.
2. CONCRETE TO BE 4000 PSI STRENGTH
3. FOOTING HOLES TO BE 3'-0" IN DIAMETER, 13'-0" DEEP.

I CERTIFY THAT I HAVE MADE THIS DESIGN AND DRAWINGS, AND A DULY REGISTERED ENGINEER IN MINNESOTA

James J Hill REG # 7395

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

CC Regular Session **7. 4.**

Meeting Date: 07/09/2019

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title:

Adopt Resolution #19-162 Accepting Bids and Awarding Contract for Improvement Project #19-00, 2019 Cracksealing Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #19-162 accepting bids and awarding a contract for Improvement Project #19-00, 2019 Cracksealing Improvements.

Background:

Crackseal improvements are completed on numerous public street segments annually to cost-effectively maximize the life of the bituminous pavement. Cracksealing protects pavement by preventing stormwater runoff from seeping through cracks in the pavement and joints between the pavement and concrete curb and gutter and utility castings, reducing future pavement damage due to wet subgrade soils, especially during freeze-thaw cycles.

The City's typical maintenance schedule for public streets includes:

- Crackseal 3 years after construction, reconstruction, or overlays.
- Crackseal and sealcoat 7 years after construction, reconstruction, overlays, and sealcoats.
- Overlay 20 years after construction, reconstruction, or overlays.
- Reconstruct 60 years after construction or reconstruction.

While this is the typical maintenance schedule, it is important to note that Staff reviews the condition of all streets annually and adjusts the schedule of maintenance operations based on actual pavement conditions.

Plans and specifications for the 2019 Cracksealing Improvements were prepared in-house as part of Staff's normal duties.

A total of 24.20 miles of public streets are proposed to receive crackseal improvements in 2019. These street segments were selected based on their maintenance history, age, and Pavement and Surface Evaluation Rating (PASER). Per the City's typical maintenance schedule, these street segments are generally composed of streets that were constructed, reconstructed or received overlay improvements 3 years ago, or were last sealcoated 7 years ago.

<u>One-Year Suspension of Sealcoat Program</u>

The purpose of sealcoating is to protect existing bituminous pavement from damage caused by stormwater runoff, ultraviolet rays from the sun, and petroleum deposits left by vehicles. The City of Ramsey has generally sealcoated between 13 and 23 miles of City streets each year, and has done so for many years. This year, Staff and the Public Works Committee recommended suspending the sealcoat program for one year for the following reasons.

Over the last two to three years, City staff has received higher than normal numbers of complaints about loose rock along gutters and in the boulevards of properties fronting streets that were sealcoated. Staff has been researching this issue in an attempt to reduce the loose rock complaints. Last year, the City completed our annual sealcoat project earlier in the summer with the thought that completing the work during warmer weather might help the rock to better embed itself in the oil. As of this spring, this does not appear to have helped.

This spring, Staff observed damage to underlying pavement on several streets that were sealcoated within the last two to three years. Staff also heard from numerous other cities throughout the Twin Cities metro area, including several in the northwest metro, about similar observations this spring on their sealcoat projects. Some of the worst damage occurred within Business Park 95 (bordered by Bunker Lake Boulevard, Sunfish Lake Boulevard, and the BNSF Railroad) and within the Alpine Acres residential development (north of Alpine Drive and west of Nowthen Boulevard). These streets include a mix of local streets and higher volume collector streets.

The City of Andover stopped sealcoating their streets years ago. The City of Coon Rapids is in the process of transitioning from sealcoating all streets to sealcoating only local residential streets and fog sealing higher-volume collector streets. Staff from Coon Rapids believe the higher traffic volumes lead to surface stripping and that fog sealing provides similar benefits to seal coating at reduced costs.

Staff will spend the next several months observing the condition of recently sealcoated streets to make sure further degradation does not occur. Staff also plans to observe the practices and findings of the cities of Coon Rapids and Saint Michael's fog sealing programs, as well as practices of other cities trying alternative treatments to sealcoating.

Bids

On July 5, 2019 three (3) sealed bids were received and were publicly opened. The bids were generally competitive and complied with the advertisement for bids. A summary of the bids is below and in the attached resolution.

CONTRACTOR	**TOTAL BID**
Northwest Asphalt and Maintenance	$222,993.55
Allied Blacktop Company	$267,557.65
Fahrner Asphalt Sealers, LLC	$617,408.87
Engineers Estimate	*$267,929.82*

Northwest Asphalt and Maintenance of Thief River Falls, Minnesota submitted the lowest responsible bid of $222,993.55 for constructing the project in accordance with the approved plans and specifications and advertisement for bids.

Following award of Contract, a Notice of Award will be issued to Northwest Asphalt and Maintenance to initiate execution of a contract and issuance of the required bonds and insurance. The City Attorney will verify that the contract, bonds and insurance are in proper legal form prior to execution of the contract. Once the contract is executed, staff will issue a Notice to proceed so construction can begin.

A preconstruction meeting will be held before construction begins.

Notification:

Advertisements for bids were published in the Anoka Union Herald and in Finance and Commerce on June 14 and June 21, 2019 as required by State Statutes.

Observations/Alternatives:

Observations:
The engineer's estimate based on final plans as approved by Council was $244,807.49. During the bid process an error was found in the engineer's estimate. The final engineers estimate is $267,929.82.

Alternatives:
Alternative #1 Adopt Resolution #19-162 accepting bids and awarding a contract for Improvement Project #19-00, 2019 Cracksealing Improvements, to Northwest Asphalt and Maintenance for the base bid in the amount of $222,993.55.

Alternative #2 Reject bids and do not award contract for cracksealing.

Funding Source:
Estimated costs for the proposed 2019 cracksealing improvements total $267,929.82. This includes 14% indirect costs for administrative, engineering, legal and financing.

Based on bids recently received for street reconstruction projects, Staff anticipated bid prices for the 2019 crackseal improvements may be up to 25% higher than 2018 bids. Staff therefore increased the average 2018 unit bid price for bituminous crack sealing material by 23% for the purpose of estimating 2019 project costs. Staff anticipated that our estimate will be towards the high side of the bids.

The City annually budgets $500,000 for crack seal and sealcoat projects. As previously discussed, City Staff and the Public Works Committee recommended suspending the sealcoat program for one year, but continuing with crackseal improvements.

Recommendation:
Staff recommends alternative #1.

Action:
Motion to adopt Resolution #19-162 accepting bids and awarding a contract for construction for Improvement Project #19-00, 2019 Cracksealing Improvements, to Northwest Asphalt and Maintenance for the base bid in the amount of $222,993.55.

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/03/2019 10:02 AM
Kurt Ulrich	Kurt Ulrich	07/03/2019 10:10 AM
Len Linton (Originator)	Len Linton	07/05/2019 11:09 AM
Form Started By: Len Linton		Started On: 07/01/2019 03:39 PM
Final Approval Date: 07/05/2019		

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

RESOLUTION #19-162

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #19-00, 2019 CRACKSEALING IMPROVEMENTS

WHEREAS, the City of Ramsey adopted a budget for 2019 including $500,000 to crackseal and sealcoat various public streets as part of the City's annual Street Maintenance Program; and

WHEREAS, on May 21, 2019, the City of Ramsey's Public Works Committee recommended that the City Council 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; and

WHEREAS, pursuant to City Council Resolution #19-135, adopted June 11, 2019 the City Council accepted final plans and specifications and authorized advertisement for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on June 14 and June 21, 2019; and

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

CONTRACTOR	**TOTAL BID**
Northwest Asphalt and Maintenance	$222,993.55
Allied Blacktop Company	$267,557.65
Fahrner Asphalt Sealers, LLC	$617,408.87
Engineers Estimate	*$267,929.82*

WHEREAS, the bid of Northwest Asphalt and Maintenance in the amount of $222,993.55 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted; and

WHEREAS, the City has budgeted $500,000 to crackseal various public streets as part of the City's annual Street Maintenance Program.

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 contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the bid bonds made with their bids at such time that a contract has been executed.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

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CC Regular Session **7. 5.**

Meeting Date: 07/09/2019

By: Bruce Westby, Engineering/Public Works

Information

Title:

Discuss Options for Spending Remaining Budget for 2019 Crackseal and Sealcoat Improvements.

Purpose/Background:

Purpose:

The purpose of this case is to discuss options for spending the remaining funds budgeted for 2019 crackseal and sealcoat improvements.

Background:

On June 11, 2019, Staff requested Council authorization to advertise for bids for the 2019 Cracksealing Improvements. At that time, it was discussed that the Public Works Committee recommended that the City Council suspend the City's annual sealcoat program for one year. Based on this discussion and subsequent actions, a portion of the $500,000 that was budgeted for crackseal and sealcoat improvements in 2019 is not proposed to be expended.

On June 16, 2019, Staff presented a case to the Public Works Committee regarding the unexpended pavement management program funds. While presenting the case it was discussed that the City should attempt to spend the remaining funds budgeted for crackseal and sealcoat improvements in 2019 since the City collected these funds with that goal in mind. Staff said they would present a case to the City Council this evening for the purpose of discussing options for spending as much of the unexpended funds as possible.

<u>Option #1 - Additional Cracksealing Improvements</u>

During the June 16 Public Works Committee meeting, it was discussed that Staff should explore the possibility of completing additional cracksealing in 2019. While reviewing options for completing additional cracksealing in 2019 Staff found the current crackseal project out for bids covers all cracksealing work needed to meet our maintenance schedule, which requires cracksealing 3 years after construction, reconstruction, or overlays, and cracksealing 7 years after construction, reconstruction, overlays, and sealcoats.

Staff did consider a project to only crackseal joints between the bituminous pavement and adjoining concrete curb and gutter where joints had never been cracksealed (the City just started this practice 3 years ago). Staff estimates we could pull together a project with an estimated cost of $75,000 but given the time of year this work would need to be bid immediately for the contractor to even have one week to complete the work after the contract was executed. This is because cracksealing projects are typically completed by the end of August before temperatures start cooling in September. Given the tight timeline for completing more cracksealing work, and knowing that contractor's plates are full right now, Staff anticipates bids would be twice as high as normal. For this reason, Staff would not recommend completing more cracksealing work in 2019.

<u>Option #2 - Purchase Patching Equipment</u>

This option would allow Public Works to purchase a heated patching trailer for $32,000.00. The additional trailer would allow us to have two crews patching roads, especially in the early spring when we have to travel to St. Paul for hot mix. The new trailer would also have the capability to hold hot mix overnight, so we could potentially reduce the amount of trips needed to get material.

Option #3 - Additional Spray Patching

Public Works could rent additional spray patching equipment and purchase patching materials at an estimated cost of $30,000.00. We average about $18,000 per month on spray patching, and have used $37,000 of our $60,000 budget for 2019. The additional funds should allow patching to continue into September/October. The demand is there.

Notification:

Notifications are not required for this case.

Funding Source:

The City budgets $500,000 annually for crackseal and sealcoat improvements.

Recommendation:

Staff recommends options #2 and #3. The estimated costs for this is $62,000. Based on the engineer's estimate of $267,929.82 for the 2019 Cracksealing Improvements, this would result in spending about $330,000 of the $500,000 budgeted for 2019 crackseal and sealcoat improvements. This leaves about $170,000 unspent, which could be applied to 2020 crackseal and sealcoat improvements, assuming the City continues its sealcoat program in 2020.

A case for accepting bids and awarding a contract for the 2019 crackseal improvements is also on tonight's agenda. More will be known about actual unexpended costs once bids are received.

Action:

Dependent on discussion.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/03/2019 12:16 PM
Form Started By: Bruce Westby		Started On: 07/02/2019 05:42 AM
Final Approval Date: 07/03/2019		

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CC Regular Session **7. 6.**

Meeting Date: 07/09/2019

By: Colleen Lasher, Administrative Services

Information

Title:

Professional Services Contract Extension for the Tinklenberg Group

Purpose/Background:

Purpose:

Consider a proposal from The Tinklenberg Group for an extension to an existing professional services contract. The purpose of this contract is to advance and promote the construction of improvements within the Trunk Highway 10/169 corridor within the City and, more specifically, to seek funding for the City's current priority transportation projects.

Background:

The City has worked with the Tinklenberg Group for most of the past decade, with the most recent contract with the Tinklenberg Group was from June 2018 through June 2019, The contract was a 12-month contract, compared to the last few years of 6-month contract extensions. The 12-month contract term resulted in less administrative time and allowed the City and the contractor to use a uniform blended amount for the 12-month period. The contract was for $3,300 per month, with the annual cost being $39,600.

Mr. Tinklenberg continues to work with federal, state, county, and regional officials to advance Ramsey's interests in developing the Highway 10 corridor. The City's past efforts in working with Mr. Tinklenberg have yielded a successful conclusion to the $35M Armstrong Project, which was awarded several grants, including a $10M federal (TIGER) grant, a $10M state (CIMS) grant, a $8M bonding allocation from the state, and a $10.2M award from the Counties Transit Investment Board (CTIB), which fully funded the project. In 2017, work with the state legislature successfully secured an estimated $1.5 million in funding for the engineering and design of the Ramsey Boulevard underpass of the BNSF rail line.

More recently, the City of Ramsey received $2 million from the 2018 state bonding bill for the Ramsey Boulevard rail separation project.

Staff believes this extension is important given the recent planning and design work being done by Bolton and Menk that will put the City in a position to ask for future funding. In order to maintain a consistent message to the Legislature and Congressional Delegation in 2019-2020, coordination with this project is important.

Notification:

NA

Observations/Alternatives:

Due to the successful efforts outlined above, staff recommends extending the contract for an additional 12-month term.

The Contract is proposed with a $3,300 per month to be paid for the first 6 months, with the remaining 6 month fee to be negotiated based upon approval of both parties in regard to activity and scope of the final 6 months. The fee could remain the same, increase or decrease based upon the work plan defined and agreed to by mutual agreement.

Funding Source:

Funds would come from the City's Public Improvement Revolving Fund.

Recommendation:

Staff recommends consideration of the proposed contract extension with the Tinklenberg Group for 12-months through June 30, 2020, as proposed.

The alternative direction the Council may take include shortening the term of the contract (e.g., six months), NOT to approve the proposed contract, or seek other consultant proposals. Either of these alternative may result in a loss of momentum toward the accomplishment of the stated goals. Consequently, continuation of the contract is recommended at this time.

Action:

Motion to approve extending the contract with The Tinklenberg Group for another twelve months, through June 30, 2020, as stated in the attached proposal dated July 2019.

Attachments

Tinklenberg2019

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/03/2019 10:21 AM
Form Started By: Colleen Lasher		Started On: 07/03/2019 10:00 AM
Final Approval Date: 07/03/2019		

The Tinklenberg Group
The interchange of strategies and solutions

Proposed Extension of the Ramsey US Trunk Highway 10 Improvement Development Plan July, 2019

This proposed extension is intended to capitalize on the work already accomplished under earlier phases of the city's US Trunk Highway 10 Improvement Development Plan and continue the implementation of strategies adopted in that plan. It will advance the pursuit of federal, state, regional, and MnDOT funding opportunities necessary to construct additional improvements on US TH 10 within the City of Ramsey and will operate under the performance and reporting requirements established in the July, 2015 plan.

Work elements of this extension will include a continuation of those identified in earlier extensions of the plan with special emphasis on the following;

* Coordinate, on behalf of the City, follow-up and implementation of funding opportunities made available to the US TH 10 corridor during prior sessions of the Minnesota legislature.

* Coordinate on-going review and consideration of federal and state transportation program and grant opportunities appropriate to US TH 10 improvements within the City of Ramsey.

* Facilitate and coordinate the planning and implementation of meetings of communities, business leaders, and elected officials along US TH 10 in support of broader improvement needs in the corridor.

* Work with the State's congressional delegation and the US DOT, to identify and pursue federal funding opportunities and programs supportive of the City's US TH 10 improvement goals that have been or may be advanced by the congress or the Trump administration.

* Prepare for and facilitate the introduction and consideration of City's 2020 legislative proposals related to US TH 10 improvements.

* Identify, recommend, and coordinate as directed, pursuit of additional opportunities for MnDOT grant funding applicable to US TH 10 improvements.

ph 763-783-1288 • fax 763-783-9262 • 11234 forest court • minneapolis, mn 55449

* As directed, participate in and coordinate with the activities of the Anoka County US TH 10 Corridor Coalition.

* As directed, support and participate in the City's TH 10 planning and communications initiatives.

The term of this proposed extension will be for the twelve (12) month period from July 1, 2019 through June 30, 2020. The rate for the first six months of this extension will be $3,300.00 per month. Prior to January 1, 2020, the Consultant will prepare a proposed plan for advancing the City's interests during the 2020 session of the Minnesota legislature. This plan will be based on an assessment of both state and federal funding opportunities and implemented only when concurred with and approved by the City. The Consultant's involvement in the activities called for in the plan will be used to mutually determine the Consultants monthly rate of compensation for the final six months of the extension.

Approved and agreed to by;

John LeTourneau Mayor, City of Ramsey	Elwyn Tinklenberg President, The Tinklenberg Group
Date	Date

CC Regular Session **7. 7.**

Meeting Date: 07/09/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #19-160 Approving Extension to the Commercial Real Estate Brokerage Services with CBRE

Purpose/Background:

The purpose of this case is to adopt the City's strategy for real estate management for City Owned Parcels.

The EDA met in January 2019 and also discussed at a Joint Work Session with the City Council on February 26, 2019. The EDA then met again on April 11, 2019 to discuss the matter further. On April 11, 2019, the EDA recommended that Staff work with CBRE to revise the current contract. Key points of discussion included, but were not limited to the following. The Item was scheduled for action at the May 9, 2019 EDA meeting but it was tabled to the next meeting. Further discussion at the June 13, 2019 EDA meeting gave staff more clear direction on language to be negotiated into the new listing contract.

1. Removing parcels outside of the COR from the listing agreement
2. Adding language that would reduce, or eliminate commission for leads that were not generated by CBRE (clear-cut City leads, etc.)

A proposed contract with revised language is attached for review. The EDA has recommend the the attached contract language

Additional Background

The City has been engaged in a contract with CBRE since January 28, 2014 to list and market City owned properties in the COR and other areas. The City and CBRE have executed multiple amendments to the contract with the latest being a one year contract from July 31, 2018-July 30, 2019. Staff has found CBRE agent Brian Pankratz to be available, engaged, knowledgeable and helpful when it comes to marketing city owned parcels. CBRE utilizes many proven marketing methods such as:

- Real Estate signs on site
- Online listings such as MNCAR (internet)
- Connection to the broker community

With the current contract coming up for consideration for renewal in July 2019 (can be canceled with 30 day notice), Staff believes it is important to review the current contract, its terms and conditions, and to determine if a renewal is prudent or to explore other options. The original contract and pertinent amendments are attached to this case.

Having a company like CBRE market city properties to its broker community and clients has its advantages. CBRE has a good reputation within the broker community. The maintenance and updating of marketing materials by CBRE including, signage and MNCAR listings is convenient for Staff and access to current market data is helpful. Based on city records the City has closed on eleven properties, with 3 more pending (Parcel 42 - RGH Ramsey LLC, Parcel 13a - Capstone off Puma and 52b AEON - Phase 2) that CBRE has listed since 2014.

Currently, the City has fifteen City owned parcels listed with CBRE including five under contract. Eleven of these properties are in the COR and the rest are scattered across the community.

In late 2018, Anoka County has added a regional economic development presence to Anoka County as presented to the EDA last year. The City of Ramsey is included in this partnership and has the opportunity to list its properties

on MNCAR at a nominal cost. This is a feature is also provided by CBRE as part of its listing contract free of cost. Anoka County does not provide signage on site for marketing and does not have the reputation or experience of a CBRE in the broker community at this time. It is difficult to fully compare CBRE to the new Anoka County Regional Economic Development Partnership. CBRE is a proven industry leader, but there are some cost advantages of utilizing the MNCAR service that Anoka County can provide that reach the same audience in similar ways.

Notification:

Notification is not required.

Observations/Alternatives:

Alternatives include, but are not limited to the following:

1. Continue contract with CBRE with existing language.
2. Amend contract with CBRE on the number of properties listed for specific properties, commission, look-back period, or other standards.
3. Seek proposals from other real estate brokers.
4. List and market properties utilizing City Staff.

Draft CBRE Contract Highlights:

1. The following parcels have been removed from the listing contract dated June 7, 2018:

- Parcel 8 - Amoco Site - 25-32-25-43-0043
- Parcel 11- Water Tower site at 167th - 11-32-25-43-0004
- Parcel 37a - 14165 Ramsey Blvd NE - 27-32-25-33-0006
- Parcel 40 - Bookstore Site - 34-32-25-13-0005
- Parcel 51 - Cottages at the COR 28-32-25-14-0094 (SOLD)
- Parcel 52c - (Remnant end cap / keyhole) 28-32-25-13-0034, 28-32-25-24-0005
- The Waterfront (Lake Ramsey) 28-32-25-24-0002 and 28-32-25-24-0003
- Parcel 45 (SOLD) - 29-32-25-14-0009, 29-32-25-14-0010 and 29-32-25-14-0013
- Parcel 6 - Old Muni Site - 28-32-25-41-0081 (SOLD)

2. Cancelation provisions found in Paragraph 19. Either party can cancel the Listing Agreement after 6 months with 30 day written notice.
3. CBRE is entitled to a Minimum Fee. See Exhibit A, Section 3 and 4 3. Broker (CBRE) shall receive a minimum fee generally as follows:
    1. $1.50 per gross square foot for the sale of any industrial or office land
    2. $5,000.00 for the sale of any residential parcel of land
    3. $5,000.00 for the sale of any residential parcel of land greater than $45,000
    4. $3,500.00 for the sale of any residential parcel of land less than or equal to $45,000
4. **NEW: City Generated Sales Lead: If a potential prospect/buyer is generated by the City of Ramsey with no prior contact or discussions with/from CBRE than the commission will be reduced to 3% of the gross sales price to calculate commissions.**
5. Standard Commission found in Exhibit A. As to sales of real property, CBRE's commission shall be five percent (5%) of the gross sales price. If a cooperating broker or salesperson procures the sale, the commission will be seven percent (7%) of the gross sales price.

If approved, revisions would take effect August 1, 2019.

On June 13, 2019, the EDA recommended approval of the language changes included in the attached CBRE Contract dated July 1, 2019.

Funding Source:

There is no immediate or initial up front costs. CBRE is only paid at time of sale, and a commission is deducted from the gross sales price rather than an hourly rate.

If the City desired to consider a different model than a traditional commercial broker, such as all in-house, Staff would recommend a broader discussion about the EDA's budget, and would recommend that additional funding be placed into professional services and/or staffing for the transition.

Recommendation:

STAFF

Staff recommends approval of Resolution #19-160 approving extension to the Commercial Real Estate Brokerage Services with CBRE.

EDA

On June 13, 2019, the EDA reviewed the proposed terms and conditions in the attached CBRE Listing Agreement and recommended approval.

Action:

Motion to adopt Resolution #19-160 approving extension to the Commercial Real Estate Brokerage Services with CBRE.

Attachments

Resolution #19-160
CBRE Listing Agreement Redline
CBRE Listing Agreement Clean
Recent CBRE Land Transaction Summary
Map of Listing Type
List of Properties For Sale
Current Listing Agreement 7.30.19
Month To Month Listing Amendment
Original Listing Agreement
Draft EDA Minutes 6.13.19

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	07/01/2019 10:36 AM
Tim Gladhill	Tim Gladhill	07/02/2019 09:52 PM
Sean Sullivan (Originator)	Sean Sullivan	07/03/2019 08:18 AM
Kurt Ulrich	Kurt Ulrich	07/03/2019 08:42 AM
Form Started By: Sean Sullivan		Started On: 07/01/2019 08:25 AM
Final Approval Date: 07/03/2019		

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

RESOLUTION #19-160

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

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

WHEREAS, the current contract is set to expire on July 31, 2019; and

WHEREAS, the proposed contract only includes listing inside the COR; and

WHEREAS, the proposed contract includes amended language that reduces the CBRE commission from 5% to 3% if the lead is determined to City generated.

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

1) That the Ramsey City Council hereby approves an extension to the amended contract with CBRE until February 1, 2020.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy
Existing Vacancy

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

Mayor

ATTEST:

City Clerk

1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402
+1 952 924 4600

July 1, 2019

Deleted: June 24, 2019

BY ELECTRONIC MAIL
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Attention: Sean Sullivan and Kurt Ulrich

Re: ***Exclusive Sales Listing Agreement***
Multiple Land Parcels, City of Ramsey, Minnesota ("Property")
Vacant Land Exhibit B

Dear Sean and Kurt,

Thank you for selecting CBRE, Inc. ("CBRE") to represent you. The terms of our engagement are contained in this agreement ("Agreement").

1. This Agreement shall terminate six months from August 1, 2019 ("Term").

2. During the Term, you appoint us your exclusive agent with the right to list and market the Property for sale and to negotiate agreements for the sale of the Property (which includes portions thereof). If, during the Term, the Property is removed from the market because escrow is opened or an offer to purchase the Property is accepted, and if the sale is not consummated for any reason, then the Term will be extended by the longer of the number of days that (i) escrow was open or (ii) the Property was removed from the market, but in no event more than 180 calendar days in the aggregate.

3. We will commit the appropriate number of qualified and licensed professionals to this engagement. Your "Listing Team" is comprised of Brian Pankratz. We will have the right to change members of the Listing Team as necessary and appropriate. The Listing Team shall owe you duties of trust, confidence and loyalty.

4. We will offer the Property at an initial listing price that is per separate agreement and Acceptable to Owner, although the Property may be sold upon such other terms as you may agree. However, it is your right to: (a) approve, modify, reject or disapprove any and all proposals and offers as well as any prospective purchasers for the Property and (b) adjust the terms and conditions of any offer made, including but not limited to, adjusting the Property's listing price.

5. We will work with you to create and implement a sales strategy for the Property, including preparation of appropriate and customary marketing materials (such as an offering brochure). In developing the strategy, we will rely on (without requirement to verify) any information provided to us by you, your agents, affiliates and/or any of the Property's managers. However, we will not issue any written marketing materials without your prior written approval. Further, you authorize us to place one or more signs on the Property as we deem appropriate.

6. The success of this engagement relies, in part, on cooperation and communication between City of Ramsey and CBRE Listing Team. Therefore, you agree to: (i) provide us with all available information to assist us in marketing the Property; (ii) make CBRE Listing Team aware of all inquiries regarding CBRE listed properties; and (iii) work with CBRE Listing Team to conduct

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Deleted: make CBRE Listing Team aware of all prospects that show interest or have conversations with City of Ramsey immediately refer orto us all purchase inquiries for the Property;

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negotiations with prospective purchasers as needed. If a prospective buyer is a City generated lead that has not had prior discussions with CBRE Listing Team, and CBRE services are not required, CBRE commissions will be reduced from 5% to 3%.

7. You represent that you either are the fee owner of or otherwise have control over the Property. You further represent that you have full authority to enter into this Agreement without violating anyone else's rights, or any other agreements or contractual obligations.

8. We will present all offers to you and assist you in developing and negotiating counteroffers until a PSA is signed and all contingencies are satisfied or waived. You agree that you and/or your legal counsel are solely responsible for determining the legal sufficiency of the documents related to this engagement and the tax consequences of any transaction. You are also responsible for evaluating any offers and determining with whom you will negotiate or enter into a transaction. While we may assist you in gathering reasonably available information, we cannot represent or warrant the creditworthiness of any prospect and/or their ability to satisfy their obligations under a purchase agreement. All final business and legal decisions shall be made solely by you. Notwithstanding any designation of us as "agent" in this Agreement, we will have no right, power, or authority to enter into any agreement with any prospective purchaser, real estate broker, or any other person in the name of, on behalf of, or otherwise binding upon you.

9. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**

10. We will earn (and you agree to pay) a commission in accordance with this Agreement and the attached Commission Schedule (Exhibit "A") if either of the following occur:

    (a) during the Term, you sell the Property to a purchaser, whether procured by us, you or anyone else; or

    (b) within one hundred eighty (180) days after the expiration of the Term or after the Agreement otherwise terminates (the "Override Period"), the Property is sold to, or negotiations continue, resume or commence and thereafter continue leading to a sale of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom, during the Term, CBRE either negotiated (either directly or through another broker or agent) or to whom the Property was submitted during the Term ("Existing Prospect"). You agree that CBRE is authorized to continue negotiations with Existing Prospects. We will submit to you a list of such Existing Prospects in a "Protective List" within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.66(1); provided, however, that if a written offer has been submitted prior to said expiration or termination date, then it shall not be necessary to include the offeror's name on the list. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the property by responding to an advertisement, or by contacting the Broker or having been physically shown the property by the Broker.

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

11. You agree that we are authorized to cooperate with and, if appropriate, share our commission with "Cooperating Brokers" (such as a broker representing a purchaser). We will be responsible for paying the fee or commission due to the Cooperating Broker (if any) provided the Cooperating Broker: (i) represents the prospective purchaser pursuant to a written agreement, a copy of which is furnished to us prior to the execution of the transaction; (ii) is properly licensed; and (iii) executes and delivers to us an acceptable cooperating brokerage agreement. Market conditions may exist whereby the Cooperating Broker receives an above-standard fee and/or broker bonus. If so, our commission shall be increased by (and you agree to pay) an amount such that we receive no less than 50% of the total fee in accordance with the Commission Schedule.

Deleted: City of Ramsey and CBRE Listing Team working as partnership to conduct all negotiations with prospective purchasers exclusively through us. that has not had prior discussions with CBRE Listing TeamListing Team Listing Team Listing Team

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12. If you lease the Property to anyone during the Term or Post-Term, you agree to pay CBRE a lease commission in accordance with Exhibit A.

13. The Listing Team are your designated agents to the exclusion of all of CBRE's other licensees. All other CBRE licensees shall be referred to as "Non-Listing Team Agents" and shall be considered Cooperating Brokers. You acknowledge that we are an international brokerage firm and that we may represent prospective purchasers. You consent to the representation of such prospective purchasers by Non-Listing Team Agents and consent to any dual agency created by such representation. You acknowledge that Non-Listing Team Agents owe duties of trust, confidence and loyalty exclusively to their clients. The Listing Team and Non-Listing Team Agents shall not disclose the confidential information of one principal to the other.

14. Questions regarding environmental and zoning issues may arise during the course of our representation. CBRE is not obligated to perform, and has not made any investigation of the physical conditions or zoning issues relating to the Property. You agree to disclose to us and allow us to disclose to prospective purchasers everything you know (after reasonable inquiry by you) regarding present and future property issues including, but not limited to, structural, mechanical, hazardous materials, zoning and environmental matters affecting the Property and/or the Property's condition.

15. If the Property becomes the subject of foreclosure proceedings before the expiration of the Term, then in our sole and absolute discretion we may: (a) suspend this Agreement until we may elect to reinstate it or (b) terminate this Agreement and enter into a listing agreement with any receiver, party initiating foreclosure, party purchasing the Property at a foreclosure sale, or any other third party.

16. While we are confident that our relationship will be mutually satisfactory, if there is a dispute between us, then we agree to resolve it subject to the following:

    (a) if either party institutes a legal proceeding against the other party relating to this Agreement, the prevailing party shall recover from the non-prevailing party all of its (i) reasonable attorneys' fees and costs, (ii) expert-related fees and costs and (iii) other related expenses. All past due amounts shall bear interest at twelve percent (12%) per annum or the maximum rate permitted in the state in which the Property is located. No party will be entitled to punitive, special and/or consequential damages, and we each waive all rights to and claims for relief other than for compensatory damages; and

    (b) **WHERE PERMITTED BY LAW, WE EACH KNOWINGLY AGREE TO WAIVE ANY AND ALL RIGHTS TO HAVE A DISPUTE ON ANY MATTER RELATING TO, OR ARISING FROM THIS AGREEMENT DETERMINED BY A JURY.**

17. You and CBRE agree to comply with all applicable laws, regulations, codes, ordinances and administrative orders. Further, we both acknowledge that: (a) it is illegal to refuse to display or lease or sell to or from any person because of one's membership in a protected class, *e.g.*: race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by applicable law and (b) the Property will be offered in compliance with all applicable anti-discrimination laws.

18. This Agreement is our entire agreement and supersedes all prior understandings between us regarding this engagement and is governed by the laws of the state where the Property is located, without regard to its conflict of laws principles. This Agreement will be binding and inure to the benefit of our lawful representatives, heirs, successors, designees and assignees. It may not be altered or terminated except in a writing signed by both you and CBRE. Neither party's failure to exercise any of its rights under this Agreement will relieve the other party of its obligations hereunder. Nothing herein is or may be deemed a waiver or full statement of any of our rights or remedies, whether at law or in equity, all of which are expressly reserved. If any provision of this Agreement is unenforceable or void under applicable law, the remaining provisions will continue to be binding. This Agreement and the rights, interests or obligations created hereunder will not be assigned by either of the parties without the prior written consent of the other party. We each agree that we have both participated in the negotiation and drafting of this Agreement. You acknowledge that the person signing this Agreement on your behalf has your full authority to execute it. This

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Agreement will be binding whether signatures are exchanged electronically or by hand, by mail, by fax, by electronic transfer or image, by photocopy or in counterparts.

19. Either party can cancel the Listing Agreement after 6 months with 30 day written notice.

Thank you again for this opportunity. We look forward to working with you.

Very truly yours,

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Name: Jeff Jiovanazzo
Title: Managing Director

Date: _____

AGREED:

City of Ramsey

By: _____
Name:
Title:

Date: _____

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EXHIBIT A – Commission Schedule

A. *Sale.* As to sales of real property, CBRE's commission shall be five percent (5%) of the gross sales price. If a cooperating broker or salesperson procures the sale, the commission will be seven percent (7%) of the gross sales price. Gross sales price shall include any and all consideration received or receivable, in whatever form, including but not limited to assumption or release of existing liabilities. In the event this sale is in connection with a "build to suit" transaction, the commission shall be calculated on the gross sales price plus the gross construction cost of the building to be constructed on the Property. The commission shall be earned and paid on the date title to the Property is transferred to the purchaser; provided, however, that if the transaction involves an installment contract, then payment shall be made upon execution of such contract. In the event you contribute or convey the Property or any interest therein to a corporation, joint venture, partnership, or other business entity, the commission shall be calculated on the fair market value of the Property or the portion thereof that is so transferred, and shall be earned and paid at the time of the contribution or transfer. If you are a partnership, corporation, or other business entity, and an interest in the partnership, corporation or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property, and applicable law does not prohibit the payment of a commission in connection with such sale or transfer, the commission shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid at the time of the transfer.

1. *Definitions.* Under this Agreement the terms "sell," "sale" or "sold" shall mean: (a) an exchange of the Property; (b) the granting of an option to purchase the Property; or (c) any other transfer, conveyance or contribution of a controlling interest in the Property or in the entity which owns the Property, including, but not limited to, situations where you are a corporation, partnership or other business entity and a controlling interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property.

2. *Option to Purchase.* If you grant an option to purchase the Property, you agree to pay us a commission in accordance with this Commission Schedule, on the price paid for the option and for any extensions when you receive payment for any such option and/or extensions. If the option is exercised, whether during the Term or after, we will earn a further commission in accordance with this Agreement. Notwithstanding the foregoing, to the extent that all or part of the price paid for the option or any extension thereof is applied to the sales price of the Property, then any commission previously paid by you to us on account of the option payments will be credited against the commission payable to us on account of the exercise of the option.

3. Broker (CBRE) shall receive a minimum fee based on a sales price of $1.50 per gross SF for the sale of any industrial or office land and a minimum fee of $5,000.00 for the sale of any residential parcel of land $5,000.00 for the sale of any residential parcel of land greater than $45,000; and, a minimum fee of $3,500.00 for the sale of any residential parcel of land less than or equal to $45,000.

4. If a potential prospect/buyer is generated by the City of Ramsey with no prior contact or discussions with/from CBRE than the commission will be reduced to 3% of the gross sales price to calculate commissions. If potential buyer generated by City of Ramsey has a cooperative broker the CBRE Listing Team commission will be equal to the cooperative broker and in no event will be no higher than 3.5%.

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EXHIBIT B – Subject Parcels

1. Parcel 50a- 28-32-25-41-0020
2. Parcel 52b AEON 2 Parcel-28-32-25-13-0092
3. Parcel 47c- 28-32-25-31-0023
4. Parcel 47e- 28-32-25-23-0018
5. Parcel 46- 28-32-25-22-0058
6. Parcel 42a-7994 Sunwood Drive - 28-32-25-23-0012
7. Parcel 42b 7990 Sunwood Drive - 28-32-25-23-0011
8. Parcel 42c, 7992 Sunwood Drive- 28-32-25-23-0013
9. Parcel 48a-PID 28-32-25-31-0017
10. Parcel 48c 28-32-25-24-0025

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Lake Ramsey-28-32-25-24-0002, 28-32-25-24-0003

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Owner Marketing Approval

Property Name:	City of Ramsey Land Parcels
Property Address:	**Ramsey, MN**
Broker(s):	Brian Pankratz

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

TOTAL BUILDING SQUARE FOOTAGE:	
AVAILABLE SQUARE FOOTAGE:	
OFFICE SQUARE FOOTAGE:	
WAREHOUSE SQUARE FOOTAGE:	
LOT AREA:	***80.52***
CLEAR HEIGHT:	
LOADING:	
CONSTRUCTION:	
YEAR BUILT:	
SPRINKLERED:	
POWER:	
COLUMN SPACING:	
PARKING:	
LEASE RATES/SALE PRICE:	
EST. 2018 REAL ESTATE TAXES: ***EST. 2018 CAM:*** ***EST. 2018 TOTAL:***	
COMMENTS:	

APPROVED this _____ day of _____, 2019

City of Ramsey

Owner

By: _____

Title:_____

© 2018 CBRE, Inc. The information about this property has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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CBRE

Minnesota Sale/Lease Disclosures

Property: City of Ramsey Land

Seller/Landlord Disclosure of Material Facts, Delivery of Reports, and Compliance with Laws. Sellers/landlords are hereby requested to disclose directly to buyers/tenants all facts known to sellers/landlords that materially affect the value or desirability of the Property and are not readily observable nor known to the buyer/tenant, including, but not limited to, facts regarding hazardous materials, zoning, construction, design, engineering, soils, title, survey, fire/life safety, proneness to natural hazards such as earthquakes, and other matters, and to provide buyers/tenants with copies of all reports in the possession of or accessible to sellers/landlords regarding the Property. Sellers/landlords and buyers/tenants must comply with all applicable federal, state and local laws, regulations, codes, ordinances and orders, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Americans with Disabilities Act (ADA). The Americans With Disabilities Act (42 United States Code §12101 et seq.) and other federal, state and local requirements may require changes to the Property. Have your experts investigate and evaluate these matters.

Taxes. Sales, leases and other real estate transactions can have federal, state and local tax consequences. In sales transactions, Internal Revenue Code §1445 requires buyers to withhold and pay to the IRS 15% of the gross sales price within 20 days of the date of a sale unless the buyers can establish that the sellers are not foreigners, generally by having the sellers sign a Non-Foreign Seller Affidavit. Depending on the structure of the transaction, the tax withholding liability can exceed the net cash proceeds to be paid to sellers at closing. Have your experts investigate and evaluate these matters.

Flood Zones. Many lenders require flood insurance for properties located in flood zones, and government authorities may regulate development and construction in flood zones. Whether or not located in a flood zone, properties can be subject to flooding and moisture problems, especially properties on a slope or in low-lying areas. Buyers/tenants should have their experts confirm whether the Property is in a flood zone and otherwise investigate and evaluate these matters.

Fires. Properties, whether or not located in a fire hazard zone, are subject to fire/life safety risks and may be subject to state and local fire/life safety-related requirements, including retrofit requirements. Have your experts investigate and evaluate these matters.

Hazardous Materials and Underground Storage Tanks. Due to prior or current uses of the Property or in the areas or the construction materials used, the Property may have hazardous or undesirable metals (including but not limited to lead-based paint), minerals (including but not limited to asbestos), chemicals, hydrocarbons, petroleum-related compounds, or biological or radioactive/emissive items (including but not limited to electrical and magnetic fields) in soils, water, building components, above or below-ground tanks/containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. If the Property was built before 1978 and has a residential unit, sellers/landlords must disclose all reports, surveys and other information known to them regarding lead-based paint to buyers/tenants and allow for inspections (42 United States Code §4851 et seq.). Have your experts investigate and evaluate these matters.

Property Inspections and Evaluations. Buyers/tenants should have the Property thoroughly inspected and all parties should have the transaction thoroughly evaluated by the experts of their choice. Ask your experts what investigations and evaluations may be appropriate as well as the risks of not performing any such investigations or evaluations. Information regarding the Property supplied by the real estate brokers has been received from third party sources and has not been independently verified by the brokers. Have your experts verify all information regarding the Property, including any linear or area measurements, the availability of all utilities, applicable zoning, and entitlements for the intended use. All work should be inspected and evaluated by your experts, as they deem appropriate. Any projections or estimates are for example only, are based on assumptions that may not occur, and do not represent the current or future performance of the property. Real estate brokers are not experts concerning, nor can they determine if any expert is qualified to provide advice on, legal, tax, design, ADA, engineering, construction, soils, title, survey, fire/life safety, insurance, hazardous materials, or other such matters. Such areas require special education and, generally, special licenses not possessed by real estate brokers. Consult with the experts of your choice regarding these matters.

CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the parties make to each other. These are questions for your attorney and financial advisors.

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1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402
+1 952 924 4600

July 1, 2019

BY ELECTRONIC MAIL
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Attention: Sean Sullivan and Kurt Ulrich

Re: ***Exclusive Sales Listing Agreement***
Multiple Land Parcels, City of Ramsey, Minnesota ("Property")
Vacant Land Exhibit B

Dear Sean and Kurt,

Thank you for selecting CBRE, Inc. ("CBRE") to represent you. The terms of our engagement are contained in this agreement ("Agreement").

1. This Agreement shall terminate six months from August 1, 2019 ("Term").

2. During the Term, you appoint us your exclusive agent with the right to list and market the Property for sale and to negotiate agreements for the sale of the Property (which includes portions thereof). If, during the Term, the Property is removed from the market because escrow is opened or an offer to purchase the Property is accepted, and if the sale is not consummated for any reason, then the Term will be extended by the longer of the number of days that (i) escrow was open or (ii) the Property was removed from the market, but in no event more than 180 calendar days in the aggregate.

3. We will commit the appropriate number of qualified and licensed professionals to this engagement. Your "Listing Team" is comprised of Brian Pankratz. We will have the right to change members of the Listing Team as necessary and appropriate. The Listing Team shall owe you duties of trust, confidence and loyalty.

4. We will offer the Property at an initial listing price that is per separate agreement and Acceptable to Owner, although the Property may be sold upon such other terms as you may agree. However, it is your right to: (a) approve, modify, reject or disapprove any and all proposals and offers as well as any prospective purchasers for the Property and (b) adjust the terms and conditions of any offer made, including but not limited to, adjusting the Property's listing price.

5. We will work with you to create and implement a sales strategy for the Property, including preparation of appropriate and customary marketing materials (such as an offering brochure). In developing the strategy, we will rely on (without requirement to verify) any information provided to us by you, your agents, affiliates and/or any of the Property's managers. However, we will not issue any written marketing materials without your prior written approval. Further, you authorize us to place one or more signs on the Property as we deem appropriate.

6. The success of this engagement relies, in part, on cooperation and communication between City of Ramsey and CBRE Listing Team. Therefore, you agree to: (i) provide us with all available information to assist us in marketing the Property; (ii) make CBRE Listing Team aware of all inquiries regarding CBRE listed properties; and (iii) work with CBRE Listing Team to conduct

negotiations with prospective purchasers as needed. If a prospective buyer is a City generated lead that has not had prior discussions with CBRE Listing Team, and CBRE services are not required, CBRE commissions will be reduced from 5% to 3%..

7. You represent that you either are the fee owner of or otherwise have control over the Property. You further represent that you have full authority to enter into this Agreement without violating anyone else's rights, or any other agreements or contractual obligations.

8. We will present all offers to you and assist you in developing and negotiating counteroffers until a PSA is signed and all contingencies are satisfied or waived. You agree that you and/or your legal counsel are solely responsible for determining the legal sufficiency of the documents related to this engagement and the tax consequences of any transaction. You are also responsible for evaluating any offers and determining with whom you will negotiate or enter into a transaction. While we may assist you in gathering reasonably available information, we cannot represent or warrant the creditworthiness of any prospect and/or their ability to satisfy their obligations under a purchase agreement. All final business and legal decisions shall be made solely by you. Notwithstanding any designation of us as "agent" in this Agreement, we will have no right, power, or authority to enter into any agreement with any prospective purchaser, real estate broker, or any other person in the name of, on behalf of, or otherwise binding upon you.

9. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**

10. We will earn (and you agree to pay) a commission in accordance with this Agreement and the attached Commission Schedule (Exhibit "A") if either of the following occur:

    (a) during the Term, you sell the Property to a purchaser, whether procured by us, you or anyone else; or

    (b) within one hundred eighty (180) days after the expiration of the Term or after the Agreement otherwise terminates (the "Override Period"), the Property is sold to, or negotiations continue, resume or commence and thereafter continue leading to a sale of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom, during the Term, CBRE either negotiated (either directly or through another broker or agent) or to whom the Property was submitted during the Term ("Existing Prospect"). You agree that CBRE is authorized to continue negotiations with Existing Prospects. We will submit to you a list of such Existing Prospects in a "Protective List" within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.66(1); provided, however, that if a written offer has been submitted prior to said expiration or termination date, then it shall not be necessary to include the offeror's name on the list. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the property by responding to an advertisement, or by contacting the Broker or having been physically shown the property by the Broker.

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

11. You agree that we are authorized to cooperate with and, if appropriate, share our commission with "Cooperating Brokers" (such as a broker representing a purchaser). We will be responsible for paying the fee or commission due to the Cooperating Broker (if any) provided the Cooperating Broker: (i) represents the prospective purchaser pursuant to a written agreement, a copy of which is furnished to us prior to the execution of the transaction; (ii) is properly licensed; and (iii) executes and delivers to us an acceptable cooperating brokerage agreement. Market conditions may exist whereby the Cooperating Broker receives an above-standard fee and/or broker bonus. If so, our commission shall be increased by (and you agree to pay) an amount such that we receive no less than 50% of the total fee in accordance with the Commission Schedule.

12. If you lease the Property to anyone during the Term or Post-Term, you agree to pay CBRE a lease commission in accordance with Exhibit A.

13. The Listing Team are your designated agents to the exclusion of all of CBRE's other licensees. All other CBRE licensees shall be referred to as "Non-Listing Team Agents" and shall be considered Cooperating Brokers. You acknowledge that we are an international brokerage firm and that we may represent prospective purchasers. You consent to the representation of such prospective purchasers by Non-Listing Team Agents and consent to any dual agency created by such representation. You acknowledge that Non-Listing Team Agents owe duties of trust, confidence and loyalty exclusively to their clients. The Listing Team and Non-Listing Team Agents shall not disclose the confidential information of one principal to the other.

14. Questions regarding environmental and zoning issues may arise during the course of our representation. CBRE is not obligated to perform, and has not made any investigation of the physical conditions or zoning issues relating to the Property. You agree to disclose to us and allow us to disclose to prospective purchasers everything you know (after reasonable inquiry by you) regarding present and future property issues including, but not limited to, structural, mechanical, hazardous materials, zoning and environmental matters affecting the Property and/or the Property's condition.

15. If the Property becomes the subject of foreclosure proceedings before the expiration of the Term, then in our sole and absolute discretion we may: (a) suspend this Agreement until we may elect to reinstate it or (b) terminate this Agreement and enter into a listing agreement with any receiver, party initiating foreclosure, party purchasing the Property at a foreclosure sale, or any other third party.

16. While we are confident that our relationship will be mutually satisfactory, if there is a dispute between us, then we agree to resolve it subject to the following:

    (a) if either party institutes a legal proceeding against the other party relating to this Agreement, the prevailing party shall recover from the non-prevailing party all of its (i) reasonable attorneys' fees and costs, (ii) expert-related fees and costs and (iii) other related expenses. All past due amounts shall bear interest at twelve percent (12%) per annum or the maximum rate permitted in the state in which the Property is located. No party will be entitled to punitive, special and/or consequential damages, and we each waive all rights to and claims for relief other than for compensatory damages; and

    (b) **WHERE PERMITTED BY LAW, WE EACH KNOWINGLY AGREE TO WAIVE ANY AND ALL RIGHTS TO HAVE A DISPUTE ON ANY MATTER RELATING TO, OR ARISING FROM THIS AGREEMENT DETERMINED BY A JURY.**

17. You and CBRE agree to comply with all applicable laws, regulations, codes, ordinances and administrative orders. Further, we both acknowledge that: (a) it is illegal to refuse to display or lease or sell to or from any person because of one's membership in a protected class, *e.g.*: race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by applicable law and (b) the Property will be offered in compliance with all applicable anti-discrimination laws.

18. This Agreement is our entire agreement and supersedes all prior understandings between us regarding this engagement and is governed by the laws of the state where the Property is located, without regard to its conflict of laws principles. This Agreement will be binding and inure to the benefit of our lawful representatives, heirs, successors, designees and assignees. It may not be altered or terminated except in a writing signed by both you and CBRE. Neither party's failure to exercise any of its rights under this Agreement will relieve the other party of its obligations hereunder. Nothing herein is or may be deemed a waiver or full statement of any of our rights or remedies, whether at law or in equity, all of which are expressly reserved. If any provision of this Agreement is unenforceable or void under applicable law, the remaining provisions will continue to be binding. This Agreement and the rights, interests or obligations created hereunder will not be assigned by either of the parties without the prior written consent of the other party. We each agree that we have both participated in the negotiation and drafting of this Agreement. You acknowledge that the person signing this Agreement on your behalf has your full authority to execute it. This

Agreement will be binding whether signatures are exchanged electronically or by hand, by mail, by fax, by electronic transfer or image, by photocopy or in counterparts.

19. Either party can cancel the Listing Agreement after 6 months with 30 day written notice.

Thank you again for this opportunity. We look forward to working with you.

Very truly yours,

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Name: Jeff Jiovanazzo
Title: Managing Director

Date: _____

AGREED:

City of Ramsey

By: _____
Name:
Title:

Date: _____

EXHIBIT A – Commission Schedule

A. *Sale.* As to sales of real property, CBRE's commission shall be five percent (5%) of the gross sales price. If a cooperating broker or salesperson procures the sale, the commission will be seven percent (7%) of the gross sales price. Gross sales price shall include any and all consideration received or receivable, in whatever form, including but not limited to assumption or release of existing liabilities. In the event this sale is in connection with a "build to suit" transaction, the commission shall be calculated on the gross sales price plus the gross construction cost of the building to be constructed on the Property. The commission shall be earned and paid on the date title to the Property is transferred to the purchaser; provided, however, that if the transaction involves an installment contract, then payment shall be made upon execution of such contract. In the event you contribute or convey the Property or any interest therein to a corporation, joint venture, partnership, or other business entity, the commission shall be calculated on the fair market value of the Property or the portion thereof that is so transferred, and shall be earned and paid at the time of the contribution or transfer. If you are a partnership, corporation, or other business entity, and an interest in the partnership, corporation or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property, and applicable law does not prohibit the payment of a commission in connection with such sale or transfer, the commission shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid at the time of the transfer.

1. *Definitions.* Under this Agreement the terms "sell," "sale" or "sold" shall mean: (a) an exchange of the Property; (b) the granting of an option to purchase the Property; or (c) any other transfer, conveyance or contribution of a controlling interest in the Property or in the entity which owns the Property, including, but not limited to, situations where you are a corporation, partnership or other business entity and a controlling interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property.

2. *Option to Purchase.* If you grant an option to purchase the Property, you agree to pay us a commission in accordance with this Commission Schedule, on the price paid for the option and for any extensions when you receive payment for any such option and/or extensions. If the option is exercised, whether during the Term or after, we will earn a further commission in accordance with this Agreement. Notwithstanding the foregoing, to the extent that all or part of the price paid for the option or any extension thereof is applied to the sales price of the Property, then any commission previously paid by you to us on account of the option payments will be credited against the commission payable to us on account of the exercise of the option.

3. Broker (CBRE) shall receive a minimum fee based on a sales price of $1.50 per gross SF for the sale of any industrial or office land and a minimum fee of $5,000.00 for the sale of any residential parcel of land $5,000.00 for the sale of any residential parcel of land greater than $45,000; and, a minimum fee of $3,500.00 for the sale of any residential parcel of land less than or equal to $45,000.

4. If a potential prospect/buyer is generated by the City of Ramsey with no prior contact or discussions with/from CBRE than the commission will be reduced to 3% of the gross sales price to calculate commissions. If potential buyer generated by City of Ramsey has a cooperative broker the CBRE Listing Team commission will be equal to the cooperative broker and in no event will be no higher than 3.5%.

EXHIBIT B – Subject Parcels

1. Parcel 50a- 28-32-25-41-0020
2. Parcel 52b AEON 2 -28-32-25-13-0092
3. Parcel 47c- 28-32-25-31-0023
4. Parcel 47e- 28-32-25-23-0018
5. Parcel 46- 28-32-25-22-0058
6. Parcel 42a-7994 Sunwood Drive - 28-32-25-23-0012
7. Parcel 42b 7990 Sunwood Drive - 28-32-25-23-0011
8. Parcel 42c, 7992 Sunwood Drive- 28-32-25-23-0013
9. Parcel 48a-28-32-25-31-0017,
10. Parcel 48c 28-32-25-24-0025

Owner Marketing Approval

Property Name:	City of Ramsey Land Parcels
Property Address:	**Ramsey, MN**
Broker(s):	Brian Pankratz

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

TOTAL BUILDING SQUARE FOOTAGE:	
AVAILABLE SQUARE FOOTAGE:	
OFFICE SQUARE FOOTAGE:	
WAREHOUSE SQUARE FOOTAGE:	
LOT AREA:	***80.52***
CLEAR HEIGHT:	
LOADING:	
CONSTRUCTION:	
YEAR BUILT:	
SPRINKLERED:	
POWER:	
COLUMN SPACING:	
PARKING:	
LEASE RATES/SALE PRICE:	
EST. 2018 REAL ESTATE TAXES: ***EST. 2018 CAM:*** ***EST. 2018 TOTAL:***	
COMMENTS:	

APPROVED this _____ day of _____, 2019

City of Ramsey

Owner

By: _____

Title:_____

© 2018 CBRE, Inc. The information about this property has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Minnesota Sale/Lease Disclosures

Property: City of Ramsey Land

Seller/Landlord Disclosure of Material Facts, Delivery of Reports, and Compliance with Laws. Sellers/landlords are hereby requested to disclose directly to buyers/tenants all facts known to sellers/landlords that materially affect the value or desirability of the Property and are not readily observable nor known to the buyer/tenant, including, but not limited to, facts regarding hazardous materials, zoning, construction, design, engineering, soils, title, survey, fire/life safety, proneness to natural hazards such as earthquakes, and other matters, and to provide buyers/tenants with copies of all reports in the possession of or accessible to sellers/landlords regarding the Property. Sellers/landlords and buyers/tenants must comply with all applicable federal, state and local laws, regulations, codes, ordinances and orders, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Americans with Disabilities Act (ADA). The Americans With Disabilities Act (42 United States Code §12101 et seq.) and other federal, state and local requirements may require changes to the Property. Have your experts investigate and evaluate these matters.

Taxes. Sales, leases and other real estate transactions can have federal, state and local tax consequences. In sales transactions, Internal Revenue Code §1445 requires buyers to withhold and pay to the IRS 15% of the gross sales price within 20 days of the date of a sale unless the buyers can establish that the sellers are not foreigners, generally by having the sellers sign a Non-Foreign Seller Affidavit. Depending on the structure of the transaction, the tax withholding liability can exceed the net cash proceeds to be paid to sellers at closing. Have your experts investigate and evaluate these matters.

Flood Zones. Many lenders require flood insurance for properties located in flood zones, and government authorities may regulate development and construction in flood zones. Whether or not located in a flood zone, properties can be subject to flooding and moisture problems, especially properties on a slope or in low-lying areas. Buyers/tenants should have their experts confirm whether the Property is in a flood zone and otherwise investigate and evaluate these matters.

Fires. Properties, whether or not located in a fire hazard zone, are subject to fire/life safety risks and may be subject to state and local fire/life safety-related requirements, including retrofit requirements. Have your experts investigate and evaluate these matters.

Hazardous Materials and Underground Storage Tanks. Due to prior or current uses of the Property or in the areas or the construction materials used, the Property may have hazardous or undesirable metals (including but not limited to lead-based paint), minerals (including but not limited to asbestos), chemicals, hydrocarbons, petroleum-related compounds, or biological or radioactive/emissive items (including but not limited to electrical and magnetic fields) in soils, water, building components, above or below-ground tanks/containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. If the Property was built before 1978 and has a residential unit, sellers/landlords must disclose all reports, surveys and other information known to them regarding lead-based paint to buyers/tenants and allow for inspections (42 United States Code §4851 et seq.). Have your experts investigate and evaluate these matters.

Property Inspections and Evaluations. Buyers/tenants should have the Property thoroughly inspected and all parties should have the transaction thoroughly evaluated by the experts of their choice. Ask your experts what investigations and evaluations may be appropriate as well as the risks of not performing any such investigations or evaluations. Information regarding the Property supplied by the real estate brokers has been received from third party sources and has not been independently verified by the brokers. Have your experts verify all information regarding the Property, including any linear or area measurements, the availability of all utilities, applicable zoning, and entitlements for the intended use. All work should be inspected and evaluated by your experts, as they deem appropriate. Any projections or estimates are for example only, are based on assumptions that may not occur, and do not represent the current or future performance of the property. Real estate brokers are not experts concerning, nor can they determine if any expert is qualified to provide advice on, legal, tax, design, ADA, engineering, construction, soils, title, survey, fire/life safety, insurance, hazardous materials, or other such matters. Such areas require special education and, generally, special licenses not possessed by real estate brokers. Consult with the experts of your choice regarding these matters.

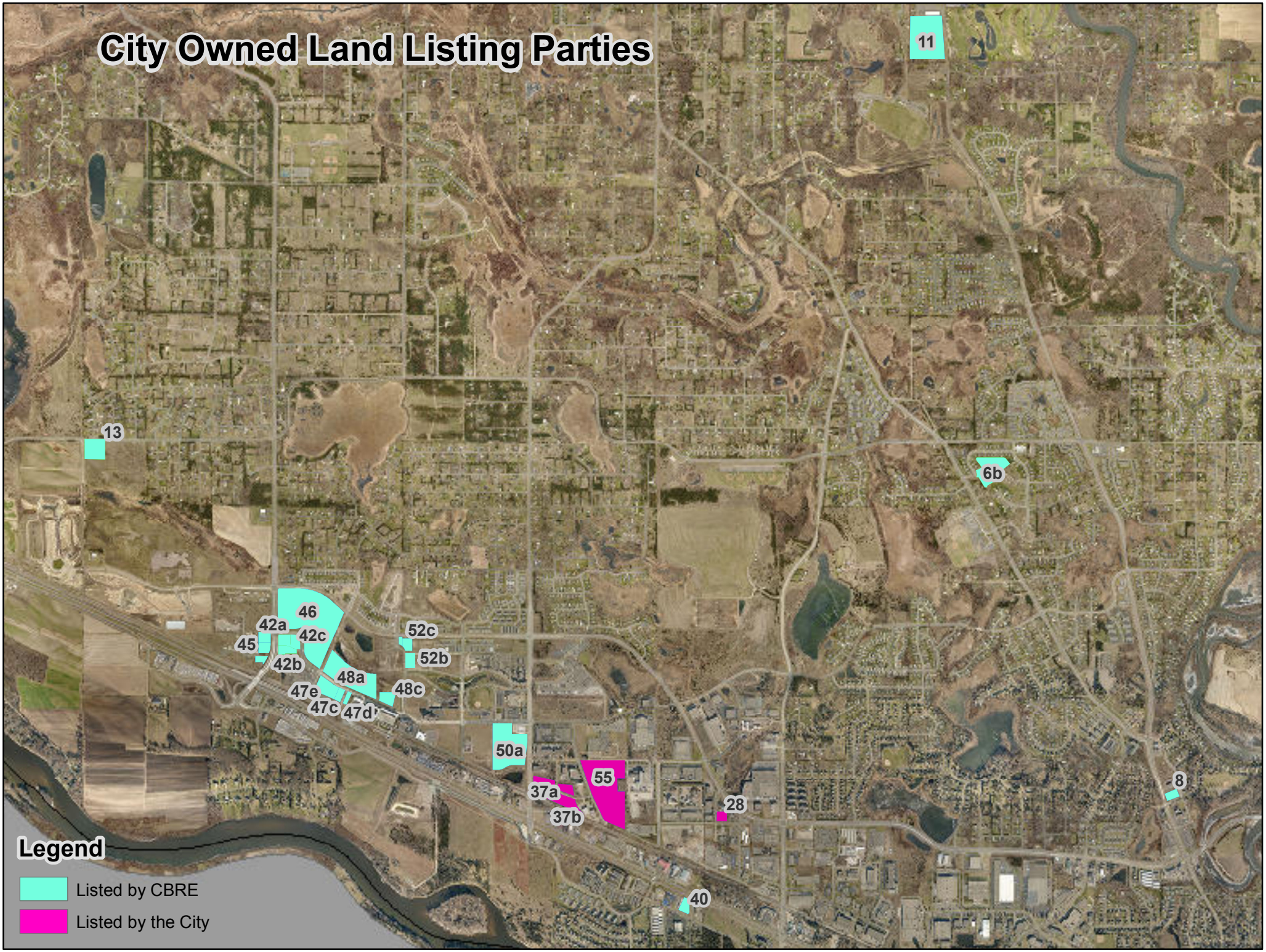
CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the parties make to each other. These are questions for your attorney and financial advisors.

Closed Deals - CBRE

Project	Parcel	Listing Price	Sales Price	Lead Source	Commission Paid
Muni Center - Meadow Creek	6b	$ 260,000	$ 180,000	CBRE	$ 9,000
Muni Center - NIK	6a	$ 600,000	$ 616,690	CBRE	$ 30,834
AEON - Phase 1	52a	$ 185,000	$ 183,000	CBRE	$ 9,150
Centra Homes	51	$ 350,000	$ 295,000	CBRE	$ 14,750
Common Bond	47b	$ 400,000	$ 435,000	CBRE	$ 21,750
Inland / Affinity	48b	$ 585,446	$ 584,840	CBRE	$ 29,242
PSD, LLC	49	$ 2,350,000	$ 1,897,090	CITY	$ 94,854
Coastal Living / Morning Sun	53b	$ 105,000	$ 170,000	CBRE	$ 8,500
Stone Brook Academy	47d	$ 200,000	$ 121,852	CBRE	$ 6,091
Purmort Homes	54	$ 400,000	$ 5,000	CITY	$ 3,500
		$ 5,435,446	$ 4,488,472		$ 227,671

Pending PA's

Project	Parcel	Listing Price	Sales Price	Lead Source	Commission Paid
Capstone Homes - ROW	13a	$ 45,000	$ 27,750	CBRE	TBD
Rob Hardy - RGH Ramsey	42	$ 2,059,517	$ 1,383,464	CITY	TBD
PSD LLC - W Armstrong (SWAP)	45	$ 960,000	$ 621,019	CITY	$0.00
AEON -Phase 2	52b	$ 125,000	$ 122,000	CBRE	TBD
		$ 3,189,517	$ 2,154,233		


City Owned Land Listing Parties
11
13
6b
46
42a
42c
45
42b
52c
52b
48a
48c
47e
47c
47d
50a
55
37a
37b
28
8
40
Legend
Listed by CBRE
Listed by the City

Parcels Included in Map

Map ID	PID Numbers (s)			
6b	233225410081			
8	253225430043			
11	113225430004			
13	203225310003			
28	273225440003			
37a	273225330006			
37b	273225330009	273225330017		
40	343225130005			
45	293225140009	293225140010	293225140013	293225140014
55	273225340009			
42a	283225230012			
42b	283225230011			
42c	283225230013			
46	283225220058			
47c	283225310023			
47e	283225230018			
48a	283225240017			
48c	283225310025			
50a	283225410020			
52b	283225130092			
52c	283225130034	283225240005		

CBRE

AMENDMENT TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

June 7, 2018

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

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

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

2. All other terms and conditions remain the same.

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

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

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Blake R. Hastings
Title: Managing Director

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

Telephone: (952) 924-4600

Date: August 2, 2018

OWNER:

CITY OF RAMSEY

By: _____
John LeTourneau
Title: Acting Mayor

By: _____
Kurt Ulrich
Title: City Administrator

Address: 7550 Sunwood Drive NW
Ramsey, MN 55303

Telephone: (763) 427-1410

Date: 7/31/2018

EXHIBIT A – LISTED PROPERTIES

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

CBRE

AMENDMENT #2 TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

July 25, 2017

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

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

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

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Blake R. Hastings
Title: Managing Director

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

Telephone: (952) 924-4600

Date: 8/4/17

OWNER:

CITY OF RAMSEY

By: _____
Sarah Strommen
Title: Mayor

By: _____
Kurt Ulrich
Title: City Administrator

Address: 7550 Sunwood Drive NW
Ramsey, MN 55303

Telephone: (763) 427-1410

Date: 7/27/2017

EXHIBIT A – LISTED PROPERTIES

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

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

YELLOW – confirmed.

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

EXCLUSIVE SALES LISTING AGREEMENT
CBRE, INC.
BROKERAGE AND MANAGEMENT

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

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

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

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

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

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

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

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

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

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

8. Check one of the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

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

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

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

Telephone: *(952) 924-4600*

Date: 1-28-14

OWNER:

City of Ramsey

By: Sarah Strommen
Sarah Strommen
Title: *Mayor*

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

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

Telephone: *763-427-1410*

Date: *January 28, 2014*

OWNER:

Ramsey Housing & Redevelopment Authority (HRA)

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

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

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

Telephone: *763-427-1410*

Date: *January 28, 2014*

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

Owner Marketing Approval

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

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

OWNER:

City of Ramsey

By: _____
Sarah Strommen
Title: *Mayor*

By: _____
Kurt Ulrich
Title: *City Administrator*

Date: *January 28, 2014*

OWNER:

Ramsey Housing & Redevelopment Authority (HRA)

By: _____
Randy Backous
Title: *HRA Chair*

By: _____
Ted LaFrance
Title: *Executive Director*

Date: *January 28, 2014*

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

CBRE

SCHEDULE OF LAND SALE COMMISSIONS

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

FOR PROPERTY: (See Exhibit "A")

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

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

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

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

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

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

APPROVED this 28th day of January, 2014

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Richard Palmiter
Title: Vice President

By: _____
Brian Pankratz
Title: Vice President

OWNER:
City of Ramsey

By: _____
Sarah Strommen
Its: Mayor

By: _____
Kurt Ulrich
Its: City Administrator

OWNER:
Ramsey Housing and Redevelopment Authority (HRA)

By: _____
Randy Backous
Its: HRA Chair

By: _____
Ted LaFrance
Its: Executive Director

Exhibit A

Exclusive Sale Listing Agreement:
Property Listing Descriptions

Parcels to be listed for sale by CBRE

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

Exhibit B

Exclusive Sale Listing Agreement:
Owner Prospect List

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

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

See paragraph 5 of Exclusive Listing Agreement for details.

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.

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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 **7. 8.**

Meeting Date: 07/09/2019

By: Kurt Ulrich, Administrative Services

Information

Title:

Authorize Local Road Funding Study

Purpose/Background:

A local road funding study was recently initiated by the by the Charter Commission. The Charter Commission has asked for additional research regarding the funding of local road maintenance and reconstruction in Minnesota and other cold climate states. The University of Minnesota has submitted a proposal to consider the research in which the Charter Commission Committee on the matter has expressed an interest. A summary of that study is below:

Local Road Funding Study

Preliminary methodology:
Survey a list of 25 cities, selected at random (at least half outside the state of Minnesota) regarding how they manage local road funding and maintenance. An in depth investigation would be done on six cities. These six case studies would compare and contrast 2 for each type of funding mechanism, that is, assessments, franchise fees and property tax. Survey results from the larger group of 25 cities would be combined into a matrix, and identify whether they use the property tax method, assessment method, franchise fees method, or alternative sources, or a combination of methods. This proposed methodology may be subject to change based upon discussions with the researchers.

The franchise fee information would include a ratio comparison of each city's fee to that city's assessed tax levy on an average market valued residential property in that city (for example, average market valued residential property is $220,000. Tax levy for city is $1000 annually on $220,000 value. Franchise fee imposed is $5 monthly or $60 annually. $60/$1000 = 6%).

Research to include what other cities comparable in size and weather conditions are doing for road maintenance, repair and reconstruction (note: weather correlates to similar salt use/freeze-thaw conditions). Explore a range of solutions, not just focused on franchise fees as the solution.

Other information:
· Name of City (group by Metro and Non-metro, include a few from other cold weather states)
· Size of City: square miles/acres and population
· Miles of city roads maintained
- Does the City have a dedicated funding source for road maintenance and reconstruction (how much and how is it dedicated? e.g., by ordinance, policy, etc.)

Specific to Franchise Fees:
· What is the franchise fee dollar amount for single family residential? Commercial?
· How long has a franchise fee been in place?

· Does the fee have a dedicated use (e.g., road maintenance, parks, etc.)
· When was the last time the fee was raised?
· How often is the fee revised?
· Does the fee have a sunset provision? (i.e., does the fee automatically expire if the Council does not renew it)
· Does the fee have a cap on how much is collected (either individual or aggregate)?

Cost/timeline of Study

The University of Minnesota provided the following options for completing the study:

Course matches: Standard RCP match with 1–2 courses or individual students doing a directed study for credit in fall 2019 and/or spring 2020. We think this may be a somewhat difficult project to match with a course, so there would be no guarantee of success (though you would pay nothing unless we succeed in finding an appropriate match). We might have better luck finding 1–2 individual students willing to do the project as an independent study.**Cost: $5,000.**

Resilient Communities Fellow Team: This would be modeled on the Economic Development Fellows (EDF) program that worked with Patrick Brama on the business incubator project during our RCP partnership. One graduate student would be recruited and paid to lead a team of other *volunteer* graduate students to work on the project for no credit in the fall of 2019. Sarah Tschida or I would meet with the team lead weekly to ensure the project stays on track. Although we could more or less guarantee a match if we can recruit a team of interested students, all of the students besides the paid team lead would be working on the project for experience only, so they would have less invested in the project than students enrolled in a course and earning a grade for credit. **Cost: $6,500**

Graduate Research Assistant: The best guarantee of a match with a suitable student is to advertise this as a research position for the fall, and hire a graduate student to complete the project for pay. We would post the position internally at the U of MN on a student employment website, help you to set up interviews with applicants that you are interested in considering for the position, and then hire (through the U of MN) the student you ultimately select. You or another staff person would need to directly supervise the student, though they would not need to work onsite in Ramsey (unless you want them to or the project necessitates this). CURA has other programs that operate on this model quite successfully, but both the cost and the time commitment involved in supervising the work are greater than with the other options. **Cost: $9,000.**

At the City Council work session of June 25, 2019, the Council Consensus was to pursue a local road funding study as outlined, in an amount not to exceed $5,000. The City would apply to the University of Minnesota to conduct the work under option number 1 above, with the desire to have the work completed in 2019.

Notification:

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Observations/Alternatives:

The City Council may approve, reject or modify this proposal as presented. Staff supports the study being completed in 2019, which would be timely based upon the current local road funding discussion.

Funding Source:

Funding for this study is recommended to come from the Public Improvement Revolving Fund.

Recommendation:

It is recommended that the City Council authorize an amount of up to $5,000 from the Public Improvement Revolving Fund to be used for a local road funding study, to be completed by the University of Minnesota as outlined above.

Action:

Motion to authorize an amount of up to $5,000 from the Public Improvement Revolving Fund to be used for a local road funding study, to be completed by the University of Minnesota as outlined above.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich (Originator)	Kurt Ulrich	07/03/2019 10:49 AM
Kurt Ulrich (Originator)	Kurt Ulrich	07/03/2019 10:50 AM
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