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

1. Call to Order

2. Presentation

3. Citizen Input

4. Consent Agenda

1. Receive Cash and Investments for Period Ending June 30, 2019

2. Receive June 2019 Financial Reports - General Fund and Enterprise Funds

3. Note the Following Boards and Commissions Meeting Minutes:

- Park and Recreation Meeting Minutes Dated May 9, 2019
- Park and Recreation Meeting Minutes Dated June 13, 2019
- Planning Commission Meeting Minutes Dated June 6, 2019
- Economic Development Authority Meeting Minutes Dated June 13, 2019

4. Approve the Following Meeting Minutes:

1. City Council Work Session dated 7/9/2019
2. City Council Regular Session dated 7/9/2019
3. City Council Special Work Session dated 7/16/2019

5. Approve Licenses

6. Adopt Resolution #19-175 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2019 through July 17, 2019

7. Adopt Resolution #19-150 Approving Site Plan, Final Plat, and Development Agreement for Name Brand Self Storage

8. Adopt Resolution #19-154 Approving Site Plan for Suite Living (Project #19-121); Case of Hampton Properties

9. Adopt Resolution 19-155 Approving Site Plan, Final Plat, and Conditional Use Permit for Armstrong West Retail Mall

10. Adopt Resolution #19-157 Approving the Minor Plat for Ramsey Woods at 9020 173rd Ave NW (Project No. 19-122); Case of Island Rentals LLC

11. Adopt Resolution #19-159 Granting Approval of Final Plat and Site Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center LLC (Bob Mikulak)

12. Adopt Resolution #19-167 Authorizing Final Payment to North Valley, Inc. for Improvement Project #17-02, Rivers Bend Street Reconstructions.

13. Adopt Resolution #19-168 Authorizing Final Payment to North Valley, Inc. for Improvement Project #18-00 Stanhope Terrace Street Reconstruction.

14. Adopt Resolution #19-169 Authorizing Final Payment to North Valley, Inc. for Improvement Project #18-03, 2018 Street Overlay Improvements

15. Adopt Resolution #19-170 Authorizing Partial Payment #1 to Asphalt Surface Technologies for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

16. Adopt Resolution #19-171 Approving an Amended Development Agreement for ACE Solid Waste, Inc.'s Transfer Station Expansion (Project No. 19-171); Case of ACE Solid Waste, Inc.

17. Adopt Resolution #19-172 Approving Amendment to Change Order #1, Approving Change Order #3, and Authorizing Partial Payment #3 to Kuechle Underground, Inc. for Improvement Project #18-14. Riverdale Drive Truck Utility Improvements.

18. Adopt Resolution #19-177 Approving First Amendment to Purchase Agreement for Lots 1, 2 and 3, Block 1, COR TWO; Case of RGH RAMSEY LLC (Portions may be closed to the public if removed from Consent Agenda)

19. Adopt Resolution #19-178 Approving Amended Right of Re-Entry Agreement for Cottages at the COR: Case of Centra North

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Adopt Resolution #19-174 Approving Development Agreement for M&G Trailer at 9387 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc. and M&G Trailer

2. Adopt Resolution #19-180 Approving Appeal for a Denied Variance to Bufferyard Setbacks and Resolution #19-152 Approving Development Agreement; Case of Delta ModTech (Project #19-108)

3. Adopt Resolution #19-085 Authorizing Submission of the City's 2040 Comprehensive Plan to the Metropolitan Council
**Revised on 7/19/19 After Initial Publication

4. Adopt Resolution #19-179 Approving Manufactures Cohort 2019 Renewal

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **4. 1.**

Meeting Date: 07/23/2019

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending June 30, 2019

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending June 30, 2019.

Cash and investment report shows the monthly cash flow - receipts and expenditures through June 30, 2019 with the current listing of the city's investment portfolio.

Action:

Informational only. No action required.

Attachments

Cash & Investments for Period Ending June 30, 2019

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	07/18/2019 01:48 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:08 PM
Form Started By: Diana Lund		Started On: 07/15/2019 03:55 PM
Final Approval Date: 07/18/2019		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended June 30, 2019

	June-19 CURRENT MONTH	2019 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 74,852,266.31	$ 77,758,879.57
CASH INFLOWS:		
Daily Deposit	530,103.75	3,619,812.52
Tax Settlements	4,500,000.00	4,620,738.68
U/B Receipts	33,922.85	1,038,178.03
Credit Cards (Includes Utility Billing)	99,748.95	1,602,443.01
Interest Earnings [Net of Interest Paid on Investments]	208,841.97	822,457.98
Bond Proceeds		-
TOTAL CASH INFLOW	$ 5,372,617.52	$ 11,703,630.22
TOTAL CASH AVAILABLE	$ 80,224,883.83	$ 89,462,509.79
CASH OUTFLOWS:		
Prepaid Checks	576,427.35	3,387,689.74
Bills Lists	572,394.68	3,852,536.96
Pay Estimates	-	660,096.44
Credit Cards	9,960.53	33,727.05
Payroll - Net	386,338.16	2,266,858.58
Flex Reimbursement	3,510.55	27,653.80
Void Checks/Dormant Checks Paid	(145.00)	(45,530.59)
Debt Service	289,989.60	892,670.85
Miscellaneous [Bank Charges; etc.]	94.50	493.50
TOTAL CASH OUTFLOW	$ 1,838,570.37	$ 11,076,196.33
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 78,386,313.46**	**$ 78,386,313.46**
MEMO - NET 2019 CASH INFLOW (OUTFLOW)	**3,534,047.15**	**627,433.89**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 66,873,049.43**	**66,545,332.76**
Purchases	6,625,000.00	20,535,000.00
Maturities/Sales	(3,726,039.75)	(17,308,323.08)
ENDING BALANCE	**$ 69,772,009.68**	**$ 69,772,009.68**

Prepared by the City of Ramsey Finance Department
7/16/2019

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
1802228	3/28/2019	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
190131A	5/30/2019	4M	Term Series 4M			0.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00
190530A	9/26/2019	4M	Term Series 4M			0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
190530B	11/29/2019	4M	Term Series 4M			0.00	500,000.00	0.00	500,000.00	500,000.00
190328	3/31/2020	4M	Term Series 4M			0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
190131B	7/31/2019	4M	Term Series 4M			0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
190131C	1/30/2020	4M	Term Series 4M			0.00	2,000,000.00	0.00	2,000,000.00	2,000,000.00
181031A	5/30/2019	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
181031B	10/31/2019	4M	Term Series 4M			500,000.00		0.00	500,000.00	500,000.00
18831C	3/28/2019	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
180831D	9/26/2019	4M	Term Series 4M			750,000.00		0.00	750,000.00	750,000.00
180406B	1/30/2019	4M	Term Series 4M		252589	1,000,000.00		1,000,000.00	0.00	1,000,000.00
180629E	1/30/2019	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
180629F	7/30/2019	4M	Term Series 4M			500,000.00		0.00	500,000.00	500,000.00
180731C	1/30/2019	4M	Term Series 4M			1,000,000.00		1,000,000.00	0.00	1,000,000.00
180731D	7/31/2019	4M	Term Series 4M			1,000,000.00		0.00	1,000,000.00	1,000,000.00
									8,250,000.00	
150701A	2/1/2020	BAIRD	WINTHROP MN TAX		976367ND0	290,000.00		0.00	290,000.00	290,000
180223	12/30/2019	BAIRD	FNMA		3136G3VS2	500,000.00		0.00	500,000.00	500,000
180703	12/29/2020	BAIRD	FHLMC		3134GSHB4	600,000.00		600,000.00	0.00	600,000
180725C	7/25/2022	BAIRD	FFCB		3133EJVE6	350,000.00		350,000.00	0.00	350,000
160322A	3/22/2021	BAIRD	FNMA		3136H3BT1	250,000.00		0.00	250,000.00	250,000
160322B	1/1/2020	BAIRD	MINNENOTONKA MN ISD 276		604195D20	100,000.00		0.00	100,000.00	100,000
150701B	2/1/2021	BAIRD	WINTHROP MN TAX		976367NE8	305,000.00		0.00	305,000.00	305,000
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE		678519RP6	535,000.00		0.00	535,000.00	535,000
									1,980,000.00	
170111	1/11/2019	ICD SEC	CD-CAPITAL ONE BANK	33954	140420S92	148,000.00		148,000.00	0.00	200,000
190118A	7/19/2021	ICD SEC	CD-TIAA FSB	34775	8727OLBQ5	0.00	156,000.00	0.00	156,000.00	156,000
190628A	12/28/2021	ICD SEC	CD-FLAGSTAR BANK	32541	33847E2Q9	0.00	245,000.00	0.00	245,000.00	245,000
190621B	9/21/2020	ICD SEC	CD-GREAT SOUTHERN B.	29546	39120VSJ4	0.00	245,000.00	0.00	245,000.00	245,000
190607	5/7/2020	ICD SEC	CD-BANK OZARK	110	064417NJE4	0.00	245,000.00	0.00	245,000.00	245,000
190612	6/11/2020	ICD SEC	CD-FIRST FINANCIAL BA	6600	32021SGD2	0.00	245,000.00	0.00	245,000.00	245,000
190530C	5/29/2020	ICD SEC	CD-BANK UNITED	58979	066519JV2	0.00	245,000.00	0.00	245,000.00	245,000
190514	8/14/2020	ICD SEC	CD-DIME COMMUNITY B	16012	25432JAA1	0.00	245,000.00	0.00	245,000.00	245,000
190523	11/23/2020	ICD SEC	CD-CIBC BANK	33306	12547CAE8	0.00	245,000.00	0.00	245,000.00	245,000
190118B	1/19/2021	ICD SEC	CD-NBT BANK NA	7230	628779GB0	0.00	245,000.00	0.00	245,000.00	245,000
190128	1/28/2022	ICD SEC	CD-BMO HARRIS	16571	05581WK53	0.00	245,000.00	0.00	245,000.00	245,000
190130	1/30/2022	ICD SEC	CD-SECURITY FIRST BAN	5415	8142PAX9	0.00	245,000.00	0.00	245,000.00	245,000
190329	3/29/2022	ICD SEC	CD-FORTIS PRIVATE BAN	34401	3495FTBZ1	100,000.00		100,000.00	0.00	200,000
170112	1/11/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CS9	249,000.00		249,000.00	0.00	249,000
170714B	1/14/2019	ICD SEC	CD-MEDALLION BANK	57449	58403D7B6	100,000.00		100,000.00	0.00	200,000
170119	1/18/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CU4	109,000.00		109,000.00	0.00	200,000
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	23210	06610TDQ5	200,000.00		200,000.00	0.00	200,000
180125	1/25/2019	ICD SEC	CD-BANNER BANK-Int at	28489	06552XFNO	200,000.00		200,000.00	0.00	200,000
170125C	1/25/2019	ICD SEC	CD-RONDOUT SAVINGS I	15969	776322AR0	249,000.00		249,000.00	0.00	249,000
170125A	1/25/2019	ICD SEC	CD-WHITNEY BANK	12441	966594AV5	249,000.00		249,000.00	0.00	249,000
170731	1/31/2019	ICD SEC	CD-FIRST COMMERCIAL	57069	31984GEF2	249,000.00		249,000.00	0.00	249,000
180215	2/13/2019	ICD SEC	CD-BANK OF INDIA	33648	06279KFK7	200,000.00		200,000.00	0.00	200,000
161215	2/14/2019	ICD SEC	CD-MAIN STREET BANK	57162	56034WAP6	249,000.00		249,000.00	0.00	249,000
160826C	2/28/2019	ICD SEC	CD-COMENITY CAP BAN	57570	20033ARR9	249,000.00		249,000.00	0.00	249,000
170228	2/28/2019	ICD SEC	CD-ESSA BANK & TRUST	28262	29667RPN7	249,000.00		249,000.00	0.00	249,000
170829B	3/1/2019	ICD SEC	CD-AMERICAN EXPRESS	27471	02587DX45	249,000.00		249,000.00	0.00	249,000
170330A	4/1/2019	ICD SEC	CD-NORTHFIELD BANK	28710	66612ABG2	249,000.00		249,000.00	0.00	249,000
170421	4/22/2019	ICD SEC	CD-UNITED COMMUNITY	19143	90983HAC8	249,000.00		249,000.00	0.00	249,000
171214A	6/14/2019	ICD SEC	CD-MIDLAND STATES BA	01040	59774QFF4	249,000.00		249,000.00	0.00	249,000
171214C	6/14/2019	ICD SEC	CD-ZB (ZION)	02270	98878BLQ9	249,000.00		249,000.00	0.00	249,000
161221	6/21/2019	ICD SEC	CD-ORRSTOWN BANK	00713	687377EA5	249,000.00		249,000.00	0.00	249,000
170623	6/24/2019	ICD SEC	CD-STATE BANK OF INDI	33682	856285BZ3	160,000.00		160,000.00	0.00	160,000
161228B	6/28/2019	ICD SEC	CD-STEUBEN TR CO	12936	860010BG1	205,000.00		205,000.00	0.00	205,000
170630D	6/28/2019	ICD SEC	CD-SUMMIT COMMUNIT	34102	86604XLX2	249,000.00		0.00	249,000.00	249,000
170714C	7/15/2019	ICD SEC	CD-MIDSOUTH BANK	25884	59805FAB5	250,000.00		0.00	250,000.00	250,000
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	57203	0674OKHF7	100,000.00		0.00	100,000.00	100,000
170719A	7/19/2019	ICD SEC	CD-DISCOVER BANK	05649	2546726A1	249,000.00		0.00	249,000.00	249,000
170719C	7/19/2019	ICD SEC	CD-ENERBANK	57293	29266N5Q6	249,000.00		0.00	249,000.00	249,000
170719B	7/19/2019	ICD SEC	CD-PEOPLES UNITED BAI	27334	71270QQZZ	249,000.00		0.00	249,000.00	249,000
170721	7/22/2019	ICD SEC	CD-MERRICK BANK	34519	59013JZB8	249,000.00		0.00	249,000.00	249,000
170724	7/24/2019	ICD SEC	CD-EAST BOSTON SAVIN	33510	27119PBU4	249,000.00		0.00	249,000.00	249,000
170728C	7/29/2019	ICD SEC	CD-CITIZENS STATE BAN	00419	17669WGF6	249,000.00		0.00	249,000.00	200,000
170131	7/31/2019	ICD SEC	CD-CAPE COD	23287	13934CAB3	249,000.00		0.00	249,000.00	249,000
180216	8/16/2019	ICD SEC	CD-CATHAY BANK	18503	149159LY9	249,000.00				

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
170222	8/22/2019	ICD SEC	CD-KEY BANK	17534	493065XF8	149,000.00		0.00	149,000.00	149,000
170829A	8/29/2019	ICD SEC	CD-AMERICAN EXPRESS	35328	02587CFQ8	249,000.00		0.00	249,000.00	249,000
171222	9/23/2019	ICD SEC	CD-SACO & BIDDEFORD	17743	78577TAV7	249,000.00		0.00	249,000.00	249,000
170927	9/27/2019	ICD SEC	CD-KEY BANK	17534	49306SYU4	100,000.00		0.00	100,000.00	100,000
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	27910	15347EAE9	249,000.00		0.00	249,000.00	249,000
170331	9/30/2019	ICD SEC	CD-CITIZENS STATE BAN	11778	17668UAP5	103,000.00		0.00	103,000.00	103,000
171013	10/15/2019	ICD SEC	CD-LAKESIDE BANK	19573	51210SNQ6	101,000.00		0.00	101,000.00	101,000
170727	10/28/2019	ICD SEC	CD-PILOT BANK	27045	721531BT7	249,000.00		0.00	249,000.00	249,000
180430A	10/30/2019	ICD SEC	CD-FIRST GENERAL BAN	58060	320337CF3	200,000.00		0.00	200,000.00	200,000
171127	11/27/2019	ICD SEC	CD-ROCKFORD BANK &	57927	77315PBM3	249,000.00		0.00	249,000.00	249,000
171129B	11/29/2019	ICD SEC	CD-CRESCOM BANK	57135	225862DH1	249,000.00		0.00	249,000.00	249,000
171130B	11/29/2019	ICD SEC	CD-PONCE DELEON	31189	73233AM1	53,000.00		0.00	53,000.00	53,000
171130A	11/29/2019	ICD SEC	CD-UNIVEST NATIONAL	07759	91527PBF3	249,000.00		0.00	249,000.00	249,000
181212A	12/12/2019	ICD SEC	CD-BANK OF BARODA	33681	06063HAW3	245,000.00		0.00	245,000.00	245,000
171213	12/13/2019	ICD SEC	CD-SALLIE MAE BANK	58177	795450G41	249,000.00		0.00	249,000.00	249,000
171215A	12/16/2019	ICD SEC	CD-HAMNI BANK	24170	410193CR9	249,000.00		0.00	249,000.00	249,000
171214B	12/16/2019	ICD SEC	CD-MORGAN STANLEY B	32992	61747MD65	249,000.00		0.00	249,000.00	249,000
171220A	12/20/2019	ICD SEC	CD-MB FINANCIAL	03628	55266CXT8	249,000.00		0.00	249,000.00	249,000
181228A	12/27/2019	ICD SEC	CD-BANK OF CHINA	33653	06428FFG7	245,000.00		0.00	245,000.00	245,000
171228C	12/27/2019	ICD SEC	CD-BELL BANK	19581	07815AAT4	249,000.00		0.00	249,000.00	249,000
171229A	12/27/2019	ICD SEC	CD-BRICKELL BANK	21220	10801DAM3	249,000.00		0.00	249,000.00	249,000
161230A	12/30/2019	ICD SEC	CD-M BANK	14816	55275FKK3	160,000.00		0.00	160,000.00	160,000
180302	1/2/2020	ICD SEC	CD-AXIOM BANK	31390	05464LAV3	200,000.00		0.00	200,000.00	200,000
180124A	1/24/2020	ICD SEC	CD-CROSSFIRST BANK	58648	2766ACD5	249,000.00		0.00	249,000.00	249,000
170728B	1/28/2020	ICD SEC	CD-NATIONWIDE BANK	34710	63861NAH8	249,000.00		0.00	249,000.00	249,000
180129	1/29/2020	ICD SEC	CD-FORTUNE BANK	58107	34969RCD8	248,000.00		0.00	248,000.00	248,000
180730	2/28/2020	ICD SEC	CD-METABANK	30776	59101LEF0	245,000.00		0.00	245,000.00	245,000.00
180926A	3/26/2020	ICD SEC	CD-QUONTIC BANK	57807	74909QAW9	245,000.00		245,000.00	0.00	245,000
170928	3/27/2020	ICD SEC	CD-CONNECTONE BANK	57919	20786ABV6	249,000.00		0.00	249,000.00	249,000
170929	3/27/2020	ICD SEC	CD-LANDMARK COMM B	34982	51507LBM5	249,000.00		0.00	249,000.00	249,000
180329	3/30/2020	ICD SEC	CD-CITIBANK-Semiannual	7213	17312QHS1	249,000.00		0.00	249,000.00	249,000
180406C	4/6/2020	ICD SEC	CD-SYNCHRONY BANK-S	27314	87164WUX4	245,000.00		0.00	249,000.00	249,000
180712	4/13/2020	ICD SEC	CD-HADDON SAVINGS B	28222	404730BV4	151,000.00		0.00	245,000.00	245,000.00
180417	4/17/2020	ICD SEC	CD-SOUTHWEST NATION	4801	845182BK9	245,000.00		0.00	151,000.00	151,000
180727B	4/27/2020	ICD SEC	CD-PLUS INTERNATIONA	57083	7294OUJH9	225,000.00		0.00	245,000.00	245,000.00
180430B	4/30/2020	ICD SEC	CD-MAGYAR BANK-Semi	30704	55977RBP7	245,000.00		0.00	225,000.00	225,000
181217A	5/18/2020	ICD SEC	CD-FIRST SOURCE BANK	9087	33646CKN3	249,000.00		0.00	245,000.00	245,000
170922	5/26/2020	ICD SEC	CD-TEXAS EXCHANGE B.	20096	88241TCA6	200,000.00		0.00	249,000.00	249,000
171130C	5/29/2020	ICD SEC	CD-HENRY COUNTY BAN	15384	426336BM4	249,000.00		0.00	200,000.00	200,000
180531A	5/29/2020	ICD SEC	CD-STEARNS BANK	10988	857894WV9	249,000.00		0.00	249,000.00	249,000
180530	5/29/2020	ICD SEC	CD-WEX BANK-Semiannua	34697	92937CHA9	245,000.00		0.00	249,000.00	249,000
181207	6/8/2020	ICD SEC	CD-CIT BANK	58978	12556LAN6	245,000.00		0.00	245,000.00	245,000
181212B	6/12/2020	ICD SEC	CD-BANK OF AMERICA	3510	06051VD37	245,000.00		0.00	245,000.00	245,000
171215B	6/15/2020	ICD SEC	CD-PACIFIC CITY BANK	57463	69406PCT4	249,000.00		0.00	249,000.00	249,000
181214	6/15/2020	ICD SEC	CD-PINNACLE BANK	35583	72345SHM6	245,000.00		0.00	245,000.00	245,000
181221	6/22/2020	ICD SEC	CD-BROOKLINE BANK	17798	11373QFZ6	245,000.00		0.00	245,000.00	245,000
181228B	6/29/2020	ICD SEC	CD-COMMUNITY FIRST E	57511	20368TCH1	245,000.00		0.00	245,000.00	245,000
180706	7/6/2020	ICD SEC	CD-ORIENTAL BANK	31469	68621KBWO	245,000.00		0.00	245,000.00	245,000
180117	7/17/2020	ICD SEC	CD-CITIZENS NATIONAL	06531	175144DH4	150,000.00		0.00	150,000.00	150,000
180718A	7/20/2020	ICD SEC	CD-UNITED STATE BANK	12214	91153QAE6	245,000.00		0.00	245,000.00	245,000
170726	7/27/2020	ICD SEC	CD-GOLDMAN SACHS	33124	38148PLS4	249,000.00		0.00	249,000.00	249,000
180731A	7/31/2020	ICD SEC	CD-WELCH STATE BANK	9472	949095BB8	245,000.00		245,000.00	0.00	245,000.00
180831A	8/31/2020	ICD SEC	CD-PROVIDENT BANK	90141	743837DK9	204,000.00		0.00	204,000.00	204,000.00
180921A	9/21/2020	ICD SEC	CD-DISCOVER BANK	5649	254673FS5	145,000.00		0.00	145,000.00	145,000
180921B	9/21/2020	ICD SEC	CD-READING COOP BANI	26620	755324BQ2	245,000.00		0.00	245,000.00	245,000
171012	10/13/2020	ICD SEC	CD-ALLY BANK	57803	03006L5Z2	74,000.00		0.00	74,000.00	74,000
181217B	10/16/2020	ICD SEC	CD-FARM BUREAU BANK	35157	307660LA6	245,000.00		0.00	245,000.00	245,000
171027	10/27/2020	ICD SEC	CD-THIRD FEDERAL SAV	30012	88413QBS6	249,000.00		0.00	249,000.00	249,000
181213	12/14/2020	ICD SEC	CD-ALLY BANK	57803	02007GGP2	75,000.00		0.00	75,000.00	75,000
181228F	12/28/2020	ICD SEC	CD-BANK OF PRINCETON	58513	065452OAV1	245,000.00		0.00	245,000.00	245,000
181228E	12/28/2020	ICD SEC	CD-FIRST BANK OF PUER	30387	33767A6W6	249,000.00		0.00	249,000.00	249,000
171229B	12/29/2020	ICD SEC	CD-STATE BANK OF FEN	11406	856188AV9	249,000.00		0.00	249,000.00	249,000
180726	4/26/2021	ICD SEC	CD-SIGNATURE BANK	57269	82668XFZ6	245,000.00		0.00	245,000.00	245,000.00
180713B	7/13/2021	ICD SEC	CD-FIRST FINANCIAL NW	29058	32022MAW8	245,000.00		0.00	245,000.00	245,000.00
180713A	7/13/2021	ICD SEC	CD-SPIRIT BANK	4048	848608DE2	249,000.00		0.00	249,000.00	249,000.00
180717	7/16/2021	ICD SEC	CD-CURRIE STATE BANK	8833	23130SDL4	245,000.00		0.00	245,000.00	245,000.00
180831B	8/31/2021	ICD SEC	CD-PEOPLES SECURITY I	7514	712303AA4	245,000.00		245,000.00	0.00	245,000.00
180718B	10/18/2021	ICD SEC	CD-HERITAGE BANK	30090	42724JEH4	245,000.00		0.00	245,000.00	245,000.00
181228D	12/28/2021	ICD SEC	CD-BAR HARBOR BANK &	11971	066851WK8	245,000.00		0.00	245,000.00	245,000.00
181228C	12/28/2021	ICD SEC	CD-BMW BANK	35141	05580AQB3	96,000.00		0.00	96,000.00	96,000
180731B	1/31/2022	ICD SEC	CD-IROQUOIS FEDERAL S	29675	46355PCM8	245,000.00		0.00	245,000.00	245,000.00
180727A	7/27/2022	ICD SEC	CD-KANSAS STATE BANK	19899	50116CBY4	245,000.00		0.00	245,000.00	245,000.00
180725A	7/25/2023	ICD SEC	CD-COMMERCIAL BANK	18584	201282HW3	245,000.00		0.00	245,000.00	245,000.00
180629B	6/25/2020	ICD SEC	CD-FIRST INTERNET BAN	34607	32056GC21	249,000.00		0.00	249,000.00	249,000

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
									20,928,000.00	
160606	5/1/2020	Northland	ANCHOR BAY MI SCH DISTRICT		355185-PJ-2	500,000.00		0.00	500,000.00	500,000
190220A	3/1/2021	Northland	FRANKLIN WIS TAX		419791-U97		500,000.00	0.00	500,000.00	500,000
190703	4/1/2022	Northland	WEST ALLIS WIS TAX		951173-JA-2		180,000.00	0.00	180,000.00	180,000
190628A	8/1/2021	Northland	WASHINGTON STATE GO TAX		93974DYX0		500,000.00	0.00	500,000.00	500,000
190627	2/1/2020	Northland	MOORHEAD MINN ISD #152		616157-SK-0		500,000.00	0.00	500,000.00	500,000
190628B	4/1/2023	Northland	WEST ALLIS WIS TAX		951173NP4		240,000.00	0.00	240,000.00	240,000
190515	11/1/2022	Northland	MICHICAN STATE SCHOOL TAX		594612-CY-7		205,000.00	0.00	205,000.00	205,000
190424	5/15/2022	Northland	TEXAS A&M TAX		88213AEH4		130,000.00	0.00	130,000.00	130,000
190404	9/1/2026	Northland	TUSCOLA COUNTY MISC TAX		900764RL7		395,000.00	0.00	395,000.00	395,000
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9		150,000.00	0.00	150,000.00	150,000
190220B	11/1/2023	Northland	HAWAII ST GO BONDS		214471-PA-6		200,000.00	0.00	200,000.00	200,000
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2		500,000.00	0.00	500,000.00	500,000
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00	300,000.00	300,000
130412	2/1/2024	Northland	BECKER MN TAX		075671LJ4	50,000.00		0.00	50,000.00	50,000
160317	2/1/2019	Northland	BECKER MN TAX		075663TG9	645,000.00		645,000.00	0.00	645,000
150903	11/1/2018	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		0.00	500,000.00	500,000
110310	2/1/2020	Northland	BROOKLYN CENTER ISD#286		113853-KG-9	285,000.00		0.00	285,000.00	285,000
180913	7/31/2023	Northland	CD-BANK NEW ENGLAND SALEM		06426K-AN-8	245,000.00		0.00	245,000.00	245,000
180725B	7/25/2023	Northland	CD-SMARTBANK		83172H-DT-4	245,000.00		245,000.00	0.00	245,000
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX		150528-JU-2	50,000.00		50,000.00	0.00	50,000
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX		150528-N2-6	135,000.00		0.00	135,000.00	135,000
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX		150528-PA-9	140,000.00		0.00	140,000.00	140,000
140620	12/1/2020	Northland	CELINA OHIO SCHOOL DISTR		151069-FD-8	300,000.00		0.00	300,000.00	300,000
130815A	12/1/2020	Northland	CHASKA, MN TAX		161664-DY-0	75,000.00		0.00	75,000.00	75,000
130815B	12/1/2021	Northland	CHASKA, MN TAX		161664-DZ-7	75,000.00		0.00	75,000.00	75,000
171129A	2/1/2019	Northland	CHASKA, MN TAX		161664-G4-7	120,000.00		120,000.00	0.00	120,000
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX		194756-PQ-9	145,000.00		0.00	145,000.00	145,000
180917	8/15/2019	Northland	CONNECTICUT STATE GO		20772J-QL-9	100,000.00		0.00	100,000.00	100,000
140730A	6/1/2019	Northland	DES MOINES IA TAXABLE		25009X-GB-5	115,000.00		115,000.00	0.00	115,000
140730B	6/1/2020	Northland	DES MOINES IA TAXABLE		25009X-GC-3	145,000.00		0.00	145,000.00	145,000
170109	6/1/2022	Northland	DESMOINES IA TAX		250097-J3-7	200,000.00		0.00	200,000.00	200,000
141104	2/1/2022	Northland	DULUTH MN TAXABLE		264438-G5-5	150,000.00		0.00	150,000.00	150,000
170712	7/1/2021	Northland	GARDENDALE ALA TAX		365478-DQ-6	240,000.00		0.00	240,000.00	240,000
171218B	3/1/2020	Northland	GLENDALE RIVER HILLS WIS TAX		378541-CN-4	135,000.00		0.00	135,000.00	135,000
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DISTRICT		420416-EZ-8	390,000.00		390,000.00	0.00	390,000
140117	11/1/2019	Northland	HONOLULU TAXABLE		438670-Q4-6	275,000.00		0.00	275,000.00	275,000
150109	10/1/2022	Northland	HUBBARD COUNTY TAX		443348-DE-4	135,000.00		0.00	135,000.00	140,000
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00	100,000.00	100,000
180212B	6/1/2019	Northland	IOWA WESTIN COMM COLLEGE		462612-SA-1	140,000.00		140,000.00	0.00	140,000
180212C	6/1/2020	Northland	IOWA WESTIN COMM COLLEGE		462612-SB-9	160,000.00		0.00	160,000.00	160,000
120321	3/1/2022	Northland	MADISION WI SCHOOL DISTR		558495-KN-6	500,000.00		0.00	500,000.00	500,000
150708	2/1/2019	Northland	MAPLEWOOD MN TAX		56557-UM-5	350,000.00		350,000.00	0.00	350,000
161101	3/1/2019	Northland	MARSHFIELD WI TAX		572852-W4-9	145,000.00		145,000.00	0.00	145,000
121228B	9/1/2023	Northland	MIDDLETON WIS REFUND		596782-T6-7	300,000.00		0.00	300,000.00	300,000
120214B	9/1/2025	Northland	MIDDLETON WIS REFUND		596782-TJ-1	315,000.00		0.00	315,000.00	315,000
150430	2/1/2022	Northland	MINNETONKA ISD #276		604195-YG-6	270,000.00		0.00	270,000.00	270,000
130702A	1/1/2019	Northland	MINNETONKA ISD #276		604195-VW-4	285,000.00		285,000.00	0.00	285,000
130702B	1/1/2021	Northland	MINNETONKA ISD #276		604195-VY-0	400,000.00		0.00	400,000.00	400,000
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		0.00	190,000.00	190,000
130722	2/1/2021	Northland	MOUND MN TAXABLE		620S35-W4-2	95,000.00		0.00	95,000.00	95,000
100803C	2/1/2019	Northland	NEW PRAGUE BAB		648159-TY-7	45,000.00		45,000.00	0.00	45,000
100803D	2/1/2020	Northland	NEW PRAGUE BAB		648159-TZ-4	70,000.00		0.00	70,000.00	70,000
141006	6/1/2020	Northland	NORTHEAST IOWA COMM COLLEGE		664214-JQ-7	320,000.00		0.00	320,000.00	320,000
181011	10/1/2020	Northland	OKLAHOMA COUNTY ISD #6		678720-KJ-1	400,000.00		0.00	400,000.00	400,000
161003B	2/1/2019	Northland	OLIVIA MN TAX		681079-YE-3	95,000.00		95,000.00	0.00	95,000
161003C	2/1/2020	Northland	OLIVIA MN TAX		681079-YF-0	100,000.00		0.00	100,000.00	100,000
180131	3/1/2021	Northland	PALMYRA EAGE AREA SCHOOL		697165-EH-7	75,000.00		0.00	75,000.00	75,000
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXABLE		751622-HH-7	595,000.00		0.00	595,000.00	595,000
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXABLE		751622-HG-9	285,000.00		0.00	285,000.00	285,000
180124B	2/1/2019	Northland	RICHFIELD TAX TIF		763325-6K-8	25,000.00		25,000.00	0.00	25,000
171228A	2/1/2020	Northland	SCOTT COUNTY TAX		809557-AY-7	60,000.00		0.00	60,000.00	60,000
171228B	2/1/2021	Northland	SCOTT COUNTY TAX		809557-AZ-4	115,000.00		0.00	115,000.00	115,000
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX		825230-KU-8	150,000.00		0.00	150,000.00	150,000
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX		825230-KW-4	150,000.00		0.00	150,000.00	150,000
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00	225,000
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00	465,000
170215	5/1/2019	Northland	SPARTA WIS REFUNDING		846748-HC-8	100,000.00		100,000.00	0.00	100,000
161222	2/1/2019	Northland	ST. PAUL MN PORT AUTHORITY TAX		793028-WR-8	145,000.00		145,000.00	0.00	145,000
110608	2/1/2019	Northland	WADENA MN BAB		930217-JD-7	95,000.00		95,000.00	0.00	95,000
170620A	6/1/2019	Northland	WATERLOO IOWA TAXABLE		941647-VS-5	210,000.00		210,000.00	0.00	210,000
170620B	6/1/2020	Northland	WATERLOO IOWA TAXABLE		941647-VT-3	210,000.00		0.00	210,000.00	210,000
170823B	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-XW-9	120,000.00		0.00	120,000.00	120,000

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
120215C	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-WU-4	100,000.00		0.00	100,000.00	100,000
160728A	5/1/2020	Northland	WISCONSIN STATE TAX		97705M-DS-1	500,000.00		0.00	500,000.00	500,000
									13,900,000.00	
181228G	12/28/2021	UBS	CD-ALLY BANK		02007GGT4	100,000.00		0.00	100,000.00	100,000
190118C	1/18/2024	UBS	CD-STATE BANK INDIA II	33682	856283G91	0.00	245,000.00	0.00	245,000.00	245,000
190118C	1/18/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	0.00	245,000.00	0.00	245,000.00	245,000
190118C	1/18/2024	UBS	CD-CAPITAL ONE USA	33954	14042TAP2	0.00	245,000.00	0.00	245,000.00	245,000
190118C	1/18/2024	UBS	CD-FIRST STATE BANK W	9437	33650TAE0	0.00	245,000.00	0.00	245,000.00	245,000
190620	12/20/2019	UBS	CD-IBERIABANK LAFAYE	28100	45083ANA6	0.00	245,000.00	0.00	245,000.00	245,000
190619	11/19/2019	UBS	CD-CITIZEN BANK NATIC	27957	75524KMF8	0.00	245,000.00	0.00	245,000.00	245,000
190621	6/20/2025	UBS	CD-CELTIC BANK	57056	15118RRB5	0.00	245,000.00	0.00	245,000.00	245,000
190705	1/3/2022	UBS	CD-BANCO POPULAR	34967	05970EAM6	0.00	245,000.00	0.00	245,000.00	245,000
190614	6/14/2024	UBS	CD-ANCHOR BANK	4208	033034AF6	0.00	245,000.00	0.00	245,000.00	245,000
190630	6-30///	UBS	MM				3,000,000.00	0.00	3,000,000.00	3,000,000
190506	1/19/2027	UBS	FFCB		3133EG467	0.00	264,000.00	264,000.00	0.00	264,000
190418	12/5/2024	UBS	CD-DELTA NATIONAL BA	26633	2477RBD6	0.00	200,000.00	0.00	200,000.00	200,000
190408	4/10/2023	UBS	CD-SILVERGATE BANK	27330	828373FH8	0.00	245,000.00	0.00	245,000.00	245,000
190401	5/25/2027	UBS	FHLB STEP		3130A86VO	0.00	300,000.00	0.00	300,000.00	300,000
190123	1/25/2021	UBS	CD-ALLEGIANCE BANK	58629	01748DBM7	0.00	245,000.00	0.00	245,000.00	245,000
190322	3/22/2022	UBS	CD-MEDALLION BANK	57449	58404DDP3	0.00	245,000.00	0.00	245,000.00	245,000
190325	3/25/2024	UBS	CD-BANK HAPOALIM	33686	06251AW48	0.00	245,000.00	0.00	245,000.00	245,000
190327	3/28/2022	UBS	CD-VALLEY NATIONAL E	9396	919853DK4	0.00	245,000.00	0.00	245,000.00	245,000
190315	3/15/2024	UBS	CD-COMENITY CAPITAL	57570	20033AS31	0.00	245,000.00	0.00	245,000.00	245,000
190306	3/6/2025	UBS	CD-FIRST NATIONAL BAI	5005	32115AAG7	0.00	245,000.00	0.00	245,000.00	245,000
181214	12/14/2021	UBS	CD-BMW BANK		05580AQA5	95,000.00		0.00	95,000.00	95,000
180628	6/28/2023	UBS	CD-COMENITY BANK	27499	981996UP3	200,000.00		0.00	200,000.00	200,000
180815B	8/16/2021	UBS	CD-DIETRICH BANK	3787	253720AB2	245,000.00		0.00	245,000.00	245,000
180815A	8/16/2021	UBS	CD-DISCOVER BANK	5649	254673SV9	145,000.00		0.00	145,000.00	145,000
180831E	8/28/2020	UBS	CD-FIRST REPUBLIC BAN	59017	33616CBL3	245,000.00		0.00	245,000.00	245,000
150311	3/11/2025	UBS	CD-HBSC BANK	57890	40434ASB6	240,000.00		0.00	240,000.00	240,000
160930E	9/30/2019	UBS	CD-JEFFERSON BANK & T	1071	472376AA0	245,000.00		0.00	245,000.00	245,000.00
180928	9/28/2023	UBS	CD-JP MORGAN CHASE BANK		48128FVB5	245,000.00		0.00	245,000.00	245,000
161216B	12/16/2022	UBS	CD-MERCANTIL COMM E	22953	58733ADQ9	245,000.00		0.00	245,000.00	245,000
180531B	6/1/2020	UBS	CD-MORGAN STANLY	34221	6176OALP2	245,000.00		0.00	245,000.00	245,000
180926A	9/27/2021	UBS	CD-TOWNEBANK PORTSMOUTH VA		89214PCA5	200,000.00		0.00	200,000.00	200,000
180723	7/24/2023	UBS	CD-TOYOTA FINANCIAL	57542	89235MJA0	245,000.00		0.00	245,000.00	245,000
180629A	6/29/2021	UBS	CD-WELLS FARGO	3511	949763RX6	245,000.00		0.00	245,000.00	245,000
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00	300,000.00	300,000
180626	2/1/2023	UBS	FFCB		3133EG5K7	300,000.00		0.00	300,000.00	300,000
180711A	3/6/2023	UBS	FFCB		3133EJET2	350,000.00		350,000.00	0.00	350,000
180614	6/12/2024	UBS	FFCB		3133EH2F9	500,000.00		500,000.00	0.00	500,000
180522	2/5/2025	UBS	FFCB		3133EJBN8	750,000.00		0.00	750,000.00	750,000
180711B	2/20/2026	UBS	FFCB		3133EJDH96	400,000.00		1,150,000.00	-750,000.00	400,000
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00	2,000.00	152,000
160928	3/28/2025	UBS	FHLB		3130A9CN9	300,000.00		0.00	300,000.00	300,000.00
160826D	8/24/2026	UBS	FHLB		3130A8Z63	300,000.00		0.00	300,000.00	300,000
160830A	8/28/2026	UBS	FHLB		3130A8ZF3	300,000.00		0.00	300,000.00	300,000
180713C	8/24/2028	UBS	FHLB		3130A8Y56	500,000.00		0.00	500,000.00	500,000
180914	5/28/2038	UBS	FHLB STEP		3130A83X9	300,000.00		0.00	300,000.00	300,000
180814	8/16/2024	UBS	FHLB-STEP		3130A8UZ4	430,000.00		0.00	430,000.00	430,000
160830B	8/28/2023	UBS	FHLMC		3134GAAKO	300,000.00		0.00	300,000.00	300,000
160726	7/26/2024	UBS	FHLMC		3134G9N78	500,000.00		0.00	500,000.00	500,000
020826	10/15/2022	UBS	FHR 1391D		312912LUO	402.24		95.18	307.06	59,990
180907	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271ABO	400,000.00		0.00	400,000.00	400,000
171211	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271AB0	235,000.00		0.00	235,000.00	235,000
160428	10/28/2022	UBS	FNMA		3136G3JS5	250,000.00		0.00	250,000.00	250,000
160830D	8/24/2023	UBS	FNMA		3136G32Y0	250,000.00		0.00	250,000.00	250,000
970625	2/25/2021	UBS	FNMA FNR-1991-7 H		31358FZW2	1,000.00		0.00	1,000.00	129,000
021004	8/25/2022	UBS	FNR 1992-125L		31358PS40C	491.52		109.67	381.85	52,000
001127	7/25/2022	UBS	FNR G92-35		31358PHV2C	439.00		118.23	320.77	75,215
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00	300,000.00	300,000
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00	300,000
160412	5/1/2019	UBS	LINCOLN SD TAX		533883NG5	500,000.00		500,000.00	0.00	500,000
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCHOOL		537292KY9	345,000.00		0.00	345,000.00	345,000
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00	640,000.00	640,000
180629C	6/1/2025	UBS	MARYLAND STATE TAX		57420PGR1	300,000.00		0.00	300,000.00	300,000
160601	2/15/2022	UBS	MCALLEN TAX'		582018Ff5	200,000.00		0.00	200,000.00	200,000
160224B	12/1/2019	UBS	MCLEAN COUNTY IL SCHOOL DISTRIC'		582018Ff5	450,000.00		0.00	450,000.00	450,000

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00	250,000.00	250,000
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		0.00	300,000.00	300,000
160526	5/1/2020	UBS	MILAN MICH SCHOOL TAX		598801JD1	500,000.00		0.00	500,000.00	500,000
150310	4/1/2020	UBS	MONTGOMERY ALA TAX		613035L69	400,000.00		0.00	400,000.00	400,000
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00	250,000.00	250,000
160830C	8/1/2022	UBS	NEW YORK CITY TAXABLE		64966MED7	300,000.00		0.00	300,000.00	300,000
151104	3/1/2022	UBS	NEW YORK TAXALBE		64966KQC0	500,000.00		0.00	500,000.00	500,000
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTUR		645791CAO	270,000.00		0.00	270,000.00	270,000
160727	5/1/2022	UBS	NORTH BRANCH SCHOOL TAX		657740F50	500,000.00		0.00	500,000.00	500,000
130606B	11/1/2019	UBS	NYC GEN TAX		64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE		696560LD1	450,000.00		0.00	450,000.00	450,000
151207	12/1/2020	UBS	SACRAMENTO TAXABLE		786060BB8	300,000.00		0.00	300,000.00	300,000
160613	12/1/2020	UBS	SCHILLER PARK TAX		8062721LM6	325,000.00		0.00	325,000.00	325,000
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00	500,000.00	500,000
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00	400,000
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX		91412GFS9	500,000.00		0.00	500,000.00	500,000
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL DISTR		987864NY7	405,000.00		0.00	405,000.00	405,000.00
									24,714,009.68	
	TOTAL INVESTMENTS					66,545,332.76	20,535,000.00	17,308,323.08	69,772,009.68	
			Unamortized Premiums			1,458,475.04	5,521.60		1,463,996.64	
			Unamortized Discounts			(3,416,804.32)	(25,154.80)		(3,441,959.12)	
			BOW			8,411,896.01	23,972,178.06	25,154,772.49	7,229,301.58	
			Money Market Accounts			4,759,980.08	5,102,984.60	6,500,000.00	3,362,964.68	
			Net Cash and Investments			77,758,879.57	49,590,529.46	48,963,095.57	78,386,313.46	

CC Regular Session **4. 2.**

Meeting Date: 07/23/2019

By: Diana Lund, Finance

Information

Title

Receive June 2019 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

June 2019 General Fund Financial Report - Budget to Actual

June 2019 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	07/18/2019 01:49 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:08 PM
Form Started By: Diana Lund		Started On: 07/16/2019 07:24 AM
Final Approval Date: 07/18/2019		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: June 30, 2019

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	2,217,852.00	875,860.36
Com Dev	1,144,856.00	624,917.78
Contingency	131,373.00	-
Council	133,275.00	59,418.61
Finance	513,002.00	395,066.80
Fire	1,040,085.00	465,734.70
Legal	123,300.00	66,381.34
Police	3,827,771.00	1,788,168.82
Public Works	3,707,268.00	1,587,173.12
Grand Total	**12,838,782.00**	**5,862,721.53**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	824,450.00	437,711.30
Debt Service	106,373.00	-
Other Services & Charges	2,674,679.00	1,032,047.21
Personal Services	8,271,485.00	3,965,092.60
Supplies	961,795.00	427,870.42
Grand Total	**12,838,782.00**	**5,862,721.53**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	9,927,432.00	806.78
Charges for Services	703,600.00	271,954.96
Business Licenses/Permits	23,400.00	63,495.44
Fines and Forfeits	61,500.00	14,487.12
Federal Intergovernmental	8,000.00	-
State Intergovernmental	367,800.00	78,544.31
Interest	90,000.00	-
Miscellaneous	15,700.00	18,000.87
Non-Business Licenses/Permits	508,900.00	247,420.73
Transfers in	1,132,450.00	-
Grand Total	**12,838,782.00**	**694,710.21**

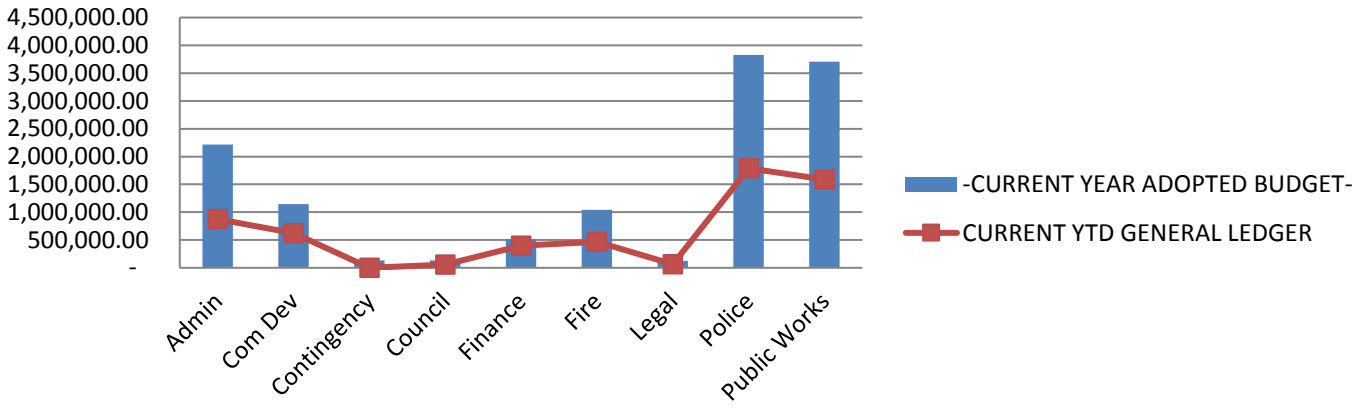
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

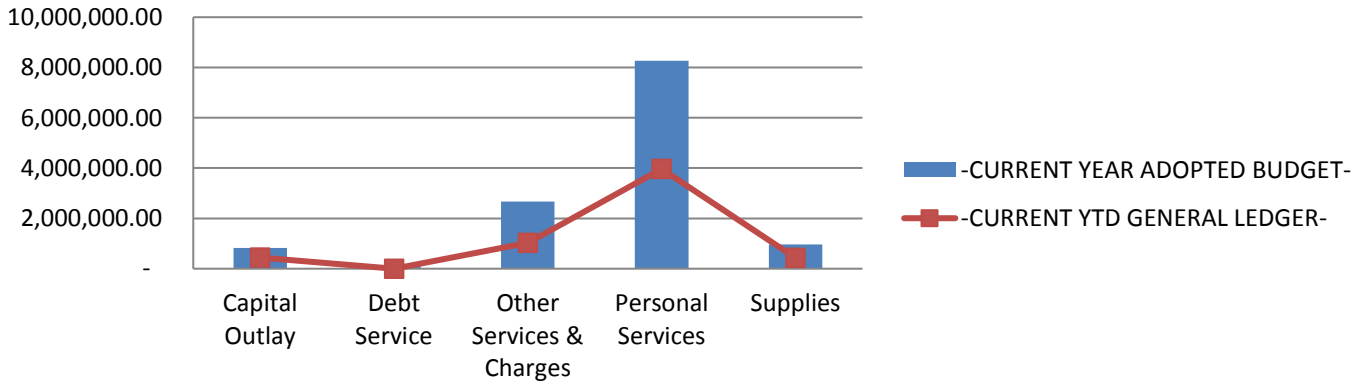
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: **June 30, 2019**

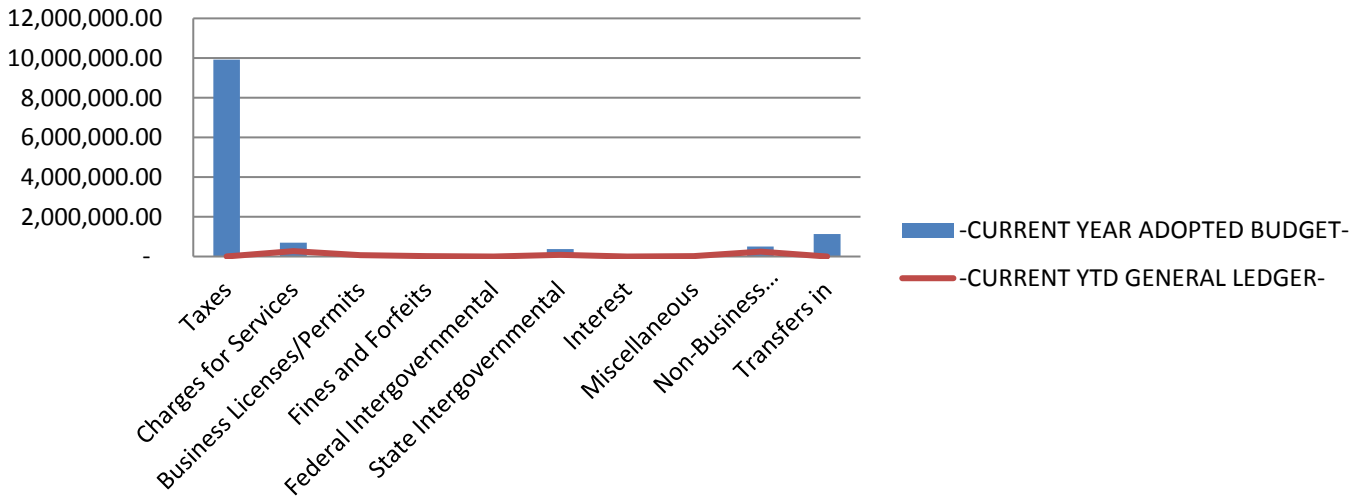
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: June 30, 2019

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(14,000.00)	(4,835.02)	34.54%
4609	OTHER MISCELLANEOUS REVENUES	62,000.00	4,997.07	8.06%
4651	WATER REVENUE		(289.36)	0.00%
4652	WATER SALES - RESIDENTIAL	1,142,606.00	235,756.23	20.63%
4653	WATER SALES-COMMERCIAL	666,194.00	62,532.79	9.39%
4654	WATER PENALTIES	36,576.00	9,708.15	26.54%
4655	WATER METER INSTALLATION	12,000.00	8,400.00	70.00%
4656	WATER METERS	30,000.00	31,445.28	104.82%
4657	CONNECTION/RECONNECTION FEES	500.00	-	0.00%
4701	INTEREST ON INVESTMENTS	130,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)		158,231.00	0.00%
4601	MISCELLANEOUS REVENUE		667.79	0.00%
Grand Total		**2,065,876.00**	**506,613.93**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	239,868.00	84,756.72	35.33%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	6,046.43	44.79%
6105	TEMPORARY-WAGES & SALARIES	17,066.00	3,578.00	20.97%
6121	PERA CONTRIBUTIONS	48,701.00	7,394.93	15.18%
6122	FICA/MEDICARE CONTRIBUTIONS	20,887.00	7,960.36	38.11%
6131	GROUP INSURANCE	33,931.00	12,302.10	36.26%
6133	WORKERS COMP INSURANCE PREMIUM	14,518.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	341.42	56.90%
6223	GASOLINE	3,000.00	2,278.17	75.94%
6225	DIESEL FUEL	3,500.00	194.47	5.56%
6229	SHOP MATERIALS	600.00	77.56	12.93%
6231	UNIFORMS & TURN-OUT GEAR	2,900.00	2,020.00	69.66%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	9,949.81	55.28%
6257	OTHER VEHICLE PARTS	7,000.00	1,262.19	18.03%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	29,432.24	39.24%
6281	SMALL TOOLS & MINOR EQUIPMENT	6,000.00	1,459.68	24.33%
6292	WATER METERS FOR RESALE	60,000.00	35,461.03	59.10%
6315	MISCELLANEOUS PROFESSIONAL SER	150,000.00	157.13	0.10%
6322	POSTAGE	2,600.00	1,996.67	76.80%
6323	CELLULAR PHONES	2,900.00	1,715.95	59.17%
6334	MILEAGE REIMBURSEMENT		74.24	0.00%
6335	TRAINING	1,500.00	880.00	58.67%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	30,000.00	5,253.00	17.51%
6371	ELECTRIC UTILITIES	150,000.00	34,141.58	22.76%
6373	GAS	3,000.00	1,711.29	57.04%
6374	REFUSE/RECYCLING	700.00	250.45	35.78%
6381	BUILDING & STRUCTURE REPAIR	3,000.00	-	0.00%
6439	OTHER MISCELLANEOUS	58,000.00	-	0.00%
6451	MEMBERSHIP DUES	1,400.00	994.00	71.00%
6489	OTHER CONTRACTED SERVICES	76,000.00	8,429.15	11.09%
6722	DEPRECIATION	760,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	43,000.00	-	0.00%
Grand Total		**1,847,471.00**	**260,118.57**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: **June 30, 2019**

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(11,500.00)	(5,663.75)	49.25%
4356	SEWER AVAILABILITY CHARGE-ADM	5,000.00	1,043.70	20.87%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,196,052.00	318,200.45	26.60%
4662	COMMERCIAL-SEWER CHARGES	370,800.00	91,128.15	24.58%
4663	SEWER PENALTIES	40,000.00	14,169.51	35.42%
4701	INTEREST ON INVESTMENTS	85,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	15,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	(4,861.00)	0.00%
4601	MISCELLANEOUS REVENUE		667.80	0.00%
Grand Total		**1,705,352.00**	**414,684.86**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	162,793.00	31,944.39	19.62%
6103	FULL TIME-REGULAR-OVERTIME	-	154.38	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	3,703.23	0.00%
6121	PERA CONTRIBUTIONS	26,908.00	2,740.73	10.19%
6122	FICA/MEDICARE CONTRIBUTIONS	12,561.00	2,863.32	22.80%
6131	GROUP INSURANCE	6,867.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	8,229.00	-	0.00%
6223	GASOLINE	3,500.00	1,563.62	44.67%
6225	DIESEL FUEL	2,500.00	955.91	38.24%
6249	MISCELLANEOUS OPERATING SUPPLY	17,000.00	1,564.85	9.21%
6257	OTHER VEHICLE PARTS		1,319.42	0.00%
6275	OTHER EQUIPMENT PARTS	5,000.00	145.41	2.91%
6315	MISCELLANEOUS PROFESSIONAL SER	70,000.00	108.75	0.16%
6334	MILEAGE REIMBURSEMENT		37.12	0.00%
6335	TRAINING	1,500.00	780.00	52.00%
6361	GENERAL LIABILITY/PROPERTY INS	20,000.00	512.00	2.56%
6371	ELECTRIC UTILITIES	17,000.00	5,041.44	29.66%
6373	GAS	2,000.00	1,063.38	53.17%
6374	REFUSE/RECYCLING	700.00	250.45	35.78%
6377	SEWER SERVICE CHARGE	780,705.00	455,410.97	58.33%
6489	OTHER CONTRACTED SERVICES	26,000.00	5,219.35	20.07%
6722	DEPRECIATION	525,300.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	37,000.00	-	0.00%
Grand Total		**1,725,563.00**	**515,378.72**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: June 30, 2019

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(3,300.00)	(1,710.23)	51.83%
4681 CHARGES FOR STREET LIGHTS	148,000.00	39,523.79	26.71%
4683 STREET LIGHTING PENALTIES	7,000.00	2,214.32	31.63%
4701 INTEREST ON INVESTMENTS	11,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	51,380.00	13,059.48	25.42%
Grand Total	**214,080.00**	**53,087.36**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	125,000.00	48,961.69	39.17%
6489 OTHER CONTRACTED SERVICES	14,300.00	5,219.34	36.50%
6722 DEPRECIATION	47,380.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	21,000.00	-	0.00%
Grand Total	**207,680.00**	**54,181.03**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: **June 30, 2019**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(3,800.00)	(1,978.46)	52.06%
4287 OTHER LOCAL GOVERNMENT GRANTS	69,000.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	746.28	0.00%
4671 RECYCLING CHARGES	310,000.00	79,012.02	25.49%
4672 RECYCLING PENALTIES	8,000.00	3,251.79	40.65%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
Grand Total	**386,200.00**	**81,031.63**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	21,733.00	5,543.20	25.51%
6103 FULL TIME-REGULAR-OVERTIME	-	389.76	0.00%
6104 PART TIME-WAGES & SALARIES	7,280.00	-	0.00%
6121 PERA CONTRIBUTIONS	2,176.00	444.74	20.44%
6122 FICA/MEDICARE CONTRIBUTIONS	2,230.00	401.67	18.01%
6131 GROUP INSURANCE	3,422.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	1,230.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	30,000.00	10,479.38	34.93%
6322 POSTAGE	300.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	322,000.00	162,495.65	50.46%
Grand Total	**390,371.00**	**179,754.40**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: **June 30, 2019**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(6,000.00)	(2,996.92)	49.95%
4609 OTHER MISCELLANEOUS REVENUES	-	(5.00)	0.00%
4693 STORM WATER-RESIDENTIAL	552,874.00	142,967.43	25.86%
4694 STORM WATER-COMMERCIAL	543,309.00	142,601.79	26.25%
4695 STORM WATER-PENALTIES	19,901.00	8,754.42	43.99%
4701 INTEREST ON INVESTMENTS	11,000.00	-	0.00%
Grand Total	**1,121,084.00**	**291,321.72**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	128,315.00	18,838.93	14.68%
6103 FULL TIME-REGULAR-OVERTIME	-	872.43	0.00%
6121 PERA CONTRIBUTIONS	25,322.00	1,478.43	5.84%
6122 FICA/MEDICARE CONTRIBUTIONS	9,846.00	1,520.52	15.44%
6131 GROUP INSURANCE	16,585.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	5,717.00	-	0.00%
6225 DIESEL FUEL	5,000.00	2,638.30	52.77%
6249 MISCELLANEOUS OPERATING SUPPLY	10,000.00	2,109.99	21.10%
6257 OTHER VEHICLE PARTS	9,500.00	806.10	8.49%
6315 MISCELLANEOUS PROFESSIONAL SER	60,000.00	145.00	0.24%
6334 MILEAGE REIMBURSEMENT		18.56	0.00%
6361 GENERAL LIABILITY/PROPERTY INS	8,400.00	-	0.00%
6371 ELECTRIC UTILITIES	2,500.00	1,059.58	42.38%
6373 GAS	2,500.00	1,063.36	42.53%
6374 REFUSE/RECYCLING	700.00	250.44	35.78%
6451 MEMBERSHIP DUES	21,000.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	40,000.00	5,219.33	13.05%
6722 DEPRECIATION	334,750.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	32,000.00	-	0.00%
Grand Total	**712,135.00**	**36,020.97**	

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

CC Regular Session **4. 3.**

Meeting Date: 07/23/2019

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Park and Recreation Meeting Minutes Dated May 9, 2019
- Park and Recreation Meeting Minutes Dated June 13, 2019
- Planning Commission Meeting Minutes Dated June 6, 2019
- Economic Development Authority Meeting Minutes Dated June 13, 2019

Attachments

Park Minutes 05 09 19

Park Minutes 06 13 19

Planning 06 06 19

EDA 06 13 19

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/17/2019 06:21 PM
Form Started By: JoAnn Shaw		Started On: 07/15/2019 02:05 PM
Final Approval Date: 07/17/2019		

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

The Ramsey Park and Recreation Commission conducted a regular meeting on May 9, 2019, at Ford Brook Park, 5459 180th Ave NW.

Commission Members Present:	Chair Shane Bennett Vice Chair Brandon Sis Commissioner Trixy Barnes Commissioner Nathan Barten Commissioner Russell Bayer Commissioner Jennifer Leistico Commissioner Jennifer Shoemaker
Commission Members Absent:	None
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood Ramsey Councilmember Nadine Heinrich Nowthen Mayor Jeff Pilon Nowthen Councilmember Dan Breyen

1. CALL TO ORDER

Chair Bennett welcomed those in attendance.

2. CITIZEN INPUT

This item was considered as part of item 5.01 of the agenda.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Leistico, seconded by Commissioner Barten, to approve the April 11, 2019, Park and Rec Commission meeting minutes as presented.

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

5. COMMISSION BUSINESS

5.01: Conduct 'Listening Session' within the neighborhood on proposed renovations for Ford Brook Park

Parks & Assistant Public Works Superintendent Riverblood stated the purpose of the listening session is to gather information on any and all of the neighborhood's desires for parks and trails, and specifically for Ford Brook Park. He provided the history behind the park and noted the park has been in the CIP for a number of years. It is currently scheduled for some renovations in approximately 2020. The primary purpose tonight is to hear ideas about the park improvements from the neighborhood so the City does not make presumptuous about the playground. He also noted Rum River Central is a regional park, and is about a mile east from Ford Brook. It has a many amenities, including a shelter and a significant play structure. He noted that the Ford Brook equipment was salvaged from the City of Minneapolis a long time ago.

Parks & Assistant Public Works Superintendent Riverblood acknowledged the presence of Ramsey Councilmember Heinrich, along with Nowthen Mayor Jeff Pilon and Nowthen Councilmember Dan Breyen.

An unidentified resident asked whether a proposed budget has been established.

Parks & Assistant Public Works Superintendent Riverblood responded there is a planning dollar amount in the CIP. However, anything that moves forward has to be approved by the City Council. The project estimate is shown at $70,000. It has also been suggested that other funding sources may be available due to proximity to Nowthen. Also, there is special program by the MN DNR for park improvements. Traditional playground equipment is exceedingly expensive. It's many tens of thousands of dollars for basic things. Any time public spaces are improved, they need to become ADA compliant. That means pathways along with parking spaces, for example, and that can add many several thousands of dollars just for the ADA elements.

Chair Bennett asked about Elmcrest, which has newer equipment. It has a good mix of equipment and inquired about the cost.

Parks & Assistant Public Works Superintendent Riverblood recalled that the border around the playground as well as the playground itself was $90,000. That did not include any parking.

An unidentified resident asked if the City of Nowthen has been contacted for partnership opportunities.

Nowthen Mayor Pilon introduced himself, along with Councilmember Dan Breyen.

Nowthen Councilmember Breyen stated Nowthen's Park and Rec Committee discussed this a few years ago.

Nowthen Mayor Pilon concurred this was brought up about three or four years ago. Discussion was held regarding extending the park into Nowthen, in order to help justify Nowthen's expenditures.

Parks & Assistant Public Works Superintendent Riverblood added that staff reached out to the Nowthen Lions, who had expressed some interest in working with the Park Board.

An unidentified resident said this is the same equipment she grew playing on, over 40 years ago. She would like to see every piece of the equipment gone. The equipment has been painted 15-20 times. It would be nice to have all new equipment. Safety concerns were mentioned regarding the concrete pipes.

One unidentified resident has asked for the equipment to be tested for lead. She asked how many layers were tested when the original testing was conducted by the City. She is not clear how many layers deep were tested.

Chair Bennett asked whether there is a big enough safety concern that the equipment should be removed right now, and it would be a blank space until improvements 2020. Safety is his number 1 concern. If the neighborhood feels that concerned about safety, perhaps that is a real alternative.

One unidentified resident said new families are moving into these homes, and so it would be important to have a space for the kids to get together. A promise from the City would be needed.

One unidentified resident stated he can hear the kids playing and enjoying the park. Kids bike here and having a good time.

Chair Bennett asked for specifics for the previous lead testing.

Parks & Assistant Public Works Superintendent Riverblood responded the City scraped paint and it was sent out for testing. Lead contamination would have shown up, given the vigorousness of the testing. He noted that falling on a sidewalk or concrete steps at a park would be no different than falling anywhere else. It is safe, though it is tired and merits replacement.

An unidentified resident asked about people with access to machines who would be willing to help tear things out free of charge.

Several residents mentioned it is difficult to watch other neighborhoods get new play equipment when Ford Brook receives nothing.

Parks & Assistant Public Works Superintendent Riverblood stated the new playgrounds are usually associated with new subdivisions, which are required to pay a substantial fee to the Park Trust Fund for every new home. The new playgrounds are almost never paid for by tax dollars, but are fees collected from developers.

Chair Bennett noted that is a challenge of the Park and Rec Commission. The question is how to get on a plan to address aging equipment. There is a strategy adopted to focus on the larger

regional parks and to build connectivity over time. The smaller "pocket" parks like Ford Brook are hard and costly to maintain, and they are not utilized by everyone either. There are a lot of factors. He commended the neighbors for coming out to voice their concerns. That makes him want to be committed to getting this project done.

Councilmember Nadine Heinrich stated this is something that residents told her when she door-knocked this summer. Residents have also told her about the prior advocacy for this park; thus, this park is a priority for her. The great collaboration that is happening here is exciting. Decisions need to be made on the cement safety piece. She thanked Commission members for coming out to the park and interacting with the site and the residents. She also thanked the City of Nowthen for its willingness to collaborate. She asked the residents' opinion on considering something different for this park. Walking trails have been mentioned through Nowthen and through this space. Should this also be something different and unique? Should something more nature-based be considered? There are other things that can be done with the space that could lower the cost but still make it functional for children from infancy to teenagers. She recently visited the Kansas City Science Museum, where there is a simple flat wooden surface with many levels. There were a number of people playing on this simple structure. She was also in Washington, DC, and saw the structure that you walk under. There are unique things that promote imaginative play. She asked for resident feedback.

An unidentified resident stated they don't expect to have a several-story high play equipment -- just some updated traditional play equipment.

An unidentified resident added that the wooden structure would be a great alternative to the concrete pipes. There are so many things they could imagine.

An unidentified resident asked about the brainstorming process.

Chair Bennett stated when Elmcrest was constructed, a session was conducted just like this. Multiple vendors came in, and the community came in, and everyone looked at the different play structures. Ultimately, the Park and Rec Commission will approve a plan and send it to the Council City for final approval and execution.

An unidentified resident stated a partnership with the City of Nowthen would be wonderful.

Nowthen Councilmember Breyen stated Nowthen has installed a park with the Lions, with much volunteer support in the community as well.

Parks & Assistant Public Works Superintendent Riverblood commented this is a good segue to the next steps. Regarding Elmcrest, a detailed RFP was developed. That process lends itself very well to deciding what has to be done by professionals, and what can be aided by volunteer partnerships. There is an opportunity to be part of the evaluation process of the RFP's.

An unidentified resident asked how residents will be informed about upcoming meetings.

Parks & Assistant Public Works Superintendent Riverblood stated there are comment cards available tonight, and he encouraged everyone to complete those cards with contact information.

For tonight's meeting, a flyer was sent out to 75 homes. If people can submit contact information, then a group email list can be built, so there does not have to be a mailer ahead of time, which can be a bit of a laborious, and costly process.

Multiple residents stated walking and/or biking trails would be very welcome.

Several unidentified residents stated that maintaining the neighborhood park would be important. The fact that there are parks within a mile is nice, but that does not replace the importance of this neighborhood park.

Several residents expressed support for staying committed to the park and not letting it go.

It was agreed that the community support expressed for the park improvements will help keep it front of mind.

One unidentified resident asked about a timeline.

Chair Bennett responded that these things do not always follow the stated timeline. He stated it could be in the plan in 2020, but it could be earlier or later. The RFP process can be lengthy. Adding in volunteer elements can add more time.

Parks & Assistant Public Works Superintendent Riverblood again encouraged the participants to complete the comment cards so they can be on the email list for updates.

Chair Bennett thanked Mayor Pilon and Councilmembers Heinrich and Breyen for attending the meeting. Chair Bennett also stated that his biggest takeaway from this meeting was the residents' passion for the park. He then asked if a motion is in order.

Parks & Assistant Public Works Superintendent Riverblood stated there is a good consensus input. He proposed that staff organize the thoughts in bullet point fashion, identify what collaborative efforts might exist, and map out a timeline that would deliver a project for early in 2020. He would also like to look at the National Night Out in August 2020, and that could potentially serve as the ribbon-cutting.

6. COMMISSION/STAFF INPUT

There was no Commission/staff input.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 7:37 p.m.

Respectfully submitted,



_____
Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Allison Burr
TimeSaver off Site Secretarial, Inc.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on June 13, 2019, at Elmcrest Park, 16303 Quicksilver Street NW.

Commission Members Present:	Chair Shane Bennett Vice Chair Brandon Sis Commissioner Nathan Barten Commissioner Russell Bayer Commissioner Jennifer Leistico
Commission Members Absent:	Commissioner Trixy Barnes Commissioner Jennifer Shoemaker
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chair Bennett welcomed.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Leistico, seconded by Commissioner Sis, to approve the May 9, 2019, Park and Rec Commission meeting minutes as presented.

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

5. COMMISSION BUSINESS

5.01: Recap Listening Session for the Renovation of Ford Brook Park

Parks & Assistant Public Works Superintendent Riverblood recalled that the listening session held last month resulted from the CIP including a renovation of Ford Brook Park in approximately 2020. There is a placeholder dollar amount of $70,000. The project may present itself to a good opportunity for a collaborative approach for funding and construction. He would like to discuss some of the comments made at the listening session, which are included in the report. He noted there were neighbor comments about a desire to help with concrete and possibly assembly. Also suggested was a desire for imaginative or "non-conventional" play. Two images were presented that would lend itself well for imaginative play, and no opposition was expressed. He also concurred with the resident comments that swings are always a popular option.

Chair Bennett noted that clearly the neighborhood has a passion for that park and wants to be engaged. It is therefore important for the Commission to show its commitment to the project and the fact that resident requests are taken seriously. He would love to do something at Night To Unite. He would love some progress to have been made at the event, since he has committed to attending. Perhaps there may even be an opportunity to do some engagement that evening.

Commissioner Sis concurred. He also stated that he has been contemplating whether the park should be geared towards younger children or pre-teens and teens. Imaginative play would be a great option. It would add diversity to the mix around the City.

Commissioner Leistico commented that the residents seemed to express a desire for a lot of traditional elements at the park: swings, slides, and benches for parents. From the creative side, there perhaps was not as much enthusiasm. Perhaps both of those can be combined.

Commissioner Barten added there may be a way to do both traditional and imaginative.

Chair Bennett recalled residents loved the open play space as well. There seemed to be concern about ADA parking and accessibility and possibly taking away from green space. They do not want to lose the simple, classic neighborhood feel already present. In engagement sessions, there can be discussion about what they want. He also recalled the overwhelming concern for the safety of the kids. With that said, modern play equipment is inherently safer than the concrete tube present.

Commissioner Sis asked if there has been follow-up from the City of Nowthen.

Parks & Assistant Public Works Superintendent Riverblood responded that staff has not heard anything at this time.

Parks & Assistant Public Works Superintendent Riverblood continued that staff can develop an RFP. The Night to Unite events are pretty distracting and chaotic. Perhaps a draft RFP can be issued to the people for whom staff has email addresses. At the Night to Unite, a board could be set up and folks can be encouraged to place dots on priorities. He also added that in terms of ADA requirements, staff will want to make sure to identify in the RFP that the play structure can be moved closer to minimize the ADA cost to access it. Imaginative play may provide a connection to those ADA requirements, like a wooden boardwalk, for example.

The Commissioners discussed how best to communicate the price tag of various proposed items at the Night to Unite.

Commissioner Sis asked about usage of State contracts for bidding out play structures.

Parks & Assistant Public Works Superintendent Riverblood responded many or most of the playground vendors have a State contract, so usually 12 – 18% can be saved off catalog items. The RFP can make note of that. Basically, it will be a discount for their list price.

5.02: Auxiliary Audio System for The Draw – a 2019 Capital Improvement Project

Parks & Assistant Public Works Superintendent Riverblood provided an overview of the current audio system at The Draw. It was built as a 350-person Amphitheatre, but there are now events where several hundred people are present for an event. Auxiliary speakers are now needed to extend the sound of the events. The problem is that staff has had significant trouble getting vendors with any interest in the project. One vendor proposed a $100,000 project. Tonight, staff has nothing for the Commission to look at, other than to communicate that it is going to be much more expensive than the originally $40,000 budgeted for. At a minimum, it may be cables with speakers that have to be set up and taken down on the evening of the event. He noted so many contractors have labor shortages or have all the work they can handle, so prices are high and responsiveness is low. Showing up when appointments are set have been an issue.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood presented a draft flyer for the Pearson Park dedication that is scheduled for the evening of the Commission's July meeting. Staff is following up closely to get that park done. Like most projects, it will come down to the wire. There will be some amenities like face painting and a few other fun items.

Commissioner Bayer commented that there has been resident feedback about one of the boardwalks that has been under water for the past three previous seasons.

Parks & Assistant Public Works Superintendent Riverblood commented that the contractor was supposed to have worked on those repairs this past week. Hopefully the date of the repairs will be repaired within another week or so.

7. ADJOURNMENT

Motion by Commissioner Bayer, seconded by Commissioner Sis, to adjourn the meeting.

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

The Park and Recreation Commission meeting adjourned at 7:12 p.m.

Respectfully submitted,



_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Allison Burr
TimeSaver off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Work Session Meeting Minutes Dated April 4, 2019

Commissioner Anderson noted that he attended the worksession via video and was not available for the regular session and therefore will abstain from the regular session.

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Work Session Meeting Minutes dated April 4, 2019.

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

Motion by Commissioner Gengler, seconded by Commissioner Johnson, to approve the following minutes as presented: Planning Commission Meeting Minutes Dated April 4, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

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

Presentation

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

Citizen Input

Wendy Gutknecht, 14941 Juniper Ridge Drive NW, stated that she is an elementary school teacher and currently works at two yoga studios. She stated that she has received interest from people in her neighborhood about going to a smaller studio to begin yoga. She thought that this would be a nice way to get more people comfortable with yoga.

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

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

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

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

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

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

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

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

Commission Business

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

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

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

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

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

Public Hearing

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

Presentation

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

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

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

Citizen Input

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

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

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

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

Commission Business

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

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

5.03: Public Hearing: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Emily and Andrew Gilbertson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation from the EPB to approve the requested variance.

Chairperson Bauer stated that it appears the neighboring property owner at 15641 appears to be less than 100 feet and also appears to be four to five feet higher than this structure and asked for details on the floodplain.

City Planner Anderson provided details on the floodplain.

Commissioner Anderson asked if there is a second floor on the accessory structure.

City Planner Anderson replied that there would be a bonus room, which is not an actual second story but qualifies as an attic and is additional storage space. He stated that the applicant modified their building plan to ensure that space would not qualify as a second story. He confirmed that would not be livable space.

Commissioner Anderson stated that the back of the garage is close to the tree line and asked if that would be okay.

City Planner Anderson replied that the garage is about 20 feet from where the bluff starts to slope down to the river.

Citizen Input

Andrew Gilbertson, 15637 Juniper Ridge Drive NW, stated that he is just looking for extra storage space. He stated that he approached the neighbor to the west to ask if he would like additional trees planted and that neighbor did not request additional trees.

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

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

Chairperson Bauer closed the public hearing closed at 7:30 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to adopt Resolution #19-123 granting a variance to setbacks from the OHW and bluff line of the Rum River for the construction of a detached accessory building on the subject property.

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

5.04: Public Hearing: Review Multiple Items Related to River Walk Village Preliminary Plat; Case of Village Bank (Project #18-163)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:32 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-099 approving variances for cul-de-sac length and bluffline setbacks, to recommend that the City Council adopt Resolution #19-098 approving the preliminary plat and Comprehensive Plan amendment, and to recommend that the City Council introduce Ordinance #19-10 rezoning the subject property from R-1/E-1 to R-2 Detached Villas, contingent upon successful trail relocation and dedicated outlot for the trail.

Commissioner Anderson asked where the Mississippi River is in relation to the plat. He asked if the DNR has any issue with the location of the stormwater pond. He stated that he would have an issue with that location because he could envision runoff going into the Mississippi.

City Planner Anderson replied that the stormwater pond is within the flood fringe area. He stated that staff did reach out to the DNR and the DNR responded that there is nothing that would prohibit the placement of a stormwater pond within the flood fringe area.

Commissioner Anderson asked if there are trees or plantings along the backside to prevent erosion.

City Planner Anderson referenced the updated tree preservation plan, which retains tree cover and canopy closest to the river.

Commissioner VanScoy asked which lots would have a setback variance.

City Planner McGuire Brigl identified lot five, block 3, which requires a setback variance for the back corner. She confirmed that the resolution would identify that lot specifically.

Citizen Input

Don Kveton, 5750 177th Avenue NW, stated that they have been working on this piece of land for the past seven years. He noted that the contamination was found during that time which has made this process more challenging. He stated that he has lost over $750,000 on this project thus far. He noted that it is a beautiful piece of land and they are attempting to develop the property and create taxable income. He noted that it will cost about $1,000,000 to remove the contamination and take this to the development level.

Commissioner VanScoy asked for details on the grants that are being applied for.

Jim Crowl, Carlson McCain, stated that they have been working with the applicant on the environmental part of the project. He noted that the City Council adopted a resolution in support of the grant applications, which were submitted on May 1st, 2019. He stated that they should be made aware of the outcome sometime during July 2019.

Vicky Chancler, 6224 Rivland, stated that this block ends in a cul-de-sac and this proposal would add 14 homes. She noted that this area is part of the Mississippi River Trail and therefore those users are on the roads. She believed that this is too many homes. She noted that the previous case for the yoga studio was cut from her requested eight students to four students and was unsure how the City could allow 14 homes. She understood that the bank has lost money on this project but noted that it is not the responsibility of the City to help make up that difference. She noted that this parcel lies between the Mississippi River and the creek. She believed that it would be wrong to put this many homes on that parcel. She believed that the Commission should visit the parcel to get a better understanding. She noted that this would have a large impact on the community of existing residents. She was unsure how that amount of traffic could be supported on the roadway. She stated that she is not opposed to homes being built on the parcel, simply the number of homes proposed.

Commissioner VanScoy stated that when he looks at this request, he also considers the clean-up of the site that needs to be done.

Ms. Chancler stated that she has been at her home for 19 years and most of the residents have lived in that area for long periods of time. She noted that it is a private, quiet neighborhood. She stated that it is her understanding that the debris on that site was construction debris from the previous owner that constructed the homes in the area. She stated that there is nothing visible, the debris is all buried underground.

Commissioner VanScoy asked if Ms. Chancler is concerned with the contamination.

Ms. Chancler stated that the issue has been talked about between the neighbors and no one is concerned with the debris on that site. She did not believe that there is anything harmful onsite and that it is just a lot of debris that would need to be dug out and removed from the site.

Commissioner Anderson asked how many homes the resident would be comfortable with.

Ms. Chancler stated that she would be comfortable with three or four homes, which is typical for a cul-de-sac.

Jennifer Shoemaker, 6150 Rivland Avenue, stated that her home is directly next to this parcel. She stated that she has been very involved in this process as the result will directly impact her family. She stated that they moved from downtown Anoka to this quiet neighborhood in Ramsey on the Mississippi River. She stated that several years ago the bank decided to develop this property, cut the trees down and dug up the land before deciding that they could not move forward because of the contamination. She noted that the bank left the property in that condition, which increased noise and visibility to Highway 10. She stated that the Mississippi River Trail was then extended through the neighborhood, noting that the road does not have sidewalks or bikeways and therefore the road is part of the trail. She noted that this project would hugely impact this neighborhood. She explained that currently the neighborhood has 17 homes in entirety. She stated that the houses proposed are large homes, over 2,000 square feet, with small lots. She encouraged everyone to walk down through the area to get a better feel for the

neighborhood and what the bank did to the property. She stated that the contamination has been there for years, noting that you cannot see the buried construction debris. She noted that wildlife often walk through that property and 14 homes would change the character of the neighborhood. She stated that she is pleased to see that the tree preservation plan has been revised to save trees. She felt that this project is getting pushed through under the guise that the site needs to be cleaned up. She stated that if the site ends up not being developed, that is not the problem of Ramsey residents. She noted that something being left out is the request for the City of Ramsey to contribute towards the clean-up if the grant funds are awarded. She stated that she would have a problem with the City contributing funds to help a bank develop its property. She stated that this is the bank's problem, not the City's problem, and not the problem of residents. She suggested that perhaps the City swap land with the bank and let the land remain natural as an entrance to the trail. She stated that adding 14 homes would be ridiculous.

Scott Shoemaker, 6150 Rivland Avenue, stated that if an extension is being added to the neighborhood, it should follow the character of the existing neighborhood. He stated that this extension would double the size of the neighborhood on half the space. He stated that this is an odd shaped piece of land and the developer is routing the street in order to fit the most houses rather than placing homes logistically. He referenced the holding pond, noting that the flood fringe has been under water every year that he has lived in his home and therefore the holding pond will overflow and run into the river.

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

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

Chairperson Bauer closed the public hearing closed at 8:04 p.m.

Commission Business

Mr. Kveton stated that he has met with the Shoemakers a number of times and is aware of their concerns. He stated that over the years they have sold the property multiple times. He noted that a previous request was for senior housing, but noted that would have generated additional traffic; another request is for commercial/industrial, which he did not feel would be fair to the neighborhood; and noted that this residential option appears to be the best option for the neighborhood. He provided an example of this housing product being constructed in Blaine. He stated that this is a beautiful site and would be maintained by an HOA. He stated that typically the buyer for this product is a person in retirement and would not generate a lot of traffic.

Commissioner VanScoy referenced the contamination, noting that residents in that area do not have an issue with the contamination. He stated that the comment has been made that it would cost $1,000,000 to clean-up the site. He asked for details on the need to clean-up the site as some people do not think it is necessary. He asked for details on the nature of contamination and the rational for removing the debris.

Mr. Kveton stated that they were working on a previous project and the contamination was discovered and the project was shut down by the City.

Community Development Director Gladhill stated that there are contaminated soils near the Mississippi River and therefore there is a benefit to cleaning up the site. He stated that they have explored every option and if anything is going to be developed on the site, that material needs to be excavated and removed from the site. He stated that is not aware of the logistics of leaving the site in its current conditions and not developing. He confirmed that for anything to be developed on the site that material would need to be removed and hauled offsite.

Commissioner VanScoy asked and received confirmation that the same clean-up activity would be needed regardless of whether it is four homes, or 14 homes being constructed.

Community Development Director Gladhill confirmed that the material would need to be removed if anything is going to be developed on the site. He stated that because there is a Comprehensive Plan amendment, zoning amendment, and variance request the City has a large amount of discretion. He stated that the Council wrestled with the concept of allowing 12 or 14 homes but noted that with either number there would still only be one residential property backing up to an existing residential property.

Chairperson Bauer asked how many lots could be developed if the zoning remained R-1.

City Planner McGuire Brigl replied that six or seven lots would be allowed under R-1.

Commissioner Woestehoff noted the delineated tree lines, noting that everything included in the plan is compliant with the R-2 requirements with the exception of the corner of the one lot that requires a variance.

City Planner McGuire Brigl stated that the density is actually slightly lower than R-2, noting that the lot sizes comply but because of the overall size of the property the density figure is lower.

Community Development Director Gladhill noted that some areas will be removed from the overall density calculations and the plat would meet the R-2 density.

Commissioner Johnson stated that he has seen the area and believes that this would be a great fit for the parcel. He noted that he lives on a cul-de-sac and there are 38 homes on his cul-de-sac. He stated that his neighborhood has children riding and a bike trail and there have been no issues with safety. He referenced the comment that was made to possibly donate the land to the City and noted that the donation would be of contaminated land that the City would then need to clean up.

Ms. Chancler stated that she was under the impression that the site would only need to be cleaned up if something is going to be built.

Commissioner Johnson stated that if the land is donated for a park, people would most likely not want a park on contaminated soils.

Community Development Director Gladhill noted that development of a park would still trigger the need to clean-up the site.

Commissioner VanScoy asked for details on the nature of the contamination and the reason it is important to remove the material.

Jim Crowl stated that they have learned that there was uncontrolled dumping on the site between 1953 to 1970. He stated that there is about 32,000 cubic yards of material and about 16,000 cubic yards of that material is debris. He noted that because of the nature of the dump materials there is additional soil that would need to be removed because of the leaching that occurs over time. He stated that there are impacts to groundwater that can occur and in some test pits on the site the waste material is in contact with the water table.

Commissioner VanScoy stated that there have been comments from residents stating that this is not an issue for them because they cannot see visual impacts. He noted that he is very concerned with the contamination.

Jim Crowl stated that they will also look at soil vapor during this process to determine if there are potential vapors being generated. He stated that this is not just the consultant/engineer working with the bank and City. He explained that all the clean-up activities are being completed in conjunction with the Minnesota Pollution Control Agency (MPCA). He noted that a Response Action Plan has been developed and approved by the State of Minnesota.

Commissioner VanScoy referenced a comment that was made relating to the Mississippi Trail and the segment that goes down this street. He asked if there is any consideration to installing a bike trail or adding a sidewalk to the existing neighborhood.

City Planner McGuire Brigl stated that the City will require a sidewalk on one side of the development, noting that staff recommends that it be added to the southside of the development. She noted that a bike trail has not yet been discussed.

Commissioner VanScoy stated that when the trail exits the new neighborhood it would still empty onto the existing street. He asked what could be done to resolve that issue for the existing neighborhood.

Community Development Director Gladhill noted that the Public Works Committee could review that element. He explained that the Mississippi River Trail is a combination of off-road trail and on-road trail. He stated that staff can solve and make requirements for the proposed development and speak with public works for the segment through the existing neighborhood.

Commissioner VanScoy stated that the prior recommendation from the Commission was 12 lots, while the City Council supported 14. He asked for input on that decision.

Community Development Director Gladhill stated that the Council discussed the difference in impact between 12 and 14 lots for those adjacent to the development. He stated that additional units are not being added adjacent to existing residential, as those lots are more internal to the site. He stated that some of the Councilmembers were hesitant to support 14 lots but wanted to have additional input from the public. He stated that it would be reasonable to consider perhaps 13 lots, which would eliminate the need for a variance. He explained that the Council supported 14 lots for discussion and finding additional details. He stated that the Council was interested in the rational if 12 lots are supported, as the impact to the neighborhood would not be different.

Commissioner VanScoy asked if the potential access from Highway 10 made a difference.

City Planner McGuire Brigl explained that because that was able to be removed, the lot should be able to meet the 50-foot standard.

Commissioner Anderson stated that he does not like the idea of 14 lots as he believed that is too big for the neighborhood. He also did not think City money should be spent on the clean-up. He stated that he would like to see the cul-de-sac eliminated but recognized that there is no way to connect to another roadway. He did not believe that this project as proposed is suitable for the neighborhood.

Commissioner Woestehoff asked if there has been input as to whether this application would continue under R-1, if the rezoning to R-2 is denied.

Mr. Kveton replied that the project would not be financially feasible to develop under R-1. He explained that even with 14 lots, the bank would still not make its money back. He explained that the site needs to be cleaned up and he believed that this would be the best option with the existing neighborhood.

Commissioner VanScoy commented that in other situations where there is a transition from R-1 to industrial areas, the City has considered higher density residential as a transition and therefore he does not see this proposal as unacceptable. He understood the concerns of the residents but noted that there has been a significant attempt to work on that transition between R-1 and R-2. He stated that the contamination has to come out and is a significant concern. He stated that activity needs to be funded somehow and the community has a responsibility to public safety, not just for Ramsey but for the surrounding communities as well. He stated that he does not see a difference in 14 lots compared to 12. He noted that the issues he had previously (clear cutting, buffering, transitioning) have been addressed. He stated that he is concerned about the fact that the Mississippi Trail goes down an existing street but acknowledged that is not a part of this application. He stated that he would support the proposal.

Chairperson Bauer suggested that the Preliminary Plat be considered first, as the variances would not be applicable if the plat is not approved.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas, Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to approve Resolution #19-099 Approving Variances for Cul-de-sac Length and Bluffline Setbacks.

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

5.05: Public Hearing: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 8:36 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommended approval of Resolution #19-100 granting a variance for a private, commercial well and septic system on the subject property and also supported the Planning Commission recommending that the City Council adopt Resolution #19-122 granting a Conditional Use Permit and approving the Sketch Plan and Site Plan.

Commissioner Anderson asked if this is City property or privately-owned property.

City Planner McGuire Brigl replied that the property is privately owned.

Commissioner VanScoy noted that the septic area had been identified and asked where the applicant intends to put a well.

The Applicant stated that the well was south of the building on a parking island.

Commissioner VanScoy acknowledged the work being done to improve traffic on Highway 10. He asked if there is a desire to add an additional access onto the roadway.

Community Development Director Gladhill noted that the City would not have control over that element. He stated that it is not ideal but in the future access may be provided from the back of the parcel. He stated that there is not yet an approved plan for this section of the Highway 10 corridor.

Commissioner Anderson asked if there has been discussion on moving the weigh station.

Community Development Director Gladhill noted that has been a part of the Highway 10 planning effort but unfortunately MnDOT does not have plans or desires to relocate the weigh station or rest stop.

Citizen Input

Paul Stone, 2181 107th Lane in Blaine, stated that the well would be located on the south side of the building and identified the proposed location.

Eric Nathe, Riverside Farms in Elk River, stated that stretch of Highway 10 is horrible. He stated that he is one of three farmers that use Highway 10 every day. He stated that he has been on the highway when trailers are being unloaded and it is not simple. He stated that he has purchased a trailer from M&G and supports the business, he simply believed that there should be a better entrance to the business to allow sufficient space for trucks and semis accessing that site. He stated that he would prefer to have two accesses. He did not see the point of requiring a holding pond on the property.

Community Development Director Gladhill noted that the stormwater pond is required to treat the runoff from the impervious surface. He stated that the business has been informed not to park on the shoulder/right-of-way from the DOT.

Mr. Nathe stated that he does not have a problem with the request but believes that the trucks attempting to access the site will have problems. He stated that if the holding pond were moved to the back corner that would provide additional space for a second access.

Chairperson Bauer noted that the State controls Highway 10 access and it would be unlikely that DOT would support a second access.

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

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

Chairperson Bauer closed the public hearing closed at 8:50 p.m.

Commission Business

Commissioner Anderson asked if there would be a deceleration lane or right turn lane to access this site.

City Planner McGuire Brigl stated that the application has been submitted to MnDOT for review, but comments have not yet been received.

Commissioner Anderson stated that he would strongly recommend a turn lane for the access.

Commissioner Woestehoff asked if any recommendation would contingent upon the tree preservation plan.

Chairperson Bauer confirmed that the Conditional Use Permit would be contingent upon completion of that action.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-100 Granting a Variance from the Requirement for City Utilities on the Subject Property.

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

Motion by Commissioner Peters, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-122 Approving a Conditional Use Permit, Site Plan and Sketch Plan for M&G Trailer.

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

6. COMMISSION BUSINESS

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

Presentation

Community Development Director Gladhill presented the Staff Report and recommendation to approve of the site plan contingent upon compliance with Staff Review comments.

Commission Business

Commissioner VanScoy referenced the recommendation related to restoring the dog park, removing nine parking spots and asked for additional input.

Community Development Director Gladhill noted that was an advisory comment, not something that could be required, in attempt to increase greenspace and reduce impervious surface.

Commissioner Woestehoff asked if there would be plantings between the sidewalk and garages.

Community Development Director Gladhill noted that there would be landscaping in that area but noted that an additional comment could be added requesting additional plantings in that area. He stated that additional pedestrian seating could also be requested in return for allowing the garages.

Matt Kuker, PSD LLC, provided additional details on the proposed boiler system, noting that there would be thermostat controls in every apartment. He stated that this would be phase two, noting that the original intention was not to sell Parkview East. He stated that they did feel the need to change the model and materials to prevent two identical buildings with two different owners. He stated that there is an issue with the magic-paks for HVAC and that is why those are not proposed to be used. He explained that his HVAC consultant has stated that the boiler system is 18 to 20 percent more efficient than the magic-paks. He stated that he could look into painting the screens. He referenced the comment asking for a higher quality building but noted that Affinity was allowed to use block on the entire first level. He stated that he has used a lot of stone to enhance the appearance. He stated that Parkview remains full and he has never received complaints on the HVAC unit. He believed that the City should instead focus on the big picture and the $16,000,000 to $17,000,000 investment they are attempting to bring to Ramsey.

Chairperson Bauer referenced the back of the garages abutting the street and asked if the applicant would be open to tree plantings.

Mr. Kuker confirmed that there is an updated plan that includes those plantings.

Commissioner VanScoy stated that he would prefer having the garages internal to the site rather than along the street and asked the rational for the proposed placement.

Mr. Kuker stated that he would assume it is the best use of space for egress and access into the units.

Commissioner VanScoy asked the total number of units and parking spaces.

Mr. Kuker replied that there would be 118 units and 2.7 parking spaces per unit, which is a duplication of Parkview East. He explained that he often drives past the apartment complex after work to count the number of open stalls to determine if the facility was over parked or under parked. He stated that there were three times the previous year when only four or five stalls remained open and therefore it appears that calculation was a good fit.

Commissioner VanScoy stated that it appears to be a lot of parking. He noted that the proposed application appears to have more parking stalls.

Mr. Kuker replied that this would have the same parking ratio but would include more surface parking as there are less tuckunders.

Commissioner VanScoy stated that the desire is to keep this area pedestrian oriented. He asked if benches could be placed along the back of the garages.

Mr. Kuker confirmed that he would be open to pouring concrete bases off the sidewalk to allow for benches and trash receptacles.

Commissioner VanScoy stated that the plan looks great, his only concern would be the garages along a public street.

Mr. Kuker acknowledged the concern. He stated that although the garages will be along a street, it is not a major street. He stated that once the hotel is constructed, most people would not travel that road or notice the garages. He stated that it would be similar to the back of Parkview East.

Commissioner Gengler asked for clarification on the term SEER.

Mr. Kuker explained that is the seasonal energy efficiency rating, which is how cooling is rated.

Commissioner Gengler asked if the more traditional window units are more efficient than magic-paks.

Mr. Kuker stated that over the course of the year he would agree. He stated that he would like to see the issues with the magic-paks resolved.

Commissioner Gengler asked for options that could be used for screening the units.

Mr. Kuker stated that the cooling fence could not be blocked but perhaps the shield inside could be sprayed to match the building materials rather than remain silver.

Commissioner Anderson stated that he likes this look but also likes the ability to slip an air conditioner into a room. He stated that if the outside would look like the picture, he would support that. He noted that the grill on the outside is pleasing.

Community Development Director Gladhill noted that open to the same setup as Parkview East, but with a better job of blending the units with the surroundings.

Mr. Kuker stated that he did not think a through wall could go into the application.

Commissioner Anderson stated that he was not thrilled with the units hanging outside the building.

Commissioner Woestehoff stated that although he is also not thrilled with that aspect, he acknowledged how flexible and cooperative the applicant has been throughout this process. He stated that in his opinion he is comfortable with staff following up and cooperating with the applicant and approving the request contingent upon that cooperation.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council approve of the site plan contingent upon compliance with Staff Review comments, plantings behind the garages, benches or pedestrian sitting areas behind the garages, and for the developer to work with the City on the development of a pleasing air conditioning unit façade.

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

6.02: Consider Updated Sketch Plan for Rivenwick (Project #19-102); Case of Paxmar

Presentation

Planning Consultant Maass presented the Staff Report and recommendation to approve of the sketch plan contingent upon compliance with Staff Review, specifically that the multifamily residential property shown north of 139th Lane NW and south of Highway 10 be revised to show a second commercial pad.

Commission Business

Commissioner Anderson asked if this would only apply to the R-3 section or the entire plan.

Planning Consultant Maass noted that this would be the entire concept plan and the R-3 section specifically would come forward for formal review in the future.

Commissioner VanScoy stated that the staff recommendation changes the proposal and asked how that was received.

Allen Roessler, 2150 Cutters Grove in Anoka, stated that this is basically the same sketch that was previously presented with the only change swapping the R-2 and R-3 parcels. He noted that Suite Living would like to move forward now and that is the reason for the change, as there are not other users yet for the other two uses.

Commissioner VanScoy asked if the applicant is comfortable with the recommendations from the City.

Mr. Roessler stated that he was a bit confused as the previously approved concept included 80 percent residential and 20 percent commercial and they would like that percentage rate to remain.

Community Development Director Gladhill clarified that the previous concept had R-2 against R-2, whereas this concept has R-2 between Suite Living and the commercial. He noted that this concept would place Suite Living against the existing R-2.

Chairperson Bauer explained that typically you try to transition between zoning districts rather than placing low density between high density and commercial.

Mr. Roessler replied that Suite Living is not traditional high-density housing. He stated that if this does not fit, they would not find a buyer for the residential parcel. He stated that there have been a lot of residential developers interested in this layout.

Community Development Director Gladhill noted that the zoning decision does not need to be made at this time and Suite Living could move forward as proposed.

Mr. Roessler stated that although commercial development would be preferred, this layout is the most likely outcome based on the market.

Commissioner VanScoy stated that if the Commission were to say they would prefer commercial and there is a developer in the future that would like to create R-2, would there then be an issue that could not be resolved.

Community Development Director Gladhill noted that this is a sketch plan and therefore the Council will use this input as feedback. He stated that this would not provide a zoning or site plan approval. He noted that further review would be done if this moves forward in formal application.

Commissioner Anderson asked if Suite Living would be located in B-2 or R-3.

Mr. Roessler stated that Suite Living would be R-3 and commercial would be B-2, while the R-2 would most likely be townhomes. He stated that once a user or buyer is found, a more concrete plan would come forward. He stated that he does have multiple residential developers interested in this proposed layout.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council approve the sketch plan contingent upon compliance with Staff Review.

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

6.03: Consider Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either

through a revised site plan or through a variance as well as overall compliance with Staff Review comments.

Commission Business

Commissioner Woestehoff stated that a comment was made that the current design does not meet the 60-foot setback.

Planning Consultant Maass confirmed that the 60-foot buffer yard requirement is not met and noted that the current proposal has a distance of 40 feet.

Commissioner VanScoy asked if there is a graphic showing this plot inside of the larger plot.

Planning Consultant Maass displayed the larger aerial and identified the proposed location for the building.

Chairperson Bauer asked if the access would be provided off Bunker Lake Boulevard.

Planning Consultant Maass confirmed that the access would be off Bunker Lake Boulevard and would be shared with another future industrial user.

John Kinghorn, Kinghorn Construction, referenced the setback issue and noted that they are willing to work with the City but would be pursuing a variance to keep that 40-foot setback. He noted that screening and landscaping would be increased in that area.

Community Development Director Gladhill noted that staff is supportive of the variance. He noted that the likelihood is that in the future that residential property would be rezoned to the E-3 district. He stated that there was already one attempt to rezone that residential property. He did not want this project to be delayed because of an issue or delay with the adjacent property.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either through a revised site plan or through a variance as well as overall compliance with Staff review comments.

Further discussion

Commissioner VanScoy stated that he understands that staff believes the residential parcel will eventually be rezoned but noted that has not been done to this point and confirmed that a variance would be needed in the future. He stated that he did not like that concept.

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

Commissioner VanScoy stated that he believes that this is a great project but simply does not like the variance.

6.04: Consider Site Plan for Anderson Dahlen (Project #19-109); Case of Anderson Dahlen

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve of the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Johnson, to recommend that City Council approve the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Chairperson Bauer stated that the July meeting will need to be rescheduled due to the July 4th meeting.

Community Development Director Gladhill noted that he will contact the Commissioners to determine the best date to reschedule.

8. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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.

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

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.

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.

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.

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.

CC Regular Session **4. 4.**

Meeting Date: 07/23/2019

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 7/9/2019
2. City Council Regular Session dated 7/9/2019
3. City Council Special Work Session dated 7/16/2019

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 7/9/2019
2. City Council Regular Session dated 7/9/2019
3. City Council Special Work Session dated 7/16/2019

Attachments

7-9-19 CCWS minutes

7-9-19 CC minutes

7-16-19 Special CCWS

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Katie Schmidt	07/18/2019 11:26 AM
Colleen Lasher	Colleen Lasher	07/18/2019 12:49 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:04 PM
Form Started By: Katie Schmidt		Started On: 07/18/2019 08:57 AM
Final Approval Date: 07/18/2019		

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

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

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

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Communications and Events Coordinator Megan Thorstad

1. CALL TO ORDER

Mayor LeTourneau called the City Council Work Session to order at 5:40 p.m.

2. TOPICS FOR DISCUSSION

2.01: 2020 Preliminary Budget/Levy Discussion

City Administrator Ulrich reviewed the purpose of the preliminary budget and levy discussion tonight. He also provided details on the future worksessions that will take place on the topic.

Finance Director Lund reviewed the staff report.

Councilmember Kuzma stated that it appears, as proposed there would be a 5.09 percent increase.

Finance Director Lund noted that would be the increase for the general fund and not the overall levy, which also includes the EDA and debt levies. She stated that the overall increase to the levy is proposed at this point to be 8.56 percent.

Councilmember Kuzma asked if road financing is included in the figures as well.

Finance Director Lund noted that road debt has not yet been included.

Councilmember Heinrich asked for details on the police equipment purchase proposed.

The Police Chief believed that cost would be for about ten rifles. He noted that the current rifles are about ten years old and have been regularly maintained but there is a cycle where replacement becomes a better option than the cost of continued maintenance. He noted that the purchase price also includes the additional equipment such as slings and optics.

Mayor LeTourneau noted that the growth of Ramsey is an important part of the discussion.

City Administrator Ulrich stated that staff will review the priorities identified in the survey results from the previous Council worksession to compare those to the related budget items. He noted that specific topics will be brought back to the Council during future worksessions for further discussion.

Councilmember Kuzma stated that he would like to see a scenario with the road funding added as an option, in the case that franchise fees are not implemented. He stated that they need to start reviewing the options in reality.

Councilmember Heinrich stated that she would also like to see the scenario that continues with the road funding method that utilizes assessments. She asked if each department will review the flexible budget items to determine where costs could be cut.

City Administrator Ulrich confirmed that he will be reviewing those items with the different department heads.

Councilmember Riley stated that he would like to see the non-discretionary amount that has been locked in through previous contracts. He agreed that he would like to see the different road funding scenarios and the funding decisions that would be locked in with a future public works facility.

Mayor LeTourneau agreed that he would like to see the obligations but would also like to see the increase in property values/tax capacity and how those figures are linked.

2.02: Continue Discussion on Outsourcing Ramsey Resident Newsletter

Communications and Events Coordinator Thorstad reviewed the staff report.

Councilmember Kuzma referenced the ad revenue, which is being split between the agent and the City. He asked if the revenue would be solely kept by Prime.

Communications and Events Coordinator Thorstad confirmed that Prime would keep the revenue generated by ads. She noted that the ad revenue received by the City was included in the current costs. She noted that after writing the case, she was able to negotiate the ad sales with Prime from 38 percent to 30 percent.

Councilmember Kuzma asked for details on keeping the newsletter inhouse.

Communications and Events Coordinator stated that when she speaks of keeping it inhouse that would be related to design and the layout of the newsletter. She confirmed that even if outsourced, staff would still be responsible for generating content.

Councilmember Kuzma stated that he believes that outsourcing the design would be efficient. He believed that the best option would be for staff to provide the content and outsource everything else.

Mayor LeTourneau asked the contract length.

Communications and Events Coordinator Thorstad replied that Prime would have a three-year contract, but the contract could be canceled at any time with a 90-day notice.

Councilmember Heinrich stated that she has given this topic a lot of thought since the last discussion and appreciated the additional work that staff has done. She asked for pricing information if the newsletter was reduced to 16 pages.

Communications and Events Coordinator Thorstad stated that the City bid out for the current newsletter but noted that in attempting to improve the process the City has identified a cost-savings that could be gained by reducing to 16 pages. She stated that she did not ask for additional bids as they had already received bids from the vendors at 24 pages.

Councilmember Heinrich stated that she prefers a 16-page option and would support outsourcing because of the burden on staff time.

Administrative Services Director Lasher provided clarification on the amount of staff time calculated in the case, which would be 184 hours annually and equates to about three hours per week.

Councilmember Musgrove referenced the dollar amount shown for the 16-page inhouse option and asked if that would be the cost for one issue and whether the cost for Prime would be the cost for the remaining issues.

Communications and Events Coordinator Thorstad noted that those figures are annual costs.

Councilmember Musgrove commented that it appeared that previously the cost for inhouse was higher than outsourcing but noted that in this case it appears the opposite is true.

Communications and Events Coordinator Thorstad provided additional explanation.

Councilmember Musgrove stated that perhaps the lesser quality paper should be chosen. She noted that more money is being spent on higher quality paper and some people are simply choosing to recycle the newsletter regardless of the type of paper, therefore she would want to

see an option within the three-year contract to downgrade the type of paper if desired. She noted that she would support outsourcing.

Mayor LeTourneau confirmed the consensus of the Council to support outsourcing the newsletter. He stated that future discussion could occur on the number of pages and type of paper.

Councilmember Kuzma reviewed some of the benefits of using the higher quality paper.

Councilmember Heinrich stated that she is not bothered by the lower quality paper and could support either option.

Councilmember Riley asked if there could be an option for residents to opt out.

Councilmember Kuzma noted that would not be an option for every door direct delivery.

Communications and Events Coordinator Thorstad stated that it would take more time and effort and there would be higher postage to develop a specific list for the post office compared to every door direct.

Councilmember Riley noted that the proposal includes decreasing the number of issues from six annually to four, even though this has been noted as the number one source of resident information.

Communications and Events Coordinator Thorstad noted that there would be one community guide and one recycler, in addition to the four newsletters, for a total of six publications annually.

2.03: Discuss Police Department Staffing

City Administrator Ulrich reviewed the staff report.

Mayor LeTourneau asked the interest of the Council in moving forward with the hire as scheduled.

Councilmember Musgrove stated that she would like to hear from the Police Chief in regard to need based on the activities of the past three to six months.

Councilmember Kuzma stated that he would not be opposed to delaying the hire to 2020.

Councilmember Riley agreed with delaying the hire to 2020. He noted that it does not appear that Police Chief Katers has a request for the 2020 budget.

Police Chief Katers confirmed that he does not anticipate a need to request additional staff in 2020, outside of the requests that were approved in 2019, which included this position.

Councilmember Heinrich asked if the staffing request is based on current population or forecasted population.

Police Chief Katers replied that the staffing is based on the population figures provided by Community Development and the Metropolitan Council. He stated that this year thus far there has been an increase of 461 calls for service. He noted that is typical as there is an increase in calls for service when the population increases.

Councilmember Musgrove stated that she thought this was an approved position in the 2019 budget and therefore wondered why this was being brought up for discussion.

Mayor LeTourneau noted that because of the length of time for hiring and complexity, it is a courtesy to know now whether the hire would be approved rather than going through the hiring process and then having the Council not fully support the hire.

City Administrator Ulrich agreed that this discussion was because of turnover in the Council and the lengthy hiring process. He reviewed the different timelines, whether the hiring process begins now or begins with a goal of a 2020 start.

Councilmember Musgrove stated that she would support this hire as fire, safety, and roads are the main community priorities. She stated that she does not have a preference on whether the hire occurs now or in 2020.

The consensus of the Council was to delay the hire to 2020.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 7:00 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, July 9, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Approve the following Meeting Minutes:
1) City Council Work Session dated June 25, 2019
2) City Council Regular dated June 25, 2019

4.02: Adopt Resolution #19-159 Approving Cash Disbursements Made and Authorizing Payment of Invoicing Received During the Period of June 20, 2019 through July 2, 2019
4.03: Adopt Resolution #19-128 Appointing Election Judges for the Special General Election on August 13, 2019
4.04: Adopt Resolution #19-151 Approving the Final Plat and Development Agreement for Rivenwick Village 3rd Addition (Project #19-102) Case of Paxmar
4.05: 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
4.06: Adopt Resolution #19-153 Hiring Replacement Seasonal Public Works Maintenance Workers
4.07: Report from the Public Works Committee Meeting dated June 18, 2019:
1) Review Plan to Spend Unencumbered Pavement Management Program Funds – *No action taken.*
2) Update on Drainage Concern Findings at 17290 Germanium Street NW – *Ratify the consensus of the Public Works Committee to consider the issue closed, 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.*

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

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

Community Development Director Gladhill reviewed the staff report and recommendation from the Planning Commission to approve the project including adoption of the Ordinance rezoning the subject property from R-1/E-1 to R-2 Detached Villas. He also provided an update on the attempt for the developer to obtain funds to assist in cleanup of the site, noting that the Metropolitan Council has approved approximately $900,000 in grant funds.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #19-10 Amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Kuzma	aye
Councilmember Heinrich	aye
Mayor LeTourneau	aye

Motion carried.

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

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #19-140 approving the Final Plat, Site Plan and Development Agreement for The Sapphire contingent upon compliance with the Staff Review comments.

Councilmember Riley stated that the case notes a discussion of nine parking stalls and the dog park and asked if those details have been determined.

Community Development Director Gladhill stated that comment is advisory only and no changes have been made to the plan.

Councilmember Heinrich asked for details on the feedback received from the Planning Commission.

Community Development Director Gladhill stated that there were a number of microscale details that have been resolved. He noted that the majority of comments focused on the garage buildings that would have their backsides running along 145th Avenue. He stated that the developer agreed to incorporate pedestrian amenities which could include additional sidewalk, landscaping and pedestrian seating.

Councilmember Heinrich stated that she shares the same concerns related to the garages on street level. She stated that she continues to hear feedback from residents that they do not want more apartment buildings in The COR and therefore struggles to approve this type of request.

Community Development Director Gladhill confirmed that discussion occurred at the Planning Commission level as well and there was a compromise reached.

Councilmember Musgrove referenced the sidewalk and asked if the maintenance would be the responsibility of the City or apartment complex.

Community Development Director Gladhill confirmed that would be a public sidewalk and City staff would maintain that amenity.

Councilmember Musgrove referenced the decks and stated that she would like more information on the deck material and safety rating. She stated that the Planning Commission also discussed the air conditioning units and asked for details.

Community Development Director Gladhill stated that the proposed material is a common material used for multi-family buildings. He noted that the permitting would go through the building permit process and review and was confident that would meet the required design standards. He provided additional details on the air conditioning units proposed and stated that staff is working with the developer to better design and screen the units.

Councilmember Kuzma stated that when the land was sold for this development there was always a plan for phase one and phase two, noting that phase two would not be built unless there was demand. He noted that the first phase filled quickly and there is now demand for phase two. He stated that he was pleased with the outcome of the first phase and will support this request. He noted that the applicant is also not requesting any subsidies.

Matt Kuker, PSD, stated that this is an odd shaped site which created challenges in development. He referenced the garages along 145th and agreed that it will be nice to incorporate pedestrian seating and amenities along that stretch of sidewalk. He stated that the decks are powder coated aluminum which ensures that there will be no rot. He explained that one of the biggest costs for an apartment after 20 to 30 years is rot of the wood piece under the deck which then needs to be replaced on all units. He noted that using metal ensures that will not cause a problem in the future. He described the architectural design of the garages, noting that the overall window spacing and tuckunders would be similar to Parkview but would be slightly different as Parkview is under different ownership. He stated that in regard to the dog park he would be open to either option. He noted that the Planning Commission previously commented that there was too much parking.

Community Development Director Gladhill explained that the recommendation of the Planning Commission would be to remove nine stalls and expand the size of the dog park.

Mr. Kuker stated that he often drives past Parkview to determine if there is sufficient parking in order to use for future project calculations. He agreed that he could remove the nine stalls.

Councilmember Musgrove stated that she would support expanding the dog park and removing the nine stalls. She asked for details on the swimming pool.

Mr. Kuker replied that there would be a full indoor pool and hot tub and advised that patio doors would open to the patio area and playground for use by residents. He stated that when the initial site plan was done there were two buildings shown in the concept and advised that this has followed the original intent of the concept as much as possible.

Mayor LeTourneau asked for information on demand.

Mr. Kuker stated that Parkview East sold out of one-bedroom units within six months and therefore this building will have over 50 percent one-bedroom apartments with a mix of two and three bedrooms for the remaining units. He stated that the one-bedroom units remain full at Parkview East. He explained that having a variety of units provides flexibility for residents to move to larger apartments if they have children. He stated that there is a waiting list for apartments in the area and with construction and approvals this would go live in 18 to 20 months.

Mayor LeTourneau noted that this project will therefore fulfill a need for housing that is in demand in Ramsey.

Mr. Kuker noted that retail development also follows apartment buildings, as that provides an increase in residents to the community. He stated that there continues to be a desire from the community for retail and restaurants, but those development elements follow residential development. He believed that Ramsey is getting to that point where it will be hard for commercial developments to resist the community. He noted that apartments continue to be popular for the younger community and the older community that do not want to do yardwork and do not want the responsibility of a single-family home.

Community Development Director Gladhill stated that the City is in the process of completing a comprehensive housing study to determine the needs of the market.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #19-140 Approving Final Plat, Site Plan and Development Agreement for The Sapphire contingent upon compliance with the Staff Review comments.

Further discussion: Councilmember Musgrove asked for input on the vacant property within The COR that is still zoned residential. Community Development Director Gladhill stated that within The COR about 80 percent of the residential land has been developed. He stated that there is still about 100 acres guided for commercial/retail and 100 acres for industrial growth. He noted that there are other areas in the community guided for residential growth as well. Councilmember Musgrove stated that she is hesitant about multi-family housing because of comments from residents but noted that she would support this request as this was originally planned as a two-phase development.

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

7.03: Adopt Resolution #19-107 Approving Sign Replacement on Highway 10

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #19-107 approving sign replacement on Highway 10.

Councilmember Heinrich stated that she is in full support of the Ramsey Boulevard sign but would not support the Highway 10 sign as she does not believe that large of a dynamic display is needed. She would like to look at a smaller dynamic display for the Highway 10 sign.

Councilmember Kuzma stated that he prefers the larger dynamic display as traffic on Highway 10 is moving at higher speeds and therefore the larger display will be more visible. He explained that The COR is not highly visible from Highway 10 and therefore it is important to have signage to pull in traffic from the highway.

Councilmember Heinrich stated that she had no trouble reading the previous dynamic display on the Highway 10 sign and that is why she would not support the larger dynamic display.

Mayor LeTourneau noted that the City was limited on the content that could be put on the previous dynamic display because of the size and therefore sometimes although the sign was readable, the full message could sometimes not be communicated to drivers. He asked for information on funding for the signage.

Community Development Director Gladhill explained that this item was not included in the general fund budget and would be funded through the facilities fund. He explained that the facilities fund receives distributions from excess revenue at the end of the year and is used for facility improvements.

Mayor LeTourneau noted that this would then not impact the 2019 budget and levy.

Councilmember Heinrich asked for additional details on the facilities fund and how that fund can be used. She asked if the money in that fund could be used for the construction of a public works facility.

City Administrator Ulrich confirmed the fund could be used for that purpose.

Councilmember Musgrove asked for information on the sign location in regard to future construction of Highway 10 improvements.

Community Development Director Gladhill stated that the Ramsey Boulevard sign will need to be relocated when that project occurs but noted that the sign can be disassembled and reassembled when the project occurs. He stated that the Highway 10 sign location would not need to be moved under the current planning scenarios.

Councilmember Musgrove asked if the City has done anything to create barriers to the sign, referencing the recent vehicle accident that occurred.

Community Development Director Gladhill stated that the City has not looked at additional barriers as the sign is located a large distance from the road and the recent accident is very unique.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #19-107 Authorizing Payments for Highway 10 Signage Updates.

Further discussion: Councilmember Musgrove stated that she understands the need to update the sign, especially after the accident, but is torn on the issue as these funds could possibly be used for the public works facility. City Administrator Ulrich stated that the fund is flexible in its use for public facilities including signs, park buildings, and parks facilities. City Administrator Ulrich stated that the public works facility will be funded by the enterprise fund reserves and debt. He noted that the Council will need to consider at what level they would like to maintain and repair signage. He stated that branding and imaging ranked highly in the Strategic Plan and this is an implementation item for that task. Councilmember Heinrich asked if the signs could be separated into two cases if needed. Councilmember Kuzma stated that it has always been his understanding that the facilities fund has always been used for maintenance and this is a maintenance task. Community Development Director Gladhill noted that separate motions could be done if desired. Councilmember Musgrove noted that she would support this action if the remaining funds could be considered for the public works garage. City Administrator Ulrich confirmed that the remaining funds in the account could be considered for that purpose.

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

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

City Engineer Westby reviewed the staff report and recommendation to 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.

Motion by Councilmember Musgrove, seconded by Councilmember Heinrich, to Adopt Resolution #19-162 Accepting Bids and Awarding Contract for Improvement Project #19-00, 2019 Cracksealing Improvements.

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

7.05: Discuss Options for Spending Remaining Budget for 2019 Crackseal and Sealcoat Improvements

City Engineer Westby reviewed the staff report and recommendation to select options two and three which would have an estimated cost of $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. This leaves about $170,000 unspent, which could be applied to 2020 crackseal and sealcoat improvements, assuming the City continues the sealcoat program in 2020.

Councilmember Heinrich asked for clarification on whether the City has a trailer that is utilized for the hot mix.

Public Works Superintendent Riemer confirmed that the City does currently have a trailer, but it is not heated for overnight storage.

Councilmember Heinrich asked for an estimate on the time that would be saved by purchasing a heated trailer that could store material overnight.

Public Works Superintendent Riemer confirmed that time would be saved by having the ability to store material overnight. He stated that typically an employee is sent down at 6:00 a.m. to come back by 9:00 a.m. He estimated that the larger trailer would only need to be refilled every other day. He noted that having two trailers would allow staff to work on multiple areas at once.

Councilmember Heinrich asked if there is a possibility to rent that type of trailer.

Public Works Superintendent Riemer stated that he is not aware of a rental option.

Mayor LeTourneau asked if the pothole situation is expected to remain constant or improve.

Public Works Superintendent Riemer stated that roads do not get better and confirmed that there would be a continued need.

Councilmember Kuzma asked if the spray patching rental averages $18,000 per month. He asked the cost for purchasing the vehicle.

Public Works Superintendent Grant Riemer confirmed that the cost for May and June was about $36,000. He stated that the truck has a cost of $250,000 to $260,000 without the tanker and materials.

Councilmember Riley explained that the City budgets $500,000 each year for street maintenance but is not going to sealcoat this year. He noted that the Public Works Committee directed staff to investigate options that would utilize the budgeted funds in a smart manner that would have an impact on improving roads, while the remainder would be saved for projects next year. He felt that this was a good solution.

Councilmember Musgrove stated that she likes these ideas but believed that there had also been previous discussion on improving Variolite and using these funds for that purpose.

City Engineer Westby explained that was discussed as an option during the recent road funding discussions, but the consensus was that these funds were identified for minor maintenance and should remain separate from major reconstruction activities.

City Engineer Westby confirmed the consensus of the Council to direct staff to expend the funds on options two and three as proposed in the case.

7.06: Professional Services Contract Extension for The Tinklenberg Group

City Administrator Ulrich reviewed the staff report and recommendation to consider the proposed contract extension with The Tinklenberg Group for twelve months, through June 30, 2020, as proposed.

Councilmember Riley stated that each time this contract comes before the Council he wonders if this is the time the City should stop but continually decides now is not the time to stop. He stated that the City is getting close and this is the time to put the pressure on to finish the Highway 10 corridor and therefore will support this request.

Councilmember Heinrich stated that she also feels that the City needs to keep the momentum going forward for Highway 10 and The Tinklenberg Group has been instrumental in this process. She stated that the County Commissioners representing Ramsey has also found benefit in Mr. Tinklenberg.

Councilmember Musgrove stated that she understands the value and is thankful for the assistance of Mr. Tinklenberg but has questions on the amount that is paid each month. She asked the additional funds that are eligible for reimbursement.

City Administrator Ulrich replied that the City has paid for travel expenses for City sponsored trips, using the example of the Washington D.C. trip. He noted that reimbursement is not provided for local meetings in Anoka County or St. Paul.

Councilmember Musgrove agreed that Mr. Tinklenberg should be reimbursed for the value he brings to the City but noted that she would like to see more information on the value that is being provided, using the example of the meetings attended and the work that is done each month. She stated that she would also be interested in the potential increase that could occur after the first six months of the contract.

City Administrator Ulrich stated that he could request a report on work performed and meetings attended. He noted that the Council previously requested regular reports from the consultant and that could be requested again if desired.

Mayor LeTourneau stated that it has been a tradition to have frequent updates from The Tinklenberg Group to the Council. He stated that the Highway 10 Subcommittee also meets regularly and provides direction to Mr. Tinklenberg. He stated that perhaps it would be helpful to have that group report to the Council as well.

Councilmember Musgrove asked when the Council would say that the value has been received and that service is no longer needed.

Councilmember Heinrich agreed that she would see value in the reporting element.

Motion by Councilmember Heinrich, seconded by Councilmember Kuzma, to approve extending the contract with The Tinklenberg Group for another twelve months, through June 30, 2020, as stated in the proposal dated July 2019.

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

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

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #19-160 approving extension to the Commercial Real Estate Brokerage Services with CBRE. He noted that the EDA reviewed the proposed terms and conditions and recommends approval.

Councilmember Heinrich asked for additional information on the listing options available through Anoka County and who would be responsible for placing a real estate sign if CBRE is not used.

Community Development Director Gladhill stated that Anoka County has hired a staff person to help promote Anoka County as a good place to do business and is offering assistance with listing commercial properties. He stated that staff would need to work with Anoka County staff to list those properties. He stated that if CBRE is not used, signs would need to be placed with the contact information listed as City staff. He stated that option could be reviewed after six months but did not feel that this is the right time to push all of those sales duties onto Economic Development Manager Sullivan.

Councilmember Riley stated that the EDA discussed this topic and highlighted some of the top discussion points that were made. He stated that the EDA did recommend approval to continue with CBRE. He explained that the City has a lot of land and still needs a real estate expert to assist in that process.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #19-160 Approving an Extension to the Commercial Real Estate Brokerage Services with CBRE.

Further discussion: Councilmember Musgrove asked if this would be a six-month contract. Community Development Director confirmed that this would be a six-month contract that could be canceled at any time with a 30-day notice. Councilmember Kuzma stated that the City has been working with CBRE for the past four years and has done a lot of hard work during that time to assist in building out The COR. He stated that Ramsey is at the point of gaining additional opportunities and CBRE has a national reach with their contacts, which will bring forward additional options.

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

7.08: Authorize Local Road Funding Study

City Administrator Ulrich reviewed the staff report and recommendation 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 in the staff memorandum.

Councilmember Kuzma stated that he does not support this action as he believes it to be a poor use of funds. He stated that after the past five years of bonding and assessments, he believes that is not a good option. He believes that franchise fees will be the best method for road funding and believed that this study would delay that process.

Councilmember Riley referenced specific language used and suggested that language read similar cities rather than random cities. He asked for input on the suggestion that at least half of the survey cities be found outside of Minnesota.

City Administrator Ulrich stated that was a proposed structure from the Charter Commission, which could be subject to debate. He explained that the Charter Commission wanted to get a good cross section from outside of Minnesota. He agreed that data may not be as relevant because of different laws and regulations. He noted that there was an interest in determining how other states fund roads, limiting the reach to cold weather states.

Councilmember Riley stated that he only has input on how Ramsey funds things and not how the State funds things.

Councilmember Heinrich stated that she sees value in funding this road study as it will look at the different methods for road funding. She believed that the study would provide value in making a decision on road funding moving forward.

Motion by Councilmember Musgrove, seconded by Councilmember Heinrich, 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 in the staff memorandum.

Further discussion: Councilmember Riley asked if the issue of percentages or random selection needs to be addressed or whether the direction discussed was adequate. City Administrator Ulrich confirmed that he could take the direction discussed tonight and will have further discussion with the Charter Commission. Councilmember Kuzma stated that this will be funded through the PIR and it was noted earlier that the Council did not want to use these funds in this manner anymore.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Heinrich stated that she will be hosting a playdate that coincides with the opening of Pearson Park from 4 to 6 p.m. on Thursday. She noted that the Parks and Recreation meeting will follow along with the park festivities.

Councilmember Riley stated that the Council has an open seat with an election scheduled for August 13th, noting that early in person voting has started at City Hall.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:07 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a City Council Special Work Session on Tuesday, July 16, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Mayor Chris Riley Councilmember Nadine Heinrich Councilmember Mark Kuzma Councilmember Debra Musgrove
Members Absent:	Mayor John LeTourneau
Also Present:	Community Development Director Timothy Gladhill Public Works Superintendent Grant Riemer City Engineer Bruce Westby Angie Bersaw of Bolton & Menk

1. CALL TO ORDER

Acting Mayor Riley called the City Council Work Session to order at 6:00 p.m.

2. TOPICS FOR DISCUSSION

2.01: Receive Update on Ramsey Gateway Project: Highway 10/169 Plan

Angie Bersaw, Bolton & Menk, provided a high-level summary of the comments received from the property owner meetings that occurred. She noted that perhaps construction of frontage roads occurs first, so those could be open during the Highway 10 construction to help resident's access businesses. She reported that there was great attendance at the open house meeting, with 102 attendees signed in. She reviewed some of the themes and noted that there was a mixed perception on whether a rail crossing should be incorporated. She provided background information on previous studies and estimated costs. She stated that this study has looked at current traffic as well as growing traffic estimates. She advised that four options for Ramsey Boulevard were shared at the public open house, noting that all four options included a rail crossing. She stated that although there was not a strong preference for any of the options from the public, after review of the TAC it appears that the folded tight diamond option is the most preferred option for Ramsey Boulevard, which would have an estimated cost of $52,000,000 to $58,000,000. She stated that the cost estimates would be projected 2025 amounts. She stated that the lowest cost option for Ramsey Boulevard would be about $6,000,000 to $7,000,000 lower but would include more turn options, which were not preferred by the public.

Community Development Director Gladhill stated that as the corridor as a whole is reviewed, MnDOT may come back to the right-in/right-out option as an alternative.

Acting Mayor Riley stated that he would not support that option.

Councilmember Heinrich stated that she would like to leave the option on the table.

Acting Mayor Riley stated that option is a "you can't get here from there" option where it would cause a driver to take additional turns to get to where you are attempting to go.

Councilmember Musgrove provided a similar example off Highway 100 and noted that it works well in practical use, although it is not a direct on and off. She stated that the flow of traffic moves easily. She noted that if MnDOT were to come back with that alternative she may be able to support it.

Acting Mayor Riley commented that option would not be helpful for businesses.

Community Development Director Gladhill noted that all of those concepts would remove the businesses on the north side.

Councilmember Musgrove stated that perhaps there is no bridge across at Ramsey Boulevard and just an option to exit off at Ramsey Boulevard with full ramps available at Sunfish and Armstrong.

Community Development Director Gladhill noted that was considered as an option but would cause additional pressure at Sunfish and Armstrong. He noted that the option was also considered for Sunfish but added even more pressure on Ramsey Boulevard and Armstrong.

Councilmember Heinrich stated that she sees the need for both interchanges being completed and to keep the momentum going. She stated that there is support from Anoka County as well. She asked for additional information on the other option for Ramsey Boulevard and the number of businesses that would be impacted.

Ms. Bersaw noted that all of the options would remove those businesses.

Acting Mayor Riley asked the remaining number of businesses that would be impacted.

Community Development Director Gladhill noted that the City did acquire a few businesses previously and reviewed some of the businesses that would be impacted. He stated that this is a high-level planning study and the overall alternative could be chosen. He explained that the frontage road scenario could be added back in the future to the actual design.

Ms. Bersaw stated that she and Community Development Director Gladhill met with MnDOT staff to further discuss the process. She stated that MnDOT reinforced that funding is limited and they are having a hard time reconstructing what is already in place. She stated that MnDOT is supportive of the process and what the City is doing but the more likely the costs can be kept down, the more likely this could occur.

Community Development Director Gladhill confirmed the full support of the Council for the folded diamond option, noting that there are strong mixed feelings on the alternative option.

Ms. Bersaw reviewed the different options for Sunfish Lake, noting that some concepts include a rail crossing while others include an at grade rail separation. She stated that there is not a TAC recommendation for Sunfish Lake. She stated that the first question is regarding the rail crossing and whether at grade rail crossing would be preferred or whether a rail grade separation would be desired. She stated that the roadway network exists for travelers to choose another route for a rail grade separation option. She stated that if there is a rail separation at Sunfish Lake, Highway 10 would also include an overpass, noting that option is the highest cost option. She compared that to a right-in/right-out option which has an at grade rail crossing and explained that Highway 10 could then go over Sunfish Lake. She noted that the two options have a cost difference of $20,000,000 to $30,000,000.

Community Development Director Gladhill stated that the Police Chief stated that public safety would prefer a grade separation. He provided additional comments on a possible connection of McKinley Street to the segment in Anoka as well.

Councilmember Kuzma stated that he would prefer overpasses for both with rail grade separations at both as well.

Councilmember Heinrich stated that she does not take cost lightly but when the response time for public safety can be improved that should be a focus. She stated that funding will be gained eventually, and she would prefer to do things right the first time rather than push for part of the solution and attempt to ask for additional funds in the future for additional improvements that the City wished it would have done.

Councilmember Musgrove stated that she would support for grade separation for the rail and highway. She stated that the rail crossings would ensure that traffic can continue to move, whether or not there is a train.

Community Development Director Gladhill stated that the grade separation can be recommended but there are models that show the que working.

Ms. Bersaw explained that the models are designed to accommodate traffic 20 years into the future, noting that the at grade rail crossing options would function operationally. She recognized that there is valid concern.

Acting Mayor Riley stated that he would also support the grade separated rail crossing. He stated that he does not like the right-in/right-out option and would like to explore the other options. He felt that the grade separation rail crossing is important. He recognized that saving money is great but not doing things right the first time can be expensive.

Ms. Bersaw stated that the right-in/right-out options are becoming more traditional as funding becomes tighter but recognized that it is still a newer option. She stated that while some of the

other options are different, they may be considered more traditional interchange options, but also have additional cost.

Community Development Director Gladhill confirmed that there is strong support for the grade separation for the rail crossing and highway, with some concern with the right-in/right-out option. He stated that there has been a request from Lano to bring the right-in/right-out closer to their business.

Ms. Bersaw stated that they are still planning for the frontage road between Ramsey Boulevard and Sunfish. She noted that there is a high cost estimated at this time, but that cost could be reduced as time moves forward as that estimate also includes RALF costs. She highlighted another frontage road option along the Tungsten district, which was carried forward from the 2014 study. She stated that there have been discussions with the businesses in those locations on the functionality of that frontage road and the heavy equipment that would be moving on the road. She explained that the cost estimates included for all options are in 2025 numbers because that is when Anoka would be completed and is a more accurate estimate of when work could possibly begin. She referenced the west end plans, which have been on hold until there is further input from Elk River and MnDOT on the future plans for that corridor. She noted that the plan thus far includes an interim safety improvement for a minimal cost that would simply formalize the movements that most people are already making in that area. She stated that she will be providing a similar update to the County Board tomorrow and then there is another TAC meeting later this week. She stated that they are nearing the end of the phase one planning and the next step would be to continue on to phase two, which includes funding strategies.

Acting Mayor Riley stated that this Ramsey portion of Highway 10 is the third piece of three and would complete this section of the highway.

Councilmember Musgrove asked if there is room for expansion of Highway 10 lanes, should a third lane continue.

Ms. Bersaw stated that the Anoka project has squeezed enough room where a third lane could be added under the interchanges in the future. She stated that perhaps Ramsey would plan for a similar thing so that option is not precluded in the future.

Community Development Director Gladhill noted that the Council consensus will be conveyed to the County Board and TAC this week.

2.02: Staff Update on Water Supply System Request for Proposals

City Engineer Westby reviewed the staff report.

Acting Mayor Riley asked how the system would be modeled if there has not been a water supply system before.

City Engineer Westby provided additional details on water infrastructure. He confirmed that it has not been done on a system wide basis before.

Councilmember Kuzma asked if the wells would be knocked out by a plant.

City Engineer Westby explained that the plant would work in conjunction with the wells. He stated that if it is determined that the aquifer could not adequately supply the City, there would need to be a solution which could possibly include the use of both groundwater and surface water. He noted that part of this process will identify where future wells could be located.

Councilmember Heinrich asked if there would be a review after each stage of the study before moving onto the next.

City Engineer Westby confirmed that would be the process that would be followed, noting that options two and three could be modified or could be stand alone options.

Acting Mayor Riley asked the type of consultant that would complete this type of work.

City Engineer Westby replied that there are a number of consultants that could complete the work using examples of Bolton & Menk, SEH, or WSB.

Councilmember Heinrich asked the other communities around this area that have a water supply model.

City Engineer Westby provided examples of cities that have a water supply model. He explained that the Ramsey system is pretty young and small in comparison and the model would help as that system continues to grow.

Acting Mayor Riley acknowledged that this work needs to be done, especially in response to the City's water issues.

City Engineer Westby confirmed that staff will bring this forward to the City Council for formal action in the near future.

Councilmember Musgrove noted that option two will review supply, specifically groundwater versus surface water and asked for additional details on that and regarding the cities included in the Metropolitan Council study.

City Engineer Westby stated that in the heart of the metro, water is treated in a water treatment plant and as you move outside of the metro many of those communities treat the water similar to Ramsey. He stated that as cities grow, they tend to switch to the water treatment plant option.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 7:09 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 5.**

Meeting Date: 07/23/2019

By: Wendy Schlueter, Community Development

Information

Title

Approve Licenses

Purpose/Background:

Purpose:

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

Background:

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

Recommendation:

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

Action:

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

Attachments

Licenses to Approve

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	07/17/2019 11:48 AM
Tim Gladhill	Tim Gladhill	07/17/2019 06:18 PM
Tim Gladhill	Tim Gladhill	07/17/2019 06:18 PM
Form Started By: Wendy Schlueter		Started On: 07/11/2019 10:30 AM
Final Approval Date: 07/17/2019		

Report Name: License Report - License Types
Council Dates: 7/23/2019 to 7/23/2019
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Rental, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Status
Liquor 2 A.M. Closing					
Triple Shift Entertainment, LLC	6720 Riverdale Dr NW		7/9/2020	7/23/2019	A
			Liquor 2 A.M. Closing License Count:		**1**
Rental					
Bury Properties LLC	14190 Tungsten St NW		7/23/2022	7/23/2019	A
			Rental License Count:		**1**
Transient Merchant/Peddler/Solic					
Thai 1 On Limited			12/31/2019	7/23/2019	A
			Transient Merchant/Peddler/Solicitor License Count:		**1**
			Total Licenses:		**3**

CC Regular Session **4. 6.**

Meeting Date: 07/23/2019

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #19-175 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2019 through July 17, 2019

Action:

Motion to Adopt Resolution #19-175 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2019 through July 17, 2019.

Attachments

Bills List 7/23/2019

Resolution 7/23/2019

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/17/2019 11:35 AM
Tim Gladhill	Tim Gladhill	07/17/2019 06:17 PM
Form Started By: Jackie Lipski		Started On: 07/17/2019 11:04 AM
Final Approval Date: 07/17/2019		

CITY OF RAMSEY - FINANCE OFFICE Printed 7/17/2019

RAMSEY CITY COUNCIL MEETING

7/23/2019

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 7/3/19-7/17/19	335,354.90
Accounts Payable 7/3/19-7/17/19	245,154.65
Payroll 7/12/2019	172,627.85
Debt Service	32,602.50
Pay Estimates- Projects	193,388.99
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 979,128.89**

	DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2019 Y.T.D.
	NET PAYROLL TOTAL	$ 202,046.12	$ 2,266,858.58
-	CORRECTION TO PAYROLL		
	PREPAIDS	249,934.90	3,638,866.42
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		896,964.60
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	61,645.12	3,914,632.08
	ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		660,096.44
-	CHECKS VOIDED	0.00	0.00
	TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 513,626.14**	**$ 11,377,418.12**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
109014	**7/3/2019**		**113692 ALL AMERICAN TITLE CO**						
		116.36	UB REFUND 15466 IODINE TER NW		97399	062819	9601.4651		WATER REVENUE
		116.36							
109015	**7/3/2019**		**115203 ALL AMERICAN TITLE CO INC**						
		327.99	UB REFUND 7191 170TH TRL		97398	062819	9601.4651		WATER REVENUE
		327.99							
109016	**7/3/2019**		**106670 CENTRAL POWER DISTRIBUTORS INC**						
		50.01	TRIMMER HEAD		97417	19-870510	0311.6229		SHOP MATERIALS
		50.01							
109017	**7/3/2019**		**115844 CHRISTENSEN, BRENDA**						
		155.00	REF DAMAGE/KEY DEPOSIT		97418	070119	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
109018	**7/3/2019**		**113795 CONCIERGE TITLE INC**						
		50.91	UB REF 14350 BOWERS DR NW		97419	062819	9601.4651		WATER REVENUE
		50.91							
109019	**7/3/2019**		**100116 CONNEXUS ENERGY**						
		11.53	6401 W HWY 10-STATION SITE		97420	444931-270863 JUNE 19	9603.6371		ELECTRIC UTILITIES
		554.56	16300 ST FRANCIS BLVD NW		97421	44931-267449 JUNE 19	0452.6371		ELECTRIC UTILITIES
		566.09							
109020	**7/3/2019**		**116896 CRITICAL SKILLS CENTER LCC**						
		497.50	COACHING- T. BYRON		97422	1016	0452.6335		TRAINING
		497.50							
109021	**7/3/2019**		**111330 CUSTOM HOME BUILDERS TITLE LLC**						
		297.10	UB REF 15240 FLUORINE ST		97423	062819	9601.4651		WATER REVENUE
		297.10							
109022	**7/3/2019**		**116940 ENTITLE**						
		58.36	UB REF 14751 OLIVINE ST		97424	062819	9601.4651		WATER REVENUE
		58.36							
109023	**7/3/2019**		**115393 GLOBAL CLOSING AND TITLE SERVICES**						
		452.08	UB REF 15426 FLUORINE ST		97425	062819	9601.4651		WATER REVENUE
		452.08							
109024	**7/3/2019**		**117041 KINDSETH,JUDITH**						
		14.25	UB REF 15170 SALISH ST NW		97426	062819	9601.4651		WATER REVENUE
		14.25							
109025	**7/3/2019**		**113464 LAND TITLE**						
		271.75	UB REF 5981 148TH AVE NW		97427	062819	9601.4651		WATER REVENUE
		271.75							
109026	**7/3/2019**		**117042 HAEMIG-LEHMAN, JEN**						
		24.99	UB REF 15001 CHAMELEON ST		97428	062819	9601.4651		WATER REVENUE
		24.99							
109027	**7/3/2019**		**115328 LENNAR**						

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									Continued.
109027	7/3/2019		115328 LENNAR						
		16.59	UB REF 15823 PERIDOT ST		97429	062819	9601.4651		WATER REVENUE
		16.59							
109028	7/3/2019		111865 LIBERTY TITLE INC						
		249.87	UB REF 7788 149TH AVE NW		97430	062819	9601.4651		WATER REVENUE
		297.10	UB REF 15486 TUNGSTEN ST		97431	062819A	9601.4651		WATER REVENUE
		132.77	UB REF 15203 FLUORINE ST		97432	062819B	9601.4651		WATER REVENUE
		94.80	UB REF 14604 OLIVINE ST NW		97433	062819C	9601.4651		WATER REVENUE
		46.47	UB REF 6510 155TH AVE NW		97434	062819D	9601.4651		WATER REVENUE
		50.91	UB REF 7351 152ND LANE NW		97435	062819E	9601.4651		WATER REVENUE
		871.92							
109029	7/3/2019		117044 LUEDEMANN, CANDACE AND CHRISTOPHER						
		7,000.00	LAND/DRIVE REF 5636 172ND LN		97436	070319	9252.1155.1		MANUAL-ACCOUNTS RE(
		7,000.00							
109030	7/3/2019		116025 MINNESOTA TITLE						
		92.83	UB REF 15823 NOWTHEN BLVD		97437	062819	9601.4651		WATER REVENUE
		92.83							
109031	7/3/2019		112465 NORTH AMERICAN TITLE CO						
		421.44	UB REF 14080 ARGON ST NW		97438	062819	9601.4651		WATER REVENUE
		421.44							
109032	7/3/2019		116364 NORTHLAND CUSTOM HOMES LLC						
		1,500.00	ERO ESC REF 5636 172ND LN		97439	070319	9804.6433	00116296	REFUNDS
		1,500.00	ERO ESC REF 9183 169TH AVE		97440	070319A	9804.6433	00116600	REFUNDS
		3,000.00							
109033	7/3/2019		116065 PARTNERS TITLE						
		426.88	UB REF 16894 KAMACITE ST		97441	062819	9601.4651		WATER REVENUE
		426.88							
109034	7/3/2019		117038 RESULTS TITLE						
		386.36	UB REF 7506 163RD AVE NW		97443	062819	9601.4651		WATER REVENUE
		386.36							
109035	7/3/2019		117038 RESULTS TITLE						
		397.03	UB REF 16856 MARBLE ST		97444	062819A	9601.4651		WATER REVENUE
		397.03							
109036	7/3/2019		117038 RESULTS TITLE						
		120.42	UB REF 15137 TONTO ST NW		97445	062819B	9601.4651		WATER REVENUE
		120.42							
109037	7/3/2019		117039 RESULTS TITLE						
		62.99	UB REF 7316 BUNKER LK BLVD		97442	062819	9601.4651		WATER REVENUE
		62.99							
109038	7/3/2019		116367 SERVION TITLE INC						
		241.63	UB REF 5375 140TH AVE		97446	062819	9601.4651		WATER REVENUE
		241.63							
109039	7/3/2019		101103 SPRINT						
		26.00	MAY/JUNE 19 SERVICE		97447	570683319-211	0220.6323		CELLULAR PHONES

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109039	7/3/2019		101103 SPRINT						Continued.
		26.00							
109040	7/3/2019		100456 ST CROIX RECREATION FUN PLAYGROUNDS						
		4,563.54	TRASH CANS		97448	20095	0452.6249		MISCELLANEOUS OPERA
		4,563.54							
109041	7/3/2019		113903 TITLE ONE INC						
		312.18	UB REF 7857 148TH LN NW		97449	062819	9601.4651		WATER REVENUE
		312.18							
109042	7/3/2019		115456 TITLE SMART						
		385.82	UB REF 7171 167TH TER NW		97450	062819	9601.4651		WATER REVENUE
		385.82							
109043	7/3/2019		115456 TITLE SMART						
		32.82	UB REF 14592 OLIVINE TER NW		97451	062819A	9601.4651		WATER REVENUE
		32.82							
109044	7/3/2019		117040 TRADEMARK TITLE SERVICES INC						
		113.04	UB REF 15379 IODINE ST		97452	062819	9601.4651		WATER REVENUE
		113.04							
109045	7/3/2019		117048 VIERZBA, JILL						
		155.00	REF DAMAGE/KEY DEPOSIT		97453	070219	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
109046	7/3/2019		117043 WOLFE, GREG AND JOHANNA						
		164.66	UB REF 15515 SODIUM ST		97454	062819	9601.4651		WATER REVENUE
		164.66							
109047	7/3/2019		116910 XCEL ENERGY						
		145.00	REPLACE CHECK		97457	CCCRC04102019-1	0211.6315		MISCELLANEOUS PROFE
		145.00							
109081	7/11/2019		100012 ACE SOLID WASTE INC						
		26,181.25	JULY 19 CITY RECYCLE		97463	5043465	9604.6489		OTHER CONTRACTED SE
		222.44	MISC PW ACCOUNTS		97464	5043475	0194.6374		REFUSE/RECYCLING
		173.78	MISC PW ACCOUNTS		97464	5043475	0311.6374		REFUSE/RECYCLING
		543.72	MISC PW ACCOUNTS		97464	5043475	0452.6374		REFUSE/RECYCLING
		57.93	MISC PW ACCOUNTS		97464	5043475	9601.6374		REFUSE/RECYCLING
		57.93	MISC PW ACCOUNTS		97464	5043475	9602.6374		REFUSE/RECYCLING
		452.12	MISC PW ACCOUNTS		97464	5043475	9604.6249		MISCELLANEOUS OPERA
		57.92	MISC PW ACCOUNTS		97464	5043475	9605.6374		REFUSE/RECYCLING
		27,747.09							
109082	7/11/2019		100948 ANOKA COUNTY LICENSE CENTER						
		1,880.01	2019 CHEV SILVERADO 415		97465	070919	0301.6550		MOTOR VEHICLES
		1,880.01							
109083	7/11/2019		100404 CENTURYLINK						
		65.35	JUNE/JULY 19 SERVICE		97468	763 422-1452 795 JUNE 19	0452.6321		TELEPHONE
		65.35							
109084	7/11/2019		100111 COMMERCIAL ASPHALT COMPANY						

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109084	7/11/2019		100111 COMMERCIAL ASPHALT COMPANY						Continued.
		1,412.62	ASPHALT		97469	190630	0311.6265		ASPHALT
		1,412.62							
109085	7/11/2019		100116 CONNEXUS ENERGY						
		9,729.15	STREET LIGHTS		97470	759126-303101 JUNE 19	9603.6371		ELECTRIC UTILITIES
		640.97	MISC PW ACCTS		97471	759126-303106 JUNE 19	0311.6371		ELECTRIC UTILITIES
		2,139.10	MISC PW ACCTS		97471	759126-303106 JUNE 19	0452.6371		ELECTRIC UTILITIES
		213.66	MISC PW ACCTS		97471	759126-303106 JUNE 19	9601.6371		ELECTRIC UTILITIES
		213.66	MISC PW ACCTS		97471	759126-303106 JUNE 19	9602.6371		ELECTRIC UTILITIES
		213.65	MISC PW ACCTS		97471	759126-303106 JUNE 19	9605.6371		ELECTRIC UTILITIES
		933.59	MISC CITY ACCTS		97472	759126-303107 JUNE 19	0220.6371		ELECTRIC UTILITIES
		9,908.80	MISC CITY ACCTS		97472	759126-303107 JUNE 19	0194.6371		ELECTRIC UTILITIES
		90.03	MISC CITY ACCTS		97472	759126-303107 JUNE 19	0194.6371		ELECTRIC UTILITIES
		72.29	MISC CITY ACCTS		97472	759126-303107 JUNE 19	9230.6249		MISCELLANEOUS OPERA
		2,915.72	MISC CITY ACCTS		97472	759126-303107 JUNE 19	9240.6371		ELECTRIC UTILITIES
		30.92	MISC CITY ACCTS		97472	759126-303107 JUNE 19	9410.6371	00041018	ELECTRIC UTILITIES
		825.60	MISC CITY ACCTS		97472	759126-303107 JUNE 19	9410.6371	00041012	ELECTRIC UTILITIES
		861.63	TRAFFIC LIGHTS		97473	759126-303100 JUNE 19	0260.6371		ELECTRIC UTILITIES
		28,788.77							
109086	7/11/2019		113745 DEPARTMENT OF THE TREASURY						
		137.20	2018 PCORI FEES		97474	071019	0130.6315		MISCELLANEOUS PROFE
		137.20							
109087	7/11/2019		117053 HEADWATER HOMES LLC						
		6,500.00	REF LAND/WALK 6995 168TH AVE		97475	071119	9252.1155.1		MANUAL-ACCOUNTS RE
		1,500.00	REF ERO ESC 6995 168TH AVE NW		97476	071119A	9804.6433	00116424	REFUNDS
		8,000.00							
109088	7/11/2019		100345 NAPA AUTO PARTS ELK RIVER						
		202.44	BRAKE CLEANER/JB 80		97479	011356	0311.6227		LUBRICANTS & ADDITIVE
		202.44							
109089	7/11/2019		106418 PURMORT HOMES INC						
		1,500.00	REF ERO ESC 14662 SODIUM ST NW		97480	071119	9804.6433	00116467	REFUNDS
		5,000.00	REF ESC LAND 14662 SODIUM ST		97481	071119A	9252.1155.1		MANUAL-ACCOUNTS RE
		6,500.00							
1000266	7/5/2019		112663 CAPSTONE HOMES INC						
		1,500.00	ERO ESC REFUND 15009 SNOWY OWL		97400	070319	9804.6433	00116763	REFUNDS
		1,500.00	ERO ESC REF 15019 SNOWY OWL ST		97401	070319A	9804.6433	00116676	REFUNDS

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1000266	7/5/2019		112663 CAPSTONE HOMES INC						Continued.
		1,500.00	ERO ESC REF 14956 SNOWY OWL ST		97402	070319B	9804.6433	00116691	REFUNDS
		5,000.00	LAND ESC REF 14956 SNOWY OWL		97403	070319C	9252.1155.1		MANUAL-ACCOUNTS RE(
		7,500.00	DRIVE/WALK/LAND 15009 SNOWY OW		97404	070319D	9252.1155.1		MANUAL-ACCOUNTS RE(
		7,000.00	LAND/DRIVE ESC REF 15019 SNOWY		97405	070319E	9252.1155.1		MANUAL-ACCOUNTS RE(
		7,500.00	DRIVE/LAND/WALK 7284 168TH CIR		97406	070319F	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	ERO ESC REF 7318 168TH CIR		97407	070319G	9804.6433	00116567	REFUNDS
		6,500.00	LAND/GRAD 7318 168TH CIR		97408	070319H	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	ERO ESC REF 7284 168TH CIR		97409	070319I	9804.6433	00116734	REFUNDS
		1,500.00	ERO ESC 7375 168TH CIR		97410	070319J	9804.6433	00116785	REFUNDS
		6,500.00	LAND/GRADE 7375 168TH CIR		97411	070319K	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	ERO ESC REF 7372 168TH CIR		97412	070319L	9804.6433	00116746	REFUNDS
		7,000.00	LAND/DRIVE ESC 7372 168TH CIR		97413	070319M	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	ERO ESC REF 14951 SNOWY OWL		97414	070319N	9804.6433	00116853	REFUNDS
		66.35	UB REF 15019 SNOWY OWL ST		97415	062819	9601.4651		WATER REVENUE
		7.17	UB REF 14351 BOWERS DR NW		97416	062819A	9601.4651		WATER REVENUE
		1,500.00	ERO ESC REF 8726 149TH AVE		97459	070319O	9804.6433	00116855	REFUNDS
		1,500.00	ERO ESC REF 8734 149TH AVE		97460	070319P	9804.6433	00116872	REFUNDS
		62,073.52							
1000267	7/5/2019		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		55.90	7550 SUNWOOD DR		97455	150-1681.6340 JUNE 19	0194.6489		OTHER CONTRACTED SE
		27.95	MISC ACCTS JUNE 2019		97458	062719	0220.6489		OTHER CONTRACTED SE
		35.90	MISC ACCTS JUNE 2019		97458	062719	0194.6489		OTHER CONTRACTED SE
		24.95	MISC ACCTS JUNE 2019		97458	062719	9410.6315	00041012	MISCELLANEOUS PROFE
		144.70							
1000295	7/12/2019		103641 BOYER TRUCKS ROGERS						
		5.16	FASTNER		97466	860188	0311.6257		OTHER VEHICLE PARTS
		5.16							
1000296	7/12/2019		112663 CAPSTONE HOMES INC						
		1,500.00	REF ERO ESC 14957 SNOWY OWL		97467	071119	9804.6433	00116873	REFUNDS
		1,500.00							
1000297	7/12/2019		107427 LASHER, COLLEEN						
		96.86	REIMB. CLERKS CERT. MILEAGE		97477	071019	0130.6334		MILEAGE REIMBURSEME
		96.86							
1000298	7/12/2019		100291 MET COUNCIL SAC						
		22,365.00	JUNE 2019 SAC CHARGES		97478	071019	9602.2083		SAC CHARGES
		223.65-	JUNE 2019 SAC CHARGES		97478	071019	9602.4356		SEWER AVAILABILITY CH
		22,141.35							
1000299	7/12/2019		100510 VERIZON WIRELESS						
		61.76	MAY/JUNE 19 SERVICE		97482	9832545321	0130.6323		CELLULAR PHONES
		61.76							
90135928	7/12/2019		101306 IRS						
		24,495.18			97494	071119838577	9101.2171		FEDERAL WITHHOLDING
		13,587.91			97495	071119838578	9101.2173		FICA & MEDICARE-EMPL(
		13,587.91			97496	071119838579	9101.2182		FICA & MEDICARE-EMPL(
		51,671.00							
90517416	7/12/2019		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						

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90517416	7/12/2019		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						Continued.
		21,114.34			97491	071119838574	9101.2174		PERA-EMPLOYEE
		28,298.40			97492	071119838575	9101.2183		PERA-EMPLOYER
		49,412.74							
93314720	7/12/2019		100601 MN DEPT OF REV WH						
		11,793.74			97493	071119838576	9101.2172		STATE WITHHOLDING
		11,793.74							
98071219	7/12/2019		115568 ALERUS FINANCIAL NA						
		2,993.54			97488	0711198385714	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,993.54							
99071019	7/10/2019		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		1,215.85	June Surcharges		97462	06302019	9101.2081		SURCHARGES-PERMITS
		25.00-	June Surcharges		97462	06302019	9101.4604		SURCHARGES
		1,190.85							
99071119	7/11/2019		100629 MN DEPT OF REV SALES TX						
		113.91	June Sales/Use Tax		97461	06302019	9101.4305		RENTAL FEES
		18.17	June Sales/Use Tax		97461	06302019	9101.4328		ACCIDENT REPORTS
		17.81	June Sales/Use Tax		97461	06302019	9101.4308		SALES OF MAPS & PUBLI
		211.16	June Sales/Use Tax		97461	06302019	9101.2082		SALES/USE TAX PAYABLE
		.05-	June Sales/Use Tax		97461	06302019	9101.4609		OTHER MISCELLANEOUS
		361.00							
99071219	7/12/2019		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,990.86			97484	0711198385710	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,990.86							
99071519	7/15/2019		108768 COMDATA NETWORK INC						
		29.75	AMZN MKTP US*M62901QC1 ,		97572	JUNE 19 P CARD	0211.6237		CRIME SCENE KIT MATEI
		22.99	AMZN MKTP US*M661S6QB1 ,		97572	JUNE 19 P CARD	0211.6237		CRIME SCENE KIT MATEI
		12.99	AMZN MKTP US*M661S6QB1 ,		97572	JUNE 19 P CARD	0211.6237		CRIME SCENE KIT MATEI
		22.75	AMZN MKTP US*M67TH0VY0 ,		97572	JUNE 19 P CARD	0211.6275		OTHER EQUIPMENT PAR
		45.29	AMZN MKTP US*M67TH0VY0 ,		97572	JUNE 19 P CARD	0211.6281		SMALL TOOLS & MINOR E
		34.99	AMZN MKTP US*M67TH0VY0 ,		97572	JUNE 19 P CARD	0211.6281		SMALL TOOLS & MINOR E
		23.22	AMZN MKTP US*M67TH0VY0 ,		97572	JUNE 19 P CARD	0211.6275		OTHER EQUIPMENT PAR
		8.49	AMZN MKTP US*M67TH0VY0 ,		97572	JUNE 19 P CARD	0211.6281		SMALL TOOLS & MINOR E
		15.60	AMZN MKTP US*MH2A00LQ1 ,		97572	JUNE 19 P CARD	0211.6275		OTHER EQUIPMENT PAR
		21.77	BROWNELLS INC ,		97572	JUNE 19 P CARD	0211.6207		TRAINING SUPPLIES
		37.61	BROWNELLS INC ,		97572	JUNE 19 P CARD	0211.6207		TRAINING SUPPLIES
		45.00	SMOKEYS PUB N GRILL ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		45.00	SQU*SQ *JELLYBEAN & JU ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		9.59	SQUARE *SQ *BRIO ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		4.28	SQUARE *SQ *BRIO ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		9.59	SQUARE *SQ *BRIO ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		4.28	SQUARE *SQ *BRIO ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		9.59	SQUARE *SQ *BRIO ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		5.60	SQUARE *SQ *BRIO ,		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		100.20	TLO TRANSUNION		97572	JUNE 19 P CARD	0211.6315		MISCELLANEOUS PROFE
		45.00	TST* ACAPULCO MEXICAN		97572	JUNE 19 P CARD	0211.6331		TRAVEL & LODGING
		62.72	AMZN MKTP US*M608K4UM0 ,		97572	JUNE 19 P CARD	0194.6259		BUILDING MAINT/REPAIR
		28.71	AMZN MKTP US*M60J96IQ0 ,		97572	JUNE 19 P CARD	0194.6259		BUILDING MAINT/REPAIR
		79.02	AMZN MKTP US*M64FA9W92 ,		97572	JUNE 19 P CARD	0194.6259		BUILDING MAINT/REPAIR
		17.49	AMZN MKTP US*M67W01WH0 ,		97572	JUNE 19 P CARD	0194.6259		BUILDING MAINT/REPAIR

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99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		13.58	AMZN MKTP US*MH1JS03H1 ,		97572	JUNE 19 P CARD	0194.6259		BUILDING MAINT/REPAIR
		45.30	WM SUPERCENTER #3209		97572	JUNE 19 P CARD	0111.6249		MISCELLANEOUS OPERA
		65.99	AMAZON.COM*M67SI3SR1 A ,		97572	JUNE 19 P CARD	0211.6239		FIRST AID SUPPLIES
		519.90	AMZN MKTP US*M697L7ZK1 ,		97572	JUNE 19 P CARD	0211.6231		UNIFORMS & TURN-OUT
		129.90	CAB STORE ROGERS, MN ,		97572	JUNE 19 P CARD	0211.6207		TRAINING SUPPLIES
		2.19	THE HOME DEPOT #2821 ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		2.19	THE HOME DEPOT #2821 ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		2.19	THE HOME DEPOT #2821 ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		2.19	THE HOME DEPOT #2821 ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		2.19	THE HOME DEPOT #2821 ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		23.96	AMAZON.COM*M63XN3M51 ,		97572	JUNE 19 P CARD	0452.6249		MISCELLANEOUS OPERA
		28.99	AMAZON.COM*M63XN3M51 ,		97572	JUNE 19 P CARD	0452.6249		MISCELLANEOUS OPERA
		19.80	WWW.NEWEGGBUSINESS.COM		97572	JUNE 19 P CARD	0192.6281		SMALL TOOLS & MINOR E
		495.00	WWW.NEWEGGBUSINESS.COM		97572	JUNE 19 P CARD	0192.6281		SMALL TOOLS & MINOR E
		15.00	ANOKA AREA CHAMBER ,		97572	JUNE 19 P CARD	0191.6335		TRAINING
		460.00	ASSESSMENTLEADERS.COM ,		97572	JUNE 19 P CARD	0191.6315		MISCELLANEOUS PROFE
		90.00	CITY OF ST. MICHAEL ,		97572	JUNE 19 P CARD	0130.6335		TRAINING
		215.00	NEPELRA ,		97572	JUNE 19 P CARD	0130.6451		MEMBERSHIP DUES
		215.00	NEPELRA ,		97572	JUNE 19 P CARD	0130.6451		MEMBERSHIP DUES
		384.00	SMK*SURVEYMONKEY.COM ,		97572	JUNE 19 P CARD	0130.6452		SUBSCRIPTIONS
		30.00	AMERICAN ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		445.04	COMFORT SUITES-CANAL P ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		43.20	LINCOLN RESTAURANT ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		11.05	LYFT *RIDE THU 10AM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		.54	LYFT *RIDE THU 10AM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		49.16	LYFT *RIDE THU 12PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		16.45	LYFT *RIDE TUE 10AM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		4.00	LYFT *RIDE TUE 10AM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		10.40	LYFT *RIDE TUE 3PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		.50	LYFT *RIDE TUE 3PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		18.29	LYFT *RIDE TUE 6PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		.92	LYFT *RIDE TUE 6PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		16.13	LYFT *RIDE TUE 9PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		.79	LYFT *RIDE TUE 9PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		9.67	LYFT *RIDE WED 3PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		.46	LYFT *RIDE WED 3PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		17.48	LYFT *RIDE WED 5PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		.87	LYFT *RIDE WED 5PM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		11.88	LYFT *RIDE WED 7AM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		.59	LYFT *RIDE WED 7AM ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		78.00	MSP AIRPORT PARKING ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		38.87	OLD EBBITT GRILL ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		12.33	SQ *SQ *BAY C ,		97572	JUNE 19 P CARD	0111.6331		TRAVEL & LODGING
		199.98	MENARDS COON RAPIDS MN ,		97572	JUNE 19 P CARD	0311.6249		MISCELLANEOUS OPERA
		15.99	MENARDS COON RAPIDS MN ,		97572	JUNE 19 P CARD	0311.6249		MISCELLANEOUS OPERA
		9.99	MENARDS COON RAPIDS MN ,		97572	JUNE 19 P CARD	0311.6249		MISCELLANEOUS OPERA
		27.98	MENARDS COON RAPIDS MN ,		97572	JUNE 19 P CARD	0311.6249		MISCELLANEOUS OPERA
		23.92	MENARDS COON RAPIDS MN ,		97572	JUNE 19 P CARD	0311.6249		MISCELLANEOUS OPERA
		21.85	BILL'S SUPERETTE # ,		97572	JUNE 19 P CARD	0220.6223		GASOLINE
		127.95	WEATHERTECH DIRECT LLC		97572	JUNE 19 P CARD	0220.6550		MOTOR VEHICLES
		7.98	COBORN'S SUPERSTORE ,		97572	JUNE 19 P CARD	0111.6249		MISCELLANEOUS OPERA
		11.98	COBORN'S SUPERSTORE ,		97572	JUNE 19 P CARD	0111.6249		MISCELLANEOUS OPERA
		110.54	DOORDASH*BILLYS BAR & ,		97572	JUNE 19 P CARD	0111.6249		MISCELLANEOUS OPERA
		55.00	MAMA DELUCAS PIZZERIA ,		97572	JUNE 19 P CARD	0111.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		65.00-	GTS EDUCATIONAL EVENTS ,		97572	JUNE 19 P CARD	0191.6335		TRAINING
		65.00	GTS EDUCATIONAL EVENTS ,		97572	JUNE 19 P CARD	0191.6335		TRAINING
		174.24	BEST WESTERN ALEXANDRI ,		97572	JUNE 19 P CARD	0240.6335		TRAINING
		17.10	BOULDER TAP HOUSE ALEX ,		97572	JUNE 19 P CARD	0240.6335		TRAINING
		24.05	DOOLITTLES WOODFIRE GR ,		97572	JUNE 19 P CARD	0240.6335		TRAINING
		7.18	JIMMY JOHNS - 793 ,		97572	JUNE 19 P CARD	0240.6335		TRAINING
		8.47	SUBWAY 00154567 ,		97572	JUNE 19 P CARD	0240.6335		TRAINING
		5.89	SUBWAY 00154567 ,		97572	JUNE 19 P CARD	0240.6335		TRAINING
		4.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	0130.6249		MISCELLANEOUS OPERA
		4.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	0130.6249		MISCELLANEOUS OPERA
		10.39	TARGET 00024562 ,		97572	JUNE 19 P CARD	0130.6249		MISCELLANEOUS OPERA
		.05	TARGET 00024562 ,		97572	JUNE 19 P CARD	0130.6249		MISCELLANEOUS OPERA
		10.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	0452.6489		OTHER CONTRACTED SE
		10.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	0452.6489		OTHER CONTRACTED SE
		10.59	TARGET 00024562 ,		97572	JUNE 19 P CARD	0452.6489		OTHER CONTRACTED SE
		6.39	TARGET 00024562 ,		97572	JUNE 19 P CARD	0452.6489		OTHER CONTRACTED SE
		5.29	AMZN MKTP US*MN00Y3YM2 ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		39.59	AMZN MKTP US*MN5E569N0 ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		22.98	COBORN'S SUPERSTORE ,		97572	JUNE 19 P CARD	0211.6208		MISCELLANEOUS OFFICI
		17.27	CANAL PARK BREWING CO ,		97572	JUNE 19 P CARD	0130.6249		MISCELLANEOUS OPERA
		45.15	CANAL PARK BREWING CO ,		97572	JUNE 19 P CARD	0130.6249		MISCELLANEOUS OPERA
		445.04	COMFORT SUITES-CANAL P ,		97572	JUNE 19 P CARD	0130.6331		TRAVEL & LODGING
		15.97	COBORN'S SUPERSTORE ,		97572	JUNE 19 P CARD	0301.6249		MISCELLANEOUS OPERA
		146.90	CANAL PARK LODGE ,		97572	JUNE 19 P CARD	9230.6331		TRAVEL & LODGING
		50.00	GTS EDUCATIONAL EVENTS ,		97572	JUNE 19 P CARD	9230.6335		TRAINING
		530.17	WALMART.COM		97572	JUNE 19 P CARD	9230.6246		MARKETING & PROMOTI
		844.19	AMAZON.COM*M652V6BW1 ,		97572	JUNE 19 P CARD	0230.6281		SMALL TOOLS & MINOR E
		17.25	AMAZON.COM*M67WX9H31 ,		97572	JUNE 19 P CARD	0230.6281		SMALL TOOLS & MINOR E
		9.45	AMAZON.COM*M67WX9H31 ,		97572	JUNE 19 P CARD	0230.6281		SMALL TOOLS & MINOR E
		69.99	AMAZON.COM*M67WX9H31 ,		97572	JUNE 19 P CARD	0230.6281		SMALL TOOLS & MINOR E
		87.01	AMAZON.COM*M67WX9H31 ,		97572	JUNE 19 P CARD	0230.6281		SMALL TOOLS & MINOR E
		23.98	AMZN MKTP US*M60SG8940 ,		97572	JUNE 19 P CARD	0230.6281		SMALL TOOLS & MINOR E
		13.49	AMZN MKTP US*M61CZ7112 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		19.99	AMZN MKTP US*M61CZ7112 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		8.94	AMZN MKTP US*M61CZ7112 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		24.95	AMZN MKTP US*M61CZ7112 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		6.30	AMZN MKTP US*M61CZ7112 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		23.98	AMZN MKTP US*M63U939H0 ,		97572	JUNE 19 P CARD	0230.6281		SMALL TOOLS & MINOR E
		26.97	AMZN MKTP US*M67A435F1 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		14.76	AMZN MKTP US*M67A435F1 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		10.04	AMZN MKTP US*M67A435F1 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		29.88	AMZN MKTP US*M67A435F1 ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		17.04	CASEYS RAMSEY ,		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		620.09	CHIPOTLE 0925 ,		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING
		232.78	COBORN'S SUPERSTORE ,		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING
		54.92	COBORN'S SUPERSTORE ,		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING
		16.48	COBORN'S SUPERSTORE ,		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING
		43.62	JOY KITCHEN ,		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING
		309.96	MAMA DELUCAS PIZZERIA		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING
		43.50	MN DVS ANOKA 038 729 ,		97572	JUNE 19 P CARD	0243.6249		MISCELLANEOUS OPERA
		1.08	MN DVS ANOKA 038 729 F ,		97572	JUNE 19 P CARD	0243.6249		MISCELLANEOUS OPERA
		159.99	STROBES N MORE ,		97572	JUNE 19 P CARD	0223.6281		SMALL TOOLS & MINOR E
		224.11	TST* ACAPULCO MEXICAN		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING
		144.86	TST* ACAPULCO MEXICAN		97572	JUNE 19 P CARD	0237.6331		TRAVEL & LODGING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		16.04	WM SUPERCENTER #3209		97572	JUNE 19 P CARD	0237.6249		MISCELLANEOUS OPERA
		1.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		1.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		1.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		1.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		1.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		1.99	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		3.00	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		3.00	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		3.00	TARGET 00024562 ,		97572	JUNE 19 P CARD	9601.6249		MISCELLANEOUS OPERA
		11.40	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		47.25	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		82.69	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		31.83	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		56.71	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6225		DIESEL FUEL
		13.60	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		43.86	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		39.54	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.65	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.16	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		8.91	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		.71	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		35.41	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		38.13	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		53.51	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		47.71	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		31.75	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0240.6223		GASOLINE
		27.15	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0240.6223		GASOLINE
		28.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0240.6223		GASOLINE
		53.53	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6225		DIESEL FUEL
		40.55	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6225		DIESEL FUEL
		44.61	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		38.65	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		31.36	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		36.95	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		43.74	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		18.29	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		56.96	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		33.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		38.56	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		47.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		22.84	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		53.42	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		59.91	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		60.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		109.01	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		38.60	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		77.40	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		62.05	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		37.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		76.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		30.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		91.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		56.35	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE

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99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		103.05	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		105.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		43.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		85.40	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		44.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		59.96	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		37.14	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		50.04	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		40.01	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		50.00	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		35.35	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		61.67	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		27.18	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		53.35	BP#1824473ROGERS BPQPS		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		93.05	CASEYS GEN STORE 1988		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		55.09	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		61.02	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		41.76	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		37.46	CASEYS RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		72.04	CASEYS RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		47.40	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		30.48	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		21.22	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.85	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.66	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		21.96	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		77.88	CASEYS RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		35.67	CASEYS RAMSEY		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		38.75	CASEYS RAMSEY		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		40.52	CASEYS RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		55.91	CASEYS RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		39.95	CASEYS RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		34.41	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.57	CASEYS RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		31.28	CASEYS RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		27.17	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		31.62	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		55.39	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		37.64	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		21.35	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		13.89	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.83	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		36.99	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		38.26	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		40.24	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		28.64	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		28.16	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		32.94	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.87	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.58	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.22	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		24.53	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		28.63	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.28	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		24.00	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.73	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		31.39	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		13.18	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		29.96	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		28.57	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.25	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.76	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		17.88	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		16.06	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		22.20	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		23.46	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.92	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.80	CASEYS RAMSEY		97573	JUNE 19 FUEL	0240.6223		GASOLINE
		32.94	CASEYS RAMSEY		97573	JUNE 19 FUEL	0240.6223		GASOLINE
		33.47	CASEYS RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		33.71	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		57.12	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		71.77	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		40.34	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		30.12	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		24.59	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		30.16	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		25.00	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		12.39	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		50.90	CASEYS RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		47.20	CASEYS RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		55.01	CASEYS RAMSEY		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		23.08	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		24.57	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.28	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		25.39	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		22.66	CASEYS RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.60	HOLIDAY STATIONS 0090		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		53.69	HOLIDAY STATIONS 0323		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.05	HOLIDAY STATIONS 0323		97573	JUNE 19 FUEL	0240.6223		GASOLINE
		26.93	HOLIDAY STATIONS 0323		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		50.37	HOLIDAY STATIONS 0323		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		68.90	HOLIDAY STATIONS 0323		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		81.10	HOLIDAY STATIONS 0323		97573	JUNE 19 FUEL	0452.6223		GASOLINE
		40.00	HOLIDAY STATIONS 0323		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		22.98	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		36.68	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		41.98	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		37.54	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		28.26	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		32.49	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.67	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.26	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.08	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.98	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		34.57	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.79	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		48.18	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		16.08	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.06	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		17.00	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		32.44	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		38.02	HOLIDAY STATIONS 0395		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		45.34	HOLIDAY STATIONS 3531		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		41.73	KWIK TRIP 20600002063		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		29.54	KWIK TRIP 47400004747		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.33	KWIK TRIP 47400004747		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		25.92	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		31.65	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		32.78	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		29.57	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		53.54	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6225		DIESEL FUEL
		53.69	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		15.82	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		48.84	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.39	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		25.52	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		26.72	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		13.42	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.90	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.91	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		32.62	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		25.42	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.54	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		33.79	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		14.71	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		27.88	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.62	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		41.44	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		31.49	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.63	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		32.63	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		26.69	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		20.99	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		15.01	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		15.35	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.74	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		29.73	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		9.69	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		22.05	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		49.09	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		25.45	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		47.95	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		37.63	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		47.71	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.04	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.13	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		22.86	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.31	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.66	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		21.54	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		20.24	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		35.26	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		39.54	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		47.47	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		36.55	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		29.26	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.96	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		35.56	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		34.97	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		31.17	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		25.54	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		22.88	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		28.97	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.50	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		28.03	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		13.40	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		29.40	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		23.29	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.62	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.64	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		15.36	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		23.60	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.93	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		21.08	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.68	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		23.66	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		13.96	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		27.21	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		37.09	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		29.62	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		20.41	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		23.98	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		11.86	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		35.97	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.55	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		24.05	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		31.23	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		14.58	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		44.13	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		17.96	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		35.06	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		36.96	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		13.43	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		29.07	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		19.45	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		33.23	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		22.95	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		24.74	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		9.27	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.61	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		55.37	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		53.35	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		56.03	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		23.04	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		23.64	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99071519	7/15/2019		108768 COMDATA NETWORK INC						Continued.
		48.42	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		54.37	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		42.77	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0220.6223		GASOLINE
		85.22	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		60.15	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		82.84	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0311.6223		GASOLINE
		38.07	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.50	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		20.07	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		39.43	SPEEDWAY 04217		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		26.00	SPEEDWAY 04773 118		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		51.71	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		18.17	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0194.6223		GASOLINE
		38.65	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		37.68	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		35.80	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0301.6223		GASOLINE
		37.46	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		43.94	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		32.32	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		30.44	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		21.75	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		34.77	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		13.99	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		44.18	SUPERAMERICA 04508		97573	JUNE 19 FUEL	0211.6223		GASOLINE
		78.20	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	9601.6223		GASOLINE
		59.04	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	9601.6223		GASOLINE
		53.36	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	9601.6223		GASOLINE
		47.43	LITTLE DUKES RAMSEY		97573	JUNE 19 FUEL	9601.6223		GASOLINE
		65.40	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	9602.6223		GASOLINE
		74.58	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	9602.6223		GASOLINE
		67.66	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	9602.6223		GASOLINE
		80.15	BILL'S SUPERETTE #		97573	JUNE 19 FUEL	9602.6223		GASOLINE
		46.91	CASEYS RAMSEY		97573	JUNE 19 FUEL	9602.6223		GASOLINE
		71.67	CASEYS RAMSEY		97573	JUNE 19 FUEL	9602.6223		GASOLINE
		20,377.00							
99146932	7/12/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		7,742.20			97486	0711198385712	9101.2175		DEFERRED COMPENSAT
		7,742.20							
99151170	7/12/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		2,913.07			97487	0711198385713	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,913.07							
99159969	7/12/2019		100223 ICMA RETIREMENT TRUST 457						
		2,333.53			97483	071119838571	9101.2175		DEFERRED COMPENSAT
		2,333.53							
		335,354.90	Grand Total						

Payment Instrument Totals

Checks	96,552.02
EFT Payments	152,779.53
A/P ACH Payment	86,023.35
Total Payments	335,354.90

Payment Group Control Number	2901		
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
100723	ACCENT PRECISION WOOD PRODUCTS	COUNTERS IN WORKROOM	PV	97576	001	09101	7/3/2019	87404	4,344.00
	ACCENT PRECISION WOOD PRODUCTS 6250 MCKINLEY ST NW RAMSEY MN 55303					Summary Total			4,344.00
						Payment Amount			4,344.00
117052	ALWAYS SECURE ALARM PROTECTION INC	FIRE ALARM INSPEC-6701 HWY 10	PV	97498	001	09410	7/2/2019	5392	150.00
	ALWAYS SECURE ALARM PROTECTION INC P O BOX 17237 MINNEAPOLIS MN 55417					Summary Total			150.00
						Payment Amount			150.00
102953	AMERIGAS OF ANOKA	PROPANE	PV	97530	001	09101	7/2/2019	651088833	210.47
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473					Summary Total			210.47
						Payment Amount			210.47
100028	ANDOVER WHEEL AND FRAME INC	EXHAUST 403	PV	97534	001	09101	6/28/2019	11317	78.20
	ANDOVER WHEEL AND FRAME INC	EXHAUST 403	PV	97534	002	09101	6/28/2019	11317	66.80
	13476 HANSON BLVD ANDOVER MN 55304					Summary Total			145.00
						Payment Amount			145.00
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT JUNE 19	PV	97615	001	09101	7/10/2019	071019	1,650.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303					Summary Total			1,650.00
						Payment Amount			1,650.00
113508	APPRIZE TECHNOLOGY SOLUTIONS	JULY 2019 SERVICE	PV	97580	001	09101	7/1/2019	18293	190.00
	APPRIZE TECHNOLOGY SOLUTIONS 10405 6TH AVENUE NORTH SUITE 100					Summary Total			190.00

Payment Group Control Number	2901		
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
	PLYMOUTH MN 55441								
				Payment Amount					190.00
100063	ASPEN MILLS	C. GARDNER MISC	PV	97499	001	09101	6/25/2019	239058	339.85
	ASPEN MILLS			Summary Total					339.85
	8201 C CENTRAL AVE NE	G. VOIT MISC EAR PIECE	PV	97500	001	09101	6/25/2019	239059	39.99
	SPRING LAKE PARK MN 55432			Summary Total					39.99
		M. JORDAN MISC	PV	97533	001	09101	6/28/2019	239324	194.60
				Summary Total					194.60
		HONOR GUARD UNIFORMS BAL	PV	97581	001	09101	6/30/2019	239400	1,787.65
				Summary Total					1,787.65
		MISC STOCK ITEMS	PV	97582	001	09101	7/10/2019	239877	33.32
				Summary Total					33.32
				Payment Amount					2,395.41
108226	ASPHALT SURFACE TECHNOLOGIES CORP	PAY EST 1 FORD BROOK ESTATES	PV	97574	001	09435	7/12/2019	071219	133,606.48
	ASPHALT SURFACE TECHNOLOGIES CORP P O BOX 1025 ST CLOUD MN 56302			Summary Total					133,606.48
				Payment Amount					133,606.48
108513	BLAINE LOCK AND SAFE INC	LOCK WORK- ELMCREST	PV	97535	001	09101	6/26/2019	22704	192.50
	BLAINE LOCK AND SAFE INC 12052 CENTRAL AVE NE BLAINE MN 55434			Summary Total					192.50
				Payment Amount					192.50
100086	BLUE VELVET INC	PD JULY 19 WASHES	PV	97502	001	09101	7/1/2019	070119	299.50
	BLUE VELVET INC			Summary Total					299.50
	14101 ST FRANCIS BLVD NW	FD JULY 19 WASHES	PV	97583	001	09101	7/1/2019	070119 A	149.75
	RAMSEY MN 55303			Summary Total					149.75
		BAL PD JULY 19 WASHES 396	PV	97584	001	09101	7/8/2019	070819	29.95

Payment Group Control Number	2901		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
							Summary Total		29.95
							Payment Amount		479.20
100306	BUREAU OF CRIMINAL APPREHENSION	CJDN ACCESS APR-JUNE 19	PV	97519	001	09101	6/30/2019	00000552004	390.00
	BUREAU OF CRIMINAL APPREHENSION BUSINESS SHARED SERVICES 1430 MARYLAND AVENUE EAST ST PAUL MN 55106						Summary Total		390.00
							Payment Amount		390.00
116439	CANTEEN VENDING	COFFEE	PV	97539	001	09101	7/2/2019	141780000064779	275.00
	CANTEEN VENDING P O BOX 91337 CHICAGO IL 60693-1337						Summary Total		275.00
							Payment Amount		275.00
110536	CBIZ FINANCIAL SOLUTIONS INC	Q2 2019 REBA FEES	PV	97585	001	09101	6/30/2019	4416	49.97
	CBIZ FINANCIAL SOLUTIONS INC P O BOX 643792 CINCINNATI OH 45264-3792						Summary Total		49.97
							Payment Amount		49.97
101271	ELECTRO MECHANICAL CONTRACTING, INC	CRANE SERVICE 6/12/19 & 7/2/19	PV	97591	001	09101	7/2/2019	13461	6,395.00
	ELECTRO MECHANICAL CONTRACTING, INC 1519 CENTRAL AVENUE NE MINNEAPOLIS MN 55413						Summary Total		6,395.00
							Payment Amount		6,395.00
104267	ELITE SANITATION	TOILET RENTAL- PARKS	PV	97592	001	09101	7/8/2019	25937	632.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330						Summary Total		632.00
							Payment Amount		632.00
100733	ELK RIVER WINLECTRIC CO	FUSES	PV	97593	001	09101	7/9/2019	298169 00	47.94

Payment Group Control Number 2901
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
	ELK RIVER WINLECTRIC CO 12777 MEADOWVALE ROAD SUITE A ELK RIVER MN 55330			Summary Total					47.94
				Payment Amount					47.94
104205	EXPRESS SIGNS INC	SIGNS AUG/SEPT 19 HAPPY DAYS	PV	97616	001	09101	5/24/2019	INV 3922	465.00
	EXPRESS SIGNS INC PO BOX 475 ANOKA MN 55303			Summary Total					465.00
				Payment Amount					465.00
100143	FERGUSON WATERWORKS # 2516	NITRILE GLOVES	PV	97546	001	09602	6/27/2019	0331464	117.54
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					117.54
				Payment Amount					117.54
107737	FINANCE AND COMMERCE INC	19 CRACK SEAL IMPROV BIDS	PV	97508	001	09101	6/24/2019	744327147	154.16
	FINANCE AND COMMERCE INC SDS 12-2619 P O BOX 86 MINNEAPOLIS MN 55486-2619			Summary Total					154.16
				Payment Amount					154.16
114748	FLAGSHIP RECREATION LLC	CABLE	PV	97595	001	09101	7/9/2019	F8296	86.25
	FLAGSHIP RECREATION LLC 4940 WEST 35TH STREET ST LOUIS PARK MN 55416			Summary Total					86.25
				Payment Amount					86.25
110388	FRATTALLONE'S ACE HARDWARE STORES	GLASS WINDOW REPAIR	PV	97596	001	09101	7/11/2019	036203/J	66.25
	FRATTALLONE'S ACE HARDWARE STORES 1203 COUNTY ROAD E WEST ARDEN HILLS MN 55112-3738			Summary Total					66.25

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2901		
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
				Payment Amount					66.25
110386	HEALTH PARTNERS	PRE EMPLOY	PV	97617	001	09101	7/23/2019	900041919	332.00
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726			Summary Total					332.00
				Payment Amount					332.00
112564	HEALTH PARTNERS GROUP HEALTH-WORKSITE	EAP JUNE 2019	PV	97597	001	09101	6/28/2019	W816132	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
112160	HOLIDAY COMPANIES	JUNE 19 PD WASHES	PV	97510	001	09101	7/1/2019	046801071900	39.00
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437			Summary Total					39.00
				Payment Amount					39.00
106324	INSPECTRON INC	JUNE 2019 SERVICES	PV	97600	001	09101	7/9/2019	070919	11,700.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068			Summary Total					11,700.00
				Payment Amount					11,700.00
106258	ISANTI RENTAL	SAFETY CAMP-TENT/TABLES/CHAIR	PV	97511	001	09290	6/30/2019	1-577479	1,820.76
	ISANTI RENTAL 421 W DUAL BLVD ISANTI MN 55040			Summary Total					1,820.76
				Payment Amount					1,820.76
100256	LANO EQUIPMENT INC	COUPLERS	PV	97512	001	09101	7/9/2019	02-686791	96.78

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2901		
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
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					96.78
				Payment Amount					96.78
100258	LEAGUE OF MINNESOTA CITIES	S. TURNER LEAD ACADEMY	PV	97550	001	09101	7/2/2019	295854	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
100259	LEAGUE OF MN CITIES INS TRUST	RE: M. KOHNER	PV	97601	001	09702	7/1/2019	14459	227.76
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					227.76
				Payment Amount					227.76
117068	MAKOUSKY, KIM	SUNRISE YOGA 6/22/19 &6/29/19	PV	97618	001	09101	7/11/2019	0001	90.00
	KIM MAKOUSKY 6700 153RD COURT NW RAMSEY MN 55303			Summary Total					90.00
				Payment Amount					90.00
108208	METRO PRODUCTS INC	NITRILE GLOVES	PV	97514	001	09101	7/8/2019	144630	233.00
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					233.00
				Payment Amount					233.00
100289	METRO SALES INC	CONTRACT COPIER JUL-SEPT 19	PV	97513	001	09101	7/2/2019	INV1375485	1,845.51
	METRO SALES INC	CONTRACT COPIER JUL-SEPT 19	PV	97513	002	09101	7/2/2019	INV1375485	551.25
	1620 EAST 78TH STEET MINNEAPOLIS MN 55423			Summary Total					2,396.76

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2901		
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
				Payment Amount					2,396.76
100293	MIDC ENTERPRISES	CONVERTER BOX	PV	97605	001	09101	6/21/2019	I0043806	489.00
	MIDC ENTERPRISES			Summary Total					489.00
	1450 WEST COUNTY ROAD C	FLOW SENSOR	PV	97606	001	09101	6/21/2019	I0043850	632.92
	ROSEVILLE MN 55113			Summary Total					632.92
		MISC IRRIGATION PARTS	PV	97621	001	09101	7/15/2019	I0043987	133.38
				Summary Total					133.38
				Payment Amount					1,255.30
116334	MN BOARDWALKS LLC	DOCK REPAIR- SUNFISH LK	PV	97607	001	09101	6/30/2019	1654	1,500.00
	MN BOARDWALKS LLC 8617 80TH STREET GLENCOE MN 55336			Summary Total					1,500.00
				Payment Amount					1,500.00
100345	NAPA AUTO PARTS ELK RIVER	AIR FILTERS 679/ INVENTORY	PV	97516	001	09101	7/8/2019	021244	206.10
	NAPA AUTO PARTS ELK RIVER			Summary Total					206.10
	17137 YALE STREET NW	AIR FILTERS	PV	97623	001	09101	7/10/2019	021561	159.27
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					159.27
				Payment Amount					365.37
115167	NET TRANSCRIPTS INC	JUNE 19 TRANSCRIPTIONS	PV	97517	001	09101	6/30/2019	0026177	111.80
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014			Summary Total					111.80
				Payment Amount					111.80
100360	NORTH STAR TOWING INC	TOW PD	PV	97518	001	09101	6/26/2019	68396	65.00
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					65.00

Payment Group Control Number 2901
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
				Payment Amount					65.00
117049	NORTHLAND RECREATION LLC	2 ANTI WRAP SWING HANGER	PV	97557	001	09101	7/8/2019	1784	173.00
	NORTHLAND RECREATION LLC 10085 BRIDGEWATER BAY WOODBURY MN 55129			Summary Total					173.00
				Payment Amount					173.00
111074	PIONEER SECURE SHRED	SHRED EVENT 6/15/19	PV	97563	001	09604	6/30/2019	37818	500.00
	PIONEER SECURE SHRED 155 IRVING AVENUE NORTH MINNEAPOLIS MN 55405			Summary Total					500.00
				Payment Amount					500.00
100384	PLAISTED COMPANIES INC	BLACK DIRT	PV	97564	001	09101	6/30/2019	25140	1,022.95
	PLAISTED COMPANIES INC PO BOX 332 11555 - 205TH AVENUE NW ELK RIVER MN 55330			Summary Total					1,022.95
				Payment Amount					1,022.95
100393	PRAIRIE RESTORATIONS INC	19 VEG MANAGE SITE 1	PV	97565	001	09101	6/26/2019	18572	220.66
	PRAIRIE RESTORATIONS INC			Summary Total					220.66
	31646 128TH STREET	MULCH/FERTILIZER	PV	97566	001	09101	6/21/2019	18510	1,176.00
	PRINCETON MN 55371			Summary Total					1,176.00
		RE: BROOKFIELD PARK	PV	97624	001	09101	7/12/2019	19090	178.35
				Summary Total					178.35
				Payment Amount					1,575.01
112959	PREMIUM WATERS INC	FD BOTTLED WATER	PV	97625	001	09101	6/30/2019	621332-06-19	106.39
	PREMIUM WATERS INC			Summary Total					106.39
	P O BOX 9128	FD BOTTLED WATER	PV	97626	001	09101	6/30/2019	621331-06-19	63.84
	MINNEAPOLIS MN 55480-9128			Summary Total					63.84
				Payment Amount					170.23

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2901		
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
113241	RANGER CHEVROLET	2019 CHEV SILVERADO 415	PV	97522	001	09101	7/8/2019	9989265	28,224.00
	RANGER CHEVROLET 1502 E. HOWARD STREET HIBBING MN 55746						Summary Total		28,224.00
							Payment Amount		28,224.00
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	97629	001	09101	7/6/2019	CN09237431	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066						Summary Total		110.97
							Payment Amount		110.97
117055	SPICEWORKS INC	WORKSHOP J. FREDRICKSON	PV	97613	001	09101	7/9/2019	07092019	59.00
	SPICEWORKS INC 75 REMITTANCE DR DEPT 6055 CHICAGO IL 60675-6055						Summary Total		59.00
							Payment Amount		59.00
117050	TAMARACK NATURE CENTER	TNC FACILITY RENTAL	PV	97571	001	09101	7/1/2019	3387	380.00
	TAMARACK NATURE CENTER 5287 OTTER LAKE ROAD WHITE BEAR TOWNSHIP MN 55110						Summary Total		380.00
							Payment Amount		380.00
114151	TASC (FEES)	HRA FEES 6/19-5/20	PV	97614	001	09101	7/2/2019	IN1549628	457.00
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001						Summary Total		457.00
							Payment Amount		457.00
100539	WRIGHT TIRE SERVICE INC	32 TIRES PD INVENTORY	PV	97630	001	09101	6/24/2019	273229	4,031.52
	WRIGHT TIRE SERVICE INC						Summary Total		4,031.52

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2901		
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
	710 WEST MAIN STREET ANOKA MN 55303								
								Payment Amount	4,031.52
								Total Amount to be Processed	209,357.38
								Total Number of Payments to be Processed	48

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 2902
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2019

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111610	A DYNAMIC DOOR CO. INC.	DOOR REPAIR #5	PV	97577	001	09101	7/10/2019	21907091	40.68
	A DYNAMIC DOOR CO. INC.	DOOR REPAIR #5	PV	97577	002	09101	7/10/2019	21907091	420.70
	4588 194TH AVENUE NE				Summary Total				461.38
	EAST BETHEL MN 55092				Payment Amount				461.38
110402	ADVANCE AUTO PARTS	JUNE 2019 PURCHASES	PV	97631	001	09101	6/30/2019	063019	439.75
	ADVANCE AUTO PARTS	JUNE 2019 PURCHASES	PV	97631	002	09101	6/30/2019	063019	69.38
	AAP FINANCIAL SERVICES	JUNE 2019 PURCHASES	PV	97631	003	09101	6/30/2019	063019	48.51
	P O BOX 742063	JUNE 2019 PURCHASES	PV	97631	004	09101	7/23/2019	063019	16.41-
	ATLANTA GA 30374-2063				Summary Total				541.23
					Payment Amount				541.23
100017	AIRGAS USA, LLC	MISC GASES	PV	97497	001	09101	6/30/2019	9962713432	30.40
	AIRGAS USA LLC				Summary Total				30.40
	P O BOX 802576								
	CHICAGO IL 60680-2576				Payment Amount				30.40
100026	ANDERSON IRRIGATION	FERTILIZER- 10 CITY SITES	PV	97531	001	09101	7/8/2019	07-8592	7,044.58
	ANDERSON IRRIGATION				Summary Total				7,044.58
	3200 MAIN STREET NE	BROADLEAF- 4 PARKS	PV	97532	001	09101	7/8/2019	07-8591	5,069.47
	SUITE 240								
	MINNEAPOLIS MN 55448				Summary Total				5,069.47
					Payment Amount				12,114.05
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	BATTERIES APX RADIO	PV	97578	001	09101	6/25/2019	2019087	213.00
	ANOKA COUNTY CENTRAL COMMUNICATIONS				Summary Total				213.00
	325 EAST MAIN STREET	APR-JUNE 19 ACCESS FEE	PV	97579	001	09101	7/5/2019	2019100	900.00
	ANOKA MN 55303				Summary Total				900.00
					Payment Amount				1,113.00
117054	BENTLEY SYSTEMS INC	STREET SIGN SOFTWARE 1 YEAR	PV	97501	001	09101	6/26/2019	48012274	950.00

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Payment Group Control Number	2902		
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
	BENTLEY SYSTEMS INC 685 STOCKTON DRIVE EXTON PA 19341			Summary Total					950.00
				Payment Amount					950.00
100647	BOLTON AND MENK INC	RIVERDALE DRIVE TRUNK MAY 19	PV	97536	001	09601	6/17/2019	0234671	1,662.50
	BOLTON AND MENK INC	RIVERDALE DRIVE TRUNK MAY 19	PV	97536	002	09601	6/17/2019	0234671	1,662.50
				Summary Total					3,325.00
	1960 PREMIER DRIVE MANKATO MN 56001-5900	COR INFIL MAY 19	PV	97537	001	09605	6/17/2019	0234669	831.00
				Summary Total					831.00
		DEVELP INSPECTS MAY 2019	PV	97538	001	09804	6/17/2019	0234672	266.00
		DEVELP INSPECTS MAY 2019	PV	97538	002	09804	6/17/2019	0234672	731.50
		DEVELP INSPECTS MAY 2019	PV	97538	003	09804	6/17/2019	0234672	798.00
		DEVELP INSPECTS MAY 2019	PV	97538	004	09804	6/17/2019	0234672	199.50
		DEVELP INSPECTS MAY 2019	PV	97538	005	09804	6/17/2019	0234672	5,054.00
		DEVELP INSPECTS MAY 2019	PV	97538	006	09804	6/17/2019	0234672	66.50
		DEVELP INSPECTS MAY 2019	PV	97538	007	09804	6/17/2019	0234672	2,261.00
		DEVELP INSPECTS MAY 2019	PV	97538	008	09804	6/17/2019	0234672	266.00
		DEVELP INSPECTS MAY 2019	PV	97538	009	09804	6/17/2019	0234672	266.00
		DEVELP INSPECTS MAY 2019	PV	97538	010	09804	6/17/2019	0234672	133.00
		DEVELP INSPECTS MAY 2019	PV	97538	011	09804	6/17/2019	0234672	66.50
		DEVELP INSPECTS MAY 2019	PV	97538	012	09804	6/17/2019	0234672	133.00
		DEVELP INSPECTS MAY 2019	PV	97538	013	09804	6/17/2019	0234672	66.50
		DEVELP INSPECTS MAY 2019	PV	97538	014	09804	6/17/2019	0234672	133.00
		DEVELP INSPECTS MAY 2019	PV	97538	015	09804	6/17/2019	0234672	2,593.50
				Summary Total					13,034.00
				Payment Amount					17,190.00

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
103641	BOYER TRUCKS ROGERS	FILTERS/MISC PARTS	PV	97503	001	09101	7/9/2019	65762R	87.27
	BOYER TRUCKS	FILTERS/MISC PARTS	PV	97503	002	09101	7/9/2019	65762R	87.27
	P O BOX 18338			Summary Total					174.54
	MINNEAPOLIS MN 55418	WORK ON 673	PV	97504	001	09602	7/9/2019	481520	1,518.52
		WORK ON 673	PV	97504	002	09602	7/9/2019	481520	1,334.00
				Summary Total					2,852.52
				Payment Amount					3,027.06
114549	CHETS SHOES INC	BOOTS- E. JOHNSON	PV	97586	001	09101	7/1/2019	42085	150.00
	CHETS SHOES INC			Summary Total					150.00
	8870 RENDOVA STREET NE								
	CIRCLE PINES MN 55014			Payment Amount					150.00
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	97540	001	09101	7/3/2019	40252173416	29.00
	CINTAS CORPORATION	UNIFORM CLEANING	PV	97540	002	09101	7/3/2019	40252173416	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	97540	003	09101	7/3/2019	40252173416	33.33
	P O BOX 650838	UNIFORM CLEANING	PV	97540	004	09101	7/3/2019	40252173416	32.33
	DALLAS TX 75265-0838			Summary Total					98.66
		CREDIT-UNIFORM CLEANING	PD	97587	001	09101	7/16/2019	071619	11.45-
				Summary Total					11.45-
		FD MATS	PV	97588	001	09101	7/3/2019	4025173178	16.56
				Summary Total					16.56
		FD MATS	PV	97589	001	09101	7/10/2019	4025560830	13.20
				Summary Total					13.20
				Payment Amount					116.97
100125	COUNTRYSIDE PRINTING INC	JULY/AUG 19 RAMSEY RESIDENT	PV	97505	001	09101	6/28/2019	35876	5,491.50
	COUNTRYSIDE PRINTING			Summary Total					5,491.50
	6250 BUNKER LAKE BLVD NW								
	SUITE 113								
	RAMSEY MN 55303			Payment Amount					5,491.50
116175	ECKBERG LAMMERS	JUNE 2019 SERVICES	PV	97541	001	09101	6/30/2019	06 2019	5,890.25

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Version LOGIS004V
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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ATTORNEYS AT LAW								
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					5,890.25
				Payment Amount					5,890.25
100158	ECM PUBLISHERS INC	CUP TRAPROCK COMMONS	PV	97506	001	09804	6/28/2019	706733	69.88
	ECM PUBLISHERS INC			Summary Total					69.88
	4095 COON RAPIDS BLVD	PUBLIC WORKS FACILITY BIDS	PV	97507	001	09412	7/5/2019	708165	193.50
	COON RAPIDS MN 55433			Summary Total					193.50
		CRACK SEALING BIDS 2019	PV	97542	001	09101	6/21/2019	704990	193.50
				Summary Total					193.50
		ENG TECH II AD	PV	97543	001	09101	6/23/2019	705360	155.00
				Summary Total					155.00
		AD REC SPECIALIST	PV	97590	001	09101	7/7/2019	708538	186.00
				Summary Total					186.00
				Payment Amount					797.88
113321	FACTORY MOTOR PARTS CO	OIL FILTERS/INVENTORY	PV	97544	001	09101	6/28/2019	1-6007485	29.88
	FACTORY MOTOR PARTS CO			Summary Total					29.88
	BIN 139107	SPLASHWASH	PV	97545	001	09101	6/28/2019	6-1538315	12.96
	P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					12.96
				Payment Amount					42.84
107099	FASTENAL	MISC CLIPS	PV	97594	001	09101	6/27/2019	MNTC8177691	.52
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					.52
				Payment Amount					.52
112421	FIRST SCRIBE	ROWAY WEB JULY 2019	PV	97547	001	09101	7/1/2019	2481446	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00

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				Payment Amount					200.00
100650	GRAINGER	BATTERY	PV	97509	001	09101	7/9/2019	9227194454	86.15
	GRAINGER INC			Summary Total					86.15
	DEPT. 806511127	HELMET/SAW CHAPS	PV	97548	001	09101	7/1/2019	9220779814	390.51
	PALATINE IL 60038-0001	HELMET/SAW CHAPS	PV	97548	002	09101	7/1/2019	9220779814	390.51
				Summary Total					781.02
				Payment Amount					867.17
100211	HAWKINS INC	CHEMICALS	PV	97549	001	09601	6/21/2019	4524220	3,649.90
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					3,649.90
				Payment Amount					3,649.90
114068	IDEAL SERVICE INC	FIELD SERVICE JUNE 2019	PV	97598	001	09101	6/20/2019	10017	710.00
	IDEAL SERVICE INC P O BOX 244 ALEXANDRIA MN 56308			Summary Total					710.00
				Payment Amount					710.00
112475	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	97599	001	09101	7/3/2019	IN2577391	70.05
	INNOVATIVE OFFICE SOLUTIONS P O BOX 860627 MINNEAPOLIS MN 55486-0001			Summary Total					70.05
				Payment Amount					70.05
101172	KUECHLE UNDERGROUND INC	PAY EST 3 RIVERDALE DR UTILITY	PV	97575	001	09601	7/15/2019	071519	19,238.92
	KUECHLE UNDERGROUND INC	PAY EST 3 RIVERDALE DR UTILITY	PV	97575	002	09601	7/15/2019	071519	19,884.93
	10998 STATE HWY 55 PO BOX 509 KIMBALL MN 55353			Summary Total					39,123.85
				Payment Amount					39,123.85

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100266	LOGIS	JULY 19 SERVICES	PV	97551	001	09101	7/1/2019	47279	13,710.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS				Summary Total				13,710.00
	5750 DULUTH STREET	NETWORK THRU 6/15/19	PV	97602	001	09101	6/30/2019	47229	656.25
	GOLDEN VALLEY MN	NETWORK THRU 6/15/19	PV	97602	002	09101	6/30/2019	47229	1,000.00
	55422-4036								
					Summary Total				1,656.25
		ENTRUST TOKEN	PV	97603	001	09101	6/30/2019	47259	15.00
					Summary Total				15.00
					Payment Amount				15,381.25
113658	MARCO	JULY 19 CONTRACT	PV	97604	001	09101	7/1/2019	INV6517402	60.00
	MARCO				Summary Total				60.00
	NW 7128 PO BOX 1450								
	MINNEAPOLIS MN 55485-7128								
					Payment Amount				60.00
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	97552	001	09101	6/26/2019	4612	43.99
	MENARDS COON RAPIDS				Summary Total				43.99
	3045 MAIN STREET	MISC SUPPLIES	PV	97620	001	09101	7/9/2019	5507	37.24
	COON RAPIDS MN 55433				Summary Total				37.24
					Payment Amount				81.23
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	97619	001	09101	7/2/2019	90354	202.90
	MENARDS ELK RIVER				Summary Total				202.90
	19521 EVANS STREET NW								
	ELK RIVER MN 55330-1077								
					Payment Amount				202.90
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER AUG 2019	PV	97553	001	09602	7/3/2019	0001098299	65,058.71
	MET COUNCIL ENVIRONMENTAL SRV				Summary Total				65,058.71
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
					Payment Amount				65,058.71
113909	MOBILE VEHICLE INTEGRATION	BUILD SQ 395	PV	97515	001	09101	6/28/2019	1906101	2,330.75
	MOBILE VEHICLE INTEGRATION				Summary Total				2,330.75

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

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	835 XENIA AVENUE NW ELK RIVER MN 55330								
				Payment Amount					2,330.75
100341	MTI DISTRIBUTING INC	MISC PARTS	PV	97554 001	09101		7/2/2019	1221467-00	58.50
				Summary Total					58.50
	MTI DISTRIBUTING INC SDS 12-1900	FAN BELT	PV	97622 001	09101		7/12/2019	1223297-00	26.32
	P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					26.32
				Payment Amount					84.82
114239	NORTH AMERICAN SAFETY	RAIN SUIT	PV	97555 001	09101		6/27/2019	43683	35.89
				Summary Total					35.89
	NORTH AMERICAN SAFETY 326 S. ASH STREET	SAFETY VESTS	PV	97556 001	09101		7/1/2019	43740	120.00
	BELLE PLAINE MN 56011			Summary Total					120.00
				Payment Amount					155.89
101234	NORTH VALLEY, INC	FINAL PAY APP RIVERS BEND REC	PV	97527 001	09435		7/9/2019	070919	3,997.06
				Summary Total					3,997.06
	NORTH VALLEY, INC 20015 IGUANA STREET NW	FINAL PAY APP 18 STREET OVERLA	PV	97528 001	09101		7/9/2019	070919A	10,719.21
	NOWTHEN MN 55330			Summary Total					10,719.21
		FINAL PAY APP STANHOPE TERR	PV	97529 001	09435		7/9/2019	070919B	5,942.39
				Summary Total					5,942.39
				Payment Amount					20,658.66
115232	NORTHERN TECHNOLOGIES LLC	HARVEST ESTATES 2ND	PV	97559 001	09804		6/8/2019	31531	778.75
				Summary Total					778.75
	NORTHERN TECHNOLOGIES LLC 3522 4TH AVENUE S	LAZYDAYZ FAC-TESTING	PV	97560 001	09804		6/8/2019	31522	1,040.31
	FARGO ND 58103			Summary Total					1,040.31
		COTTAGES AT COR MAY 19	PV	97561 001	09804		6/8/2019	31523	751.93
				Summary Total					751.93

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					2,570.99
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY	PV	97608	001	09101	6/28/2019	3908	50.00
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					50.00
	7533 SUNWOOD DRIVE NW SUITE 212	PRE EMPLOY	PV	97609	001	09101	7/3/2019	3928	50.00
	RAMSEY MN 55303			Summary Total					50.00
				Payment Amount					100.00
107244	NORTHLAND TRUST SERVICES INC	BONDS 2011A	PV	97558	001	09345	6/17/2019	RAMS11A JUNE 19	32,602.50
	NORTHLAND TRUST SERVICES INC 150 SOUTH FIFTH STREET SUITE 3300 MINNEAPOLIS MN 55402			Summary Total					32,602.50
				Payment Amount					32,602.50
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC LIGHTING	PV	97562	001	09101	7/1/2019	112502	48.00
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					48.00
				Payment Amount					48.00
110480	OPUS 21 MANAGEMENT SOLUTIONS	JUNE 2019 SERVICES	PV	97610	001	09601	7/9/2019	190608	26.77
	OPUS 21 MANAGEMENT SOLUTIONS	JUNE 2019 SERVICES	PV	97610	002	09601	7/9/2019	190608	26.77
	680 COMMERCE DRIVE SUITE 160	JUNE 2019 SERVICES	PV	97610	003	09601	7/9/2019	190608	26.77
	WOODBURY MN 55125	JUNE 2019 SERVICES	PV	97610	004	09601	7/9/2019	190608	26.77
		JUNE 2019 SERVICES	PV	97610	005	09601	7/9/2019	190608	26.77
				Summary Total					133.85
		MAY 2019 SERVICE	PV	97611	001	09601	7/9/2019	190552	133.25
		MAY 2019 SERVICE	PV	97611	002	09601	7/9/2019	190552	133.25
		MAY 2019 SERVICE	PV	97611	003	09601	7/9/2019	190552	133.25
		MAY 2019 SERVICE	PV	97611	004	09601	7/9/2019	190552	133.25
		MAY 2019 SERVICE	PV	97611	005	09601	7/9/2019	190552	133.27
				Summary Total					666.27
				Payment Amount					800.12

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Payment Instrument T A/P ACH Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111488	POPP.COM INC	JUNE 2019 SERVICE	PV	97612	001	09101	6/30/2019	992560983	82.28
	POPP.COM INC	JUNE 2019 SERVICE	PV	97612	002	09101	6/30/2019	992560983	36.57
	620 MENDELSSOHN AVE NO	JUNE 2019 SERVICE	PV	97612	003	09101	6/30/2019	992560983	45.71
	SUITE 101								
	GOLDEN VALLEY MN 55427	JUNE 2019 SERVICE	PV	97612	004	09101	6/30/2019	992560983	173.69
		JUNE 2019 SERVICE	PV	97612	005	09101	6/30/2019	992560983	27.43
		JUNE 2019 SERVICE	PV	97612	006	09101	6/30/2019	992560983	105.13
		JUNE 2019 SERVICE	PV	97612	007	09101	6/30/2019	992560983	41.14
		JUNE 2019 SERVICE	PV	97612	008	09101	6/30/2019	992560983	288.79
		JUNE 2019 SERVICE	PV	97612	009	09101	6/30/2019	992560983	86.79
		JUNE 2019 SERVICE	PV	97612	010	09101	6/30/2019	992560983	106.48
		JUNE 2019 SERVICE	PV	97612	011	09101	6/30/2019	992560983	57.85
						Summary Total			1,051.86
						Payment Amount			1,051.86
113444	PRECISE	MAY 2019 SERVICE	PV	97521	001	09101	6/28/2019	200-1021759	549.03
	PRECISE					Summary Total			549.03
	501 EAST CLIFF ROAD SUITE 100								
	BURNSVILLE MN 55337					Payment Amount			549.03
107978	PREMIER COMMERCIAL PROPERTIES INC	JUNE 19 HWY 10 MANAGE.	PV	97520	001	09410	6/30/2019	6435	200.00
	PREMIER COMMERCIAL PROPERTIES INC	JUNE 19 HWY 10 MANAGE.	PV	97520	002	09410	6/30/2019	6435	200.00
	299 COON RAPIDS BLVD NW #200	JUNE 19 HWY 10 MANAGE.	PV	97520	003	09410	6/30/2019	6435	200.00
	COON RAPIDS MN 55433	JUNE 19 HWY 10 MANAGE.	PV	97520	004	09410	6/30/2019	6435	200.00
						Summary Total			800.00
						Payment Amount			800.00
113737	RATWIK ROSZAK AND MALONEY PA	RETAINER MAY 2019	PV	97567	001	09804	6/1/2019	64440	290.00
	RATWIK ROSZAK AND MALONEY PA	RETAINER MAY 2019	PV	97567	002	09804	6/1/2019	64440	87.00
	300 U.S. TRUST BUILDING	RETAINER MAY 2019	PV	97567	003	09804	6/1/2019	64440	2,760.00
	730 SECOND AVENUE SOUTH					Summary Total			3,137.00
	MINNEAPOLIS MN 55402	MAY 2019 SERVICES	PV	97568	001	09214	6/1/2019	64439	72.50
		MAY 2019 SERVICES	PV	97568	002	09214	6/1/2019	64439	87.00

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		MAY 2019 SERVICES	PV	97568	003	09214	6/1/2019	64439	159.50
		MAY 2019 SERVICES	PV	97568	004	09214	6/1/2019	64439	3,723.07
				Summary Total					4,042.07
		JUNE 19 RETAINER	PV	97627	001	09101	7/1/2019	64574	3,137.00
				Summary Total					3,137.00
		JUNE 2019 SERVICES	PV	97628	001	09101	7/1/2019	64573	1,671.85
		JUNE 2019 SERVICES	PV	97628	002	09101	7/1/2019	64573	130.15
				Summary Total					1,802.00
				Payment Amount					12,118.07
116092	ROADKILL ANIMAL CONTROL	MAY 2019 SERVICES	PV	97569	001	09101	7/3/2019	070319	93.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					93.00
				Payment Amount					93.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	JUNE 2019 MEETINGS	PV	97570	001	09101	6/28/2019	M24869	810.50
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378			Summary Total					810.50
				Payment Amount					810.50
112688	TITAN MACHINERY	FOOT THROTTLE 688	PV	97523	001	09101	7/8/2019	12642106	575.00
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374			Summary Total					575.00
				Payment Amount					575.00
112079	TOKLE INSPECTIONS INC	JUNE 2019 SERVICE	PV	97524	001	09101	7/9/2019	070919	3,516.00
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448			Summary Total					3,516.00
				Payment Amount					3,516.00
105628	WELLS CATERING SERVICE	CC MEAL 7/9/2019	PV	97525	001	09101	7/9/2019	45853	109.43

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2902		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303						Summary Total		109.43
							Payment Amount		109.43
112515	WSB AND ASSOCIATES INC	19 GENERAL PLAN	PV	97526	001	09101	6/30/2019	R-013321-000-5	7,404.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416	19 GENERAL PLAN	PV	97526	002	09101	6/30/2019	R-013321-000-5	638.00
		19 GENERAL PLAN	PV	97526	003	09101	6/30/2019	R-013321-000-5	464.00
		19 GENERAL PLAN	PV	97526	004	09101	6/30/2019	R-013321-000-5	406.00
		19 GENERAL PLAN	PV	97526	005	09101	6/30/2019	R-013321-000-5	580.00
							Summary Total		9,492.00
							Payment Amount		9,492.00
							Total Amount to be Processed		261,788.76
							Total Number of Payments to be Processed		45

C/C
7-23-19

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

INVOICE

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

06/17/2019
RAMS11A

#107244

RE: CITY OF RAMSEY, MINNESOTA
$4,365,000 GENERAL OBLIGATION BONDS,
SERIES 2011A

9345 . 6611
32,602.50

Debt Service: 08/01/2019

Principal:	0.00
Interest:	32,602.50
Total Principal & Interest:	32,602.50
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 32,602.50

If paying by wire, please notify us via email

CHECK PAYMENTS due: 07-25-19

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 07-29-19

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

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

Thank you for your business!

If you have questions please contact:

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

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

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-175

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JULY 3, 2019 THROUGH JULY 17, 2019

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of July 3, 2019, through July 17, 2019, in the amount of $ 979,128.89 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 July 3, 2019, through July 17 2019, in the amount of $ 979,128.89.

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 23rd day of July 2019.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 7.**

Meeting Date: 07/23/2019

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #19-150 Approving Site Plan, Final Plat, and Development Agreement for Name Brand Self Storage

Purpose/Background:

The purpose of this case is to review a proposed site plan and associated final plat for Name Brand Self Storage at the property generally known as Outlot A, West Ramsey Industrial Park with the PID 19-32-25-22-0005 (the "Subject Property"). Name Brand Self Storage/Josh Peterson (the "Applicant") has proposed 13 traditional self storage buildings with garage doors (the "Project"). The Subject Property is approximately 8.44 acres and is located on the west side of the City of Ramsey and is zoned E-1 Employment District.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records, for the July 10, 2019 Planning Commission meeting.

Observations/Alternatives:

Zoning

The site is zoned E-1 Employment District and the Applicant has proposed a 13-building self-storage facility onsite. Indoor self storage facilities are a permitted use in the E-1 District. The site will not be serviced by sewer or water services, if utilities were needed in the future, it would likely need to be serviced by a private well and septic system. The proposed site plan appears to meet all the requirements of the E-1 Employment District.

Site Plan

The Applicant has proposed a 13-building site with a 6 foot fence around the site. The site is heavily landscaped along the boundaries. The site does include a large drainage and utility easement for a regional pond on the southwestern portion of the site. The proposed final plat shows the pond encumbered by an easement. The Applicant has requested to use this ponding area for snow storage, which will be allowed by the City so long as the property owner keeps the pond clean and removes any debris post-snow melt.

Parking

The Applicant has proposed 4 parking spaces within the proposed fencing. The City requires parking with new development projects, but does not have a portion of the Code that dictates the number of parking stalls required for self storage projects. The City has requested these parking stalls to provide space for maintenance workers, lawn equipment during maintenance, and extra parking in case customers bring two cars to help with a moving process and need somewhere to park the car. The City has requested no parking in the drive aisles, and will have the applicant stripe this area to ensure safe spaces for public safety vehicles.

Architecture

The Applicant has proposed 13 buildings with NovaBrik siding, faux-stone, with metal garage doors and a metal roof. Staff does not have requirements for buildings roofs or garage doors in the City Code, besides those dictated by State Building Code. Architectural standards allowed in this district are: Face brick, stucco, glass, wood, natural stone, specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture, and other material as may be approved by the City. Combinations of such materials shall be permitted. Staff has reviewed NovaBrik and believes that NovaBrik meets the intent of the architectural

standards and will appear to look like face brick or stone, and is similar in nature to a pre-cast concrete fabrication. The garage doors are proposed to be blue.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

The Planning Commission met on July 10, 2019 and recommended adoption of Resolution #19-150 approving site plan, final plat, and development agreement for Name Brand Self Storage.

Action:

Motion to Adopt Resolution #19-150 Approving Site Plan, Final Plat, and Development Agreement for Name Brand Self Storage.

Attachments

Application
Plan Set
Planning Review
Landscape Review
Draft July 10, 2019 Planning Commission Minutes
Development Agreement
Resolution #19-150

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	07/15/2019 03:04 PM
Tim Gladhill	Chloe McGuire Brigl	07/16/2019 10:35 AM
Chris Anderson	Chris Anderson	07/16/2019 10:56 AM
Tim Gladhill	Tim Gladhill	07/17/2019 06:33 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 01:48 PM
Form Started By: Chloe McGuire Brigl		Started On: 07/15/2019 09:11 AM
Final Approval Date: 07/18/2019		

City of RAMSEY

RECEIVED
JUN 06 2019
BY:

Land Use Application

19-120

☒ 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:	Name Brand Self Storage/ Josh Peterson		
Street Address:	901 w main st ste 102		
City, State, ZIP:	Anoka, mn 55303		
Home Phone:	612.290.6266	Work Phone:	
Email:	peterson.josh82@gmail.	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	156th ave NW
PIN	19-32-25-22-0005
Legal Description	
Zoning District	E-1

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

Property Owner Information

(If different than Applicant)

Name:	josh peterson		
Street Address:	901 w main st ste 102		
City, State, ZIP:	Anoka mn 55303		
Home Phone:	6122906266	Work Phone:	
Email:	peterson.josh82@gmail.com	Fax Number:	

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

minor plat and site plan review
see plans

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

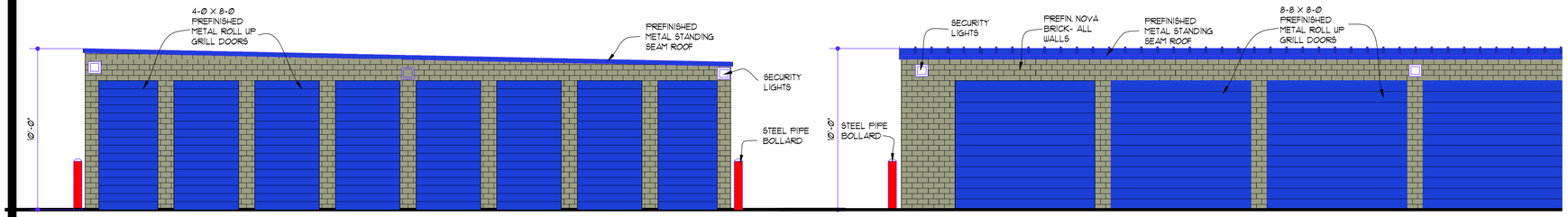
Applicant Signature		Co-Applicant Signature	
Printed Name	josh peterson	Printed Name	
Title		Title	
Date	6/2/19	Date	

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	Thomas Gaut	Printed Name	
Title	District Manager	Title	
Date	5-5-19	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.

NAME BRAND SELF STORAGE
156TH AVE
RAMSEY, MN

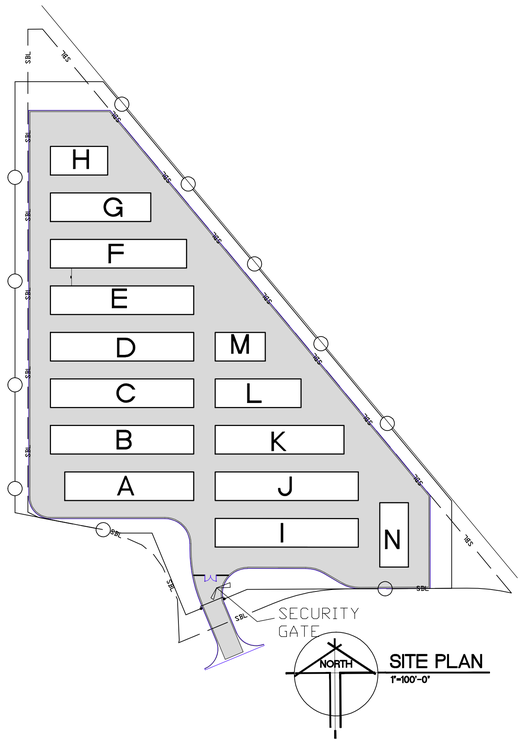


TYPICAL END ELEVATION
1/4" = 1'-0"

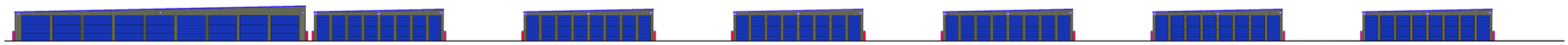
TYPICAL SIDE ELEVATION
1/4" = 1'-0"



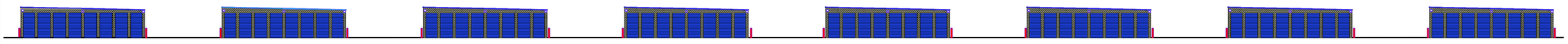
NORTH ELEVATION
1/8" = 1'-0"



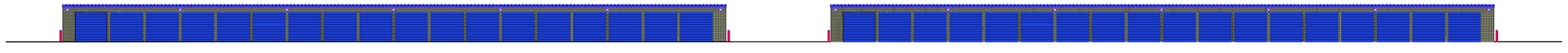
SITE PLAN
1"=100'-0"



EAST ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

Date: 6-5-19
Comm. No.:0224.19
Drawn By: MGP
Checked By: M.V.P.

Revisions

No.	Date

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

MARK PIPE
Reg. No.: 25573
Date 6-5-19

NAME BRAND SELF STORAGE
156TH AVE
RAMSEY, Minnesota

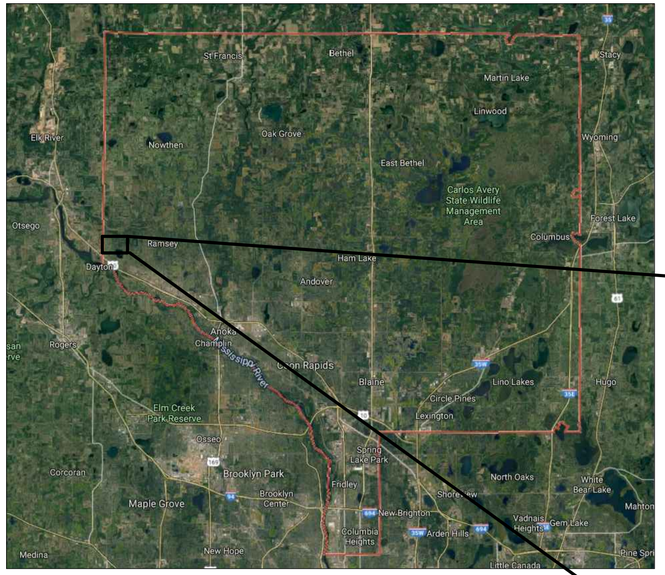
RLP
ARCHITECTS INC.
1289 VICTORIA STR. N. ST. PAUL 55117
riparchitects@aol.com
Phone: (651) 631-3767
CELL: (612) 599-7964

A-1
of
1

PROPOSED NAME BRAND SELF-STORAGE FACILITY

OUTLOT A OF WEST RAMSEY INDUSTRIAL PARK
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166



ANOKA COUNTY

PROJECT LOCATION



VICINITY MAP

N

NO SCALE

PROJECT TITLE SHEET	C1
SKETCH PLAN	C2
REMOVALS PLAN	C3
SITE & DIMENSION PLAN	C4
UTILITY PLAN	C5
GRADING PLAN	C6
EROSION & SEDIMENTATION CONTROL PLAN	C7
CONSTRUCTION DETAILS	C8
CONSTRUCTION DETAILS	C9
TREE PROTECTION / LANDSCAPE PLAN	L1
NRCS SOIL CLASSIFICATION	L2
LIGHTING PLAN	L3

REV NO.	DATE	DESCRIPTION

DATE: 06/06/2019
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: NAA
DWG FILE: 1-COVER
FILE NO.: 19-0173.01

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.

Signed: Nicholas A. Anderson
Date: 2/25/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
PLANNING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

TITLE SHEET

SHEET NO.
C1

Sketch Plan of NAME BRAND FIRST ADD.

CITY OF RAMSEY
ANOKA COUNTY, MN

PID: 75-805-0110
Premier Elk River LLC
PUD

Anoka County Monument
Northwest Corner
Sec.19, Twp.32, Rng.25
Certificate of Location Number 82

N 89°43'46" E
37.28

LS #21729

South line of the SE ¼ Sec.13, Twp.32, Rng.26
North line of the NE ¼ Sec.24, Twp.32, Rng.26

13 | 18
24 | 19

PID: 18-32-25-33-0002
Big O Development, LLS

South line of the SW ¼ Sec.18, Twp.32, Rng.25
North line of the NW ¼ Sec.19, Twp.32, Rng.25

110

57

West line of the NW ¼ Sec.19, Twp.32, Rng.25
West line of Anoka County

PID: 75-805-0120
CA Enterprises LLC
PUD

SCRUB TREES 5IN
SCRUB TREES 5IN
SCRUB TREE 10IN
SCRUB TREE 8IN
SCRUB TREE 8IN

East line of Sherburne County
East line of NE ¼ Sec.24, Twp.32, Rng. 26

CDR 8IN
CDR CLUMP 8IN

PID: 75-501-0140
Lee R & Janice
Fredrickson
I-3 General Industrial

N 00°46'07" E 955.56

West line of Outlot A,
West Ramsey Industrial Park

PID: 75-501-0145
Lee R & Janice Fredrickson
I-3 General Industrial

BLOCK 1

1

PID: 19-32-25-22-0005
Dubois Properties LLC
E-1 Employment District

POP 5IN
POP 5IN
CDR 14IN
ELM 12IN
CDR CLUMP
POP 6IN
ELM 12IN
ELM 5IN TWIN

PID: 75-501-0150
Lee R & Janice Fredrickson
I-3 General Industrial

N 79° 11' 02" W 180.82

S 21° 46' 44" E 178.60

228.00

Stormwater Basin

Drainage & Utility Easement

POP 18IN
POP 18IN
POP 12IN
POP 6IN
POP 6IN
POP 4IN
POP 5IN

FES
SW IE = 868.9

FES
NE IE = 879.3

FES
S IE = 872.4

POP 7
POP 6

L=26°49'19"
L=52.33

Southerly line of Outlot A,
West Ramsey Industrial Park

L=90.18, R=233.00
Δ=22°10'30"

S 89°36'14" E 169.91

L=206.85, R=234.01
Δ=50°38'49"

Northeasterly line of Outlot A,
West Ramsey Industrial Park

N 38°57'25" W 1216.92

PID: 19-35-25-21-0008
The Links at Northfork GC LLC
PUD

PID: 19-35-25-31-0007

Southwesterly Right-of-Way of Burlington Northern Santa Fe Railroad Company

CB
E&W IE = 875.7

NW.

POP 6IN
ELM 6IN

PK

LS #25341
LS #20281

S 68°13'16" W 228.20

88.00

Δ=23°56'51"
L=69.80, R=167.00

46.79

S 87°49'53" E

CB
S IE = 875.2
E IE = 875.3
N IE = 873.2

CB
N IE = 876.0
S IE = 876.2

33

Ave.

156th

LS #20281

PK

Gas Service Marker

Adams St. NW.

166TH LANE NW

PID: 75-501-0280
Lee R & Janice
Fredrickson
C-3 Highway Commercial

Gas Service Stub

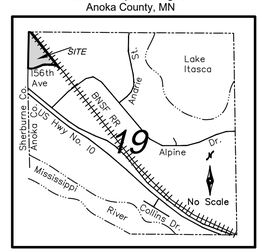
PID: 75-501-0310
Lee R & Janice
Fredrickson
C-3 Highway Commercial

PID: 19-32-25-22-0003
Ramsey Land Co. LLC
E-1 Employment District

PID: 19-32-25-22-0004
Ramsey Land Co. LLC
E-1 Employment District

66

VICINITY MAP
Sec. 19, Twp. 32, Rng. 25
Anoka County, MN



N

0 60

SCALE: 1" = 60

Property Description:

OUTLOT A, WEST RAMSEY INDUSTRIAL PARK, according to the recorded plat thereof, Anoka County, Minnesota.

EXISTNG ZONING:

E-1 Employment District

Front yard = 35 feet
Rear yard = 35 feet
Side yard = 20 feet
(per City of Ramsey Planning Dept.)

AREA TABLE:

Lot 1, Block 1,	± 367,643 S.F.	± 8.44 Ac.
Total Area	± 367,643 S.F.	± 8.44 Ac.

Surveyor's Note(s):

1. This is a sketch plan for the proposed plat of NAME BRAND FIRST ADD.
2. Bearings are based on the plat of West Ramsey Industrial Park.
3. Easements are shown per recorded plat unless other documentation is provided to us.
4. This survey was performed without the benefit of a title report. No search for recorded or unrecorded easements or restrictions was made by the surveyor.

LEGEND:

- ● Denotes found iron monument
- ○ Denotes set iron monument, LS #47466
- ◉ Denotes found cast iron monument
- ✕PK Denotes found PK nail
- ■ Denotes catch basin
- ● Denotes sanitary manhole
- Denotes tree, deciduous
- Denotes tree, coniferous
- T Denotes telephone pedestal
- Denotes bituminous surface
- CED Denotes Cedar tree
- POP Denotes Poplar tree
- ELM Dentoer Elm tree
- IN Denotes inches
- Denotes major contour
- Denotes minor contour
- LS 21729 Denotes Rick M. Blom, LS
- LS 20281 Denotes Jack Bolke, LS
- LS 25341 Denotes Daniel W. Obermiller, LS
- LS 47466 Denotes Craig Wensmann, LS

OWNER:
Dubois Properties LLC
6651 141st Ave NW
Ramsey, MN 55303

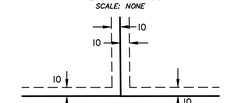
DEVELOPER:
Name Brand Self-Storage
Josh Peterson, Managing Partner
901 West Main Street, Ste. 102
Anoka, MN 55305
(612) 290-6266

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

REFERENCE BENCHMARK:
MN/DOT Geodetic Station "0202 C"
Elevation = 889.88 Feet (NAVD 88)

PROJECT BENCHMARK:
Cast iron monument at Northwest property corner. Elevation = 889.03 Feet

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS
SCALE: NONE



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, AND STREET LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

BOGART, PEDERSON & ASSOCIATES, INC.

REV NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE: 06/06/2019
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: GAW
DWG FILE: SKETCH PLAN
FILE NO.: 19-0173.01

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

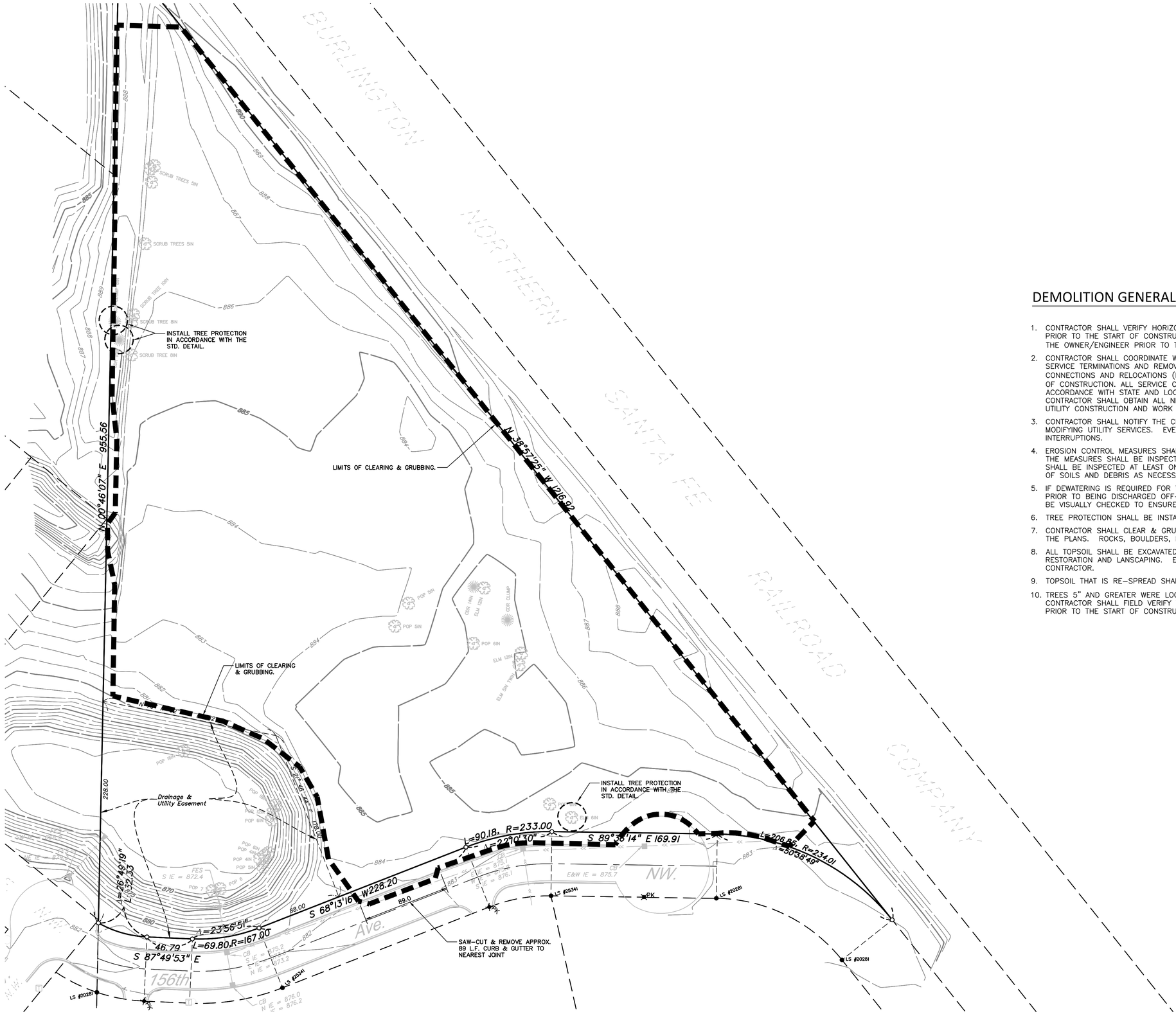
Signed: Craig Wensmann
Craig Wensmann Lic. No. 47466
Date: 6/6/19

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SKETCH PLAN

SHEET NO.
C2



0 50'

SCALE: 1" = 50'

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REPORT INCONSISTENCIES TO THE OWNER/ENGINEER PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RAMSEY FOR ALL UTILITY CONNECTIONS, SERVICE TERMINATIONS AND REMOVALS. CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AND RELOCATIONS (IF ANY) WITH THE UTILITY PROVIDERS PRIOR TO THE START OF CONSTRUCTION. ALL SERVICE CONNECTIONS/DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS NECESSARY FOR UTILITY CONSTRUCTION AND WORK WITHIN ADJACENT RIGHT-OF-WAYS.
3. CONTRACTOR SHALL NOTIFY THE CITY OF RAMSEY AND ADJACENT LAND OWNERS PRIOR TO MODIFYING UTILITY SERVICES. EVERY EFFORT SHALL BE MADE TO AVOID UTILITY INTERRUPTIONS.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE MEASURES SHALL BE INSPECTED AND MAINTAINED AFTER EACH RAINFALL EVENT AND SHALL BE INSPECTED AT LEAST ONCE PER WEEK. ADJACENT STREETS SHALL BE KEPT FREE OF SOILS AND DEBRIS AS NECESSARY.
5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
6. TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR SHALL CLEAR & GRUB ALL BRUSH AND TREES WITHIN THE LIMITS SHOWN ON THE PLANS. ROCKS, BOULDERS, ROOTS AND STICKS SHALL BE REMOVED AND DISPOSED.
8. ALL TOPSOIL SHALL BE EXCAVATED, STOCKPILED AND STABILIZED FOR REUSE FOR SITE RESTORATION AND LANSCAPING. EXCESS TOPSOIL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
9. TOPSOIL THAT IS RE-SPREAD SHALL BE FREE OF DEBRIS, ROOTS, ROCKS AND BOULDERS.
10. TREES 5" AND GREATER WERE LOCATED AS PART OF THE FIELD SURVEY FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY THE LIMITS AND DENSITY OF TREE AND BRUSH REMOVAL PRIOR TO THE START OF CONSTRUCTION.

REV NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE: 06/06/2019
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: NAA
DWG FILE: X-Plan
FILE NO.: 19-0173.01

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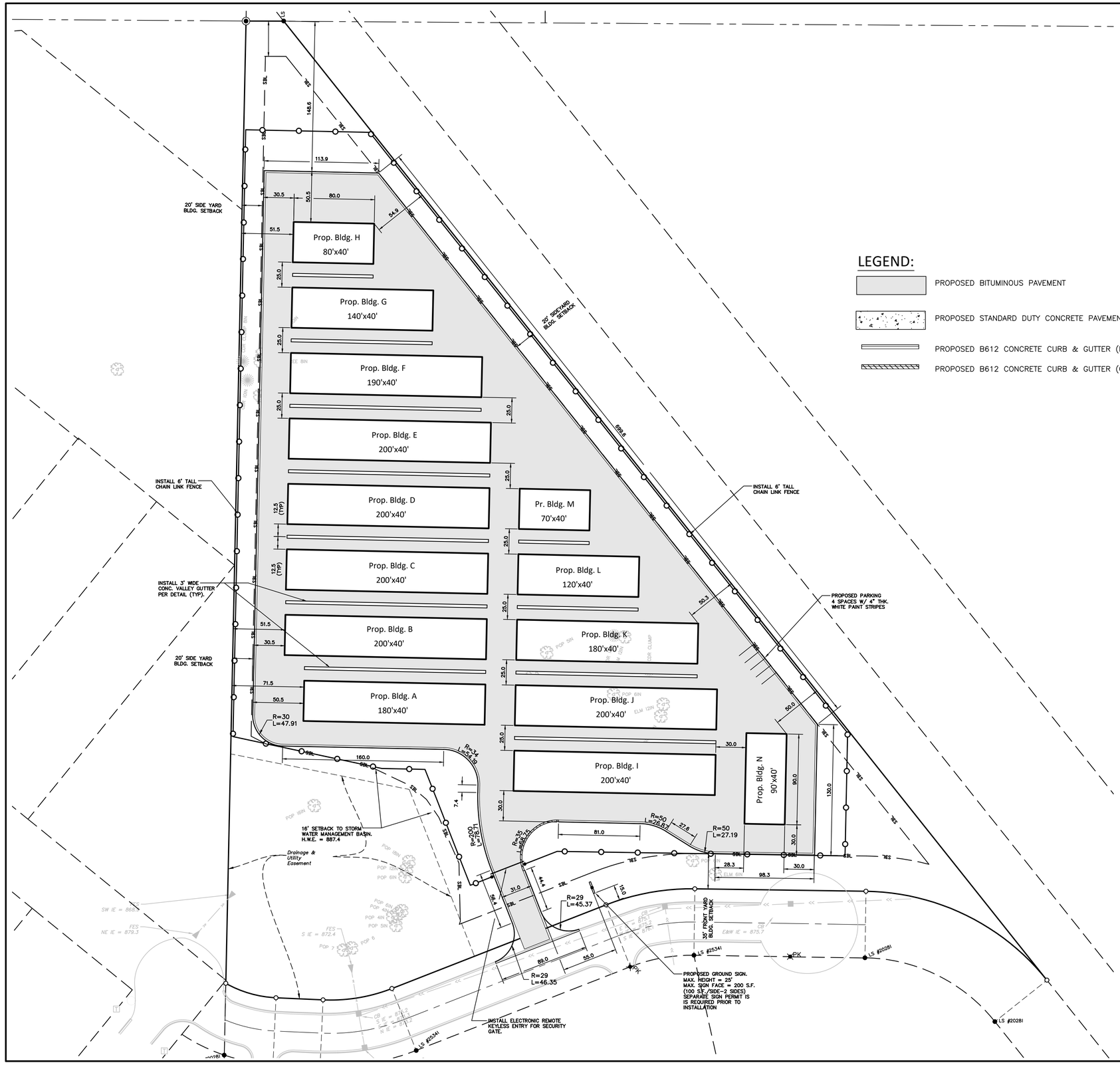
Signed: Nicholas A. Anderson
Date: 06/06/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
1079 FIRST STREET, BECKER, MN 55308-4322
TELL 763-262-9822 FAX: 763-262-9844

Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

REMOVALS PLAN

SHEET NO.
C3



N

0 50

SCALE: 1" = 50

LEGEND:

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED B612 CONCRETE CURB & GUTTER (INFLOW)
- PROPOSED B612 CONCRETE CURB & GUTTER (OUTFLOW)

GENERAL NOTES:

1. Min. Lot Size = 1 Acre
   Actual Lot Size= 9.35 Acres +/-
2. PID#: 19-32-25-22-0005
3. Zoning Designation: E-1 Employment District
4. Proposed Land Use: Name Brand Self-Storage Facility
5. Description: Outlot A of West Ramsey Industrial Park
6. There is no Address Assigned to the Subject Property at this Time.
7. SETBACKS:
   Front= 35'
   Side = 20'
   Rear = 35'
8. Max. Lot Coverage (Building Area): 45%
   Actual Lot Coverage: 22%
   (86,400 Bldg. s.f./404,286 Lot s.f.= ~ 22%
9. Proposed Building Sizes:

Bldg. ID	Prop. Area
A	7,200 s.f.
B	8,000 s.f.
C	8,000 s.f.
D	8,000 s.f.
E	8,000 s.f.
F	7,600 s.f.
G	5,600 s.f.
H	3,200 s.f.
I	8,000 s.f.
J	8,000 s.f.
K	7,200 s.f.
L	4,800 s.f.
M	2,800 s.f.
Total =	86,400 s.f.

10. Min. Width = 200'
    Actual Width = (Irregular Shape-Refer to Plans)
11. Developer: Name Brand Storage
    Josh Peterson
    901 West Main Street, Ste. 102
    Anoka, MN 55305
    (612) 290-6266
12. Proposed # of Employees On-Site: 0.

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB OR OUTER EDGE OF IMPROVEMENT DEPICTED, UNLESS OTHERWISE NOTED ON DRAWINGS.
2. RADII ARE 5' RADIUS UNLESS OTHERWISE NOTED ON PLANS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF RAMSEY COMMISSION.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. NO FREE-STANDING LIGHTING IS PROPOSED. WALL PACKS SHALL BE INSTALLED FOR SECURITY PURPOSES. REFER TO LIGHTING PLAN FOR DETAILS.
9. BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF SITE CONSTRUCTION WORK.

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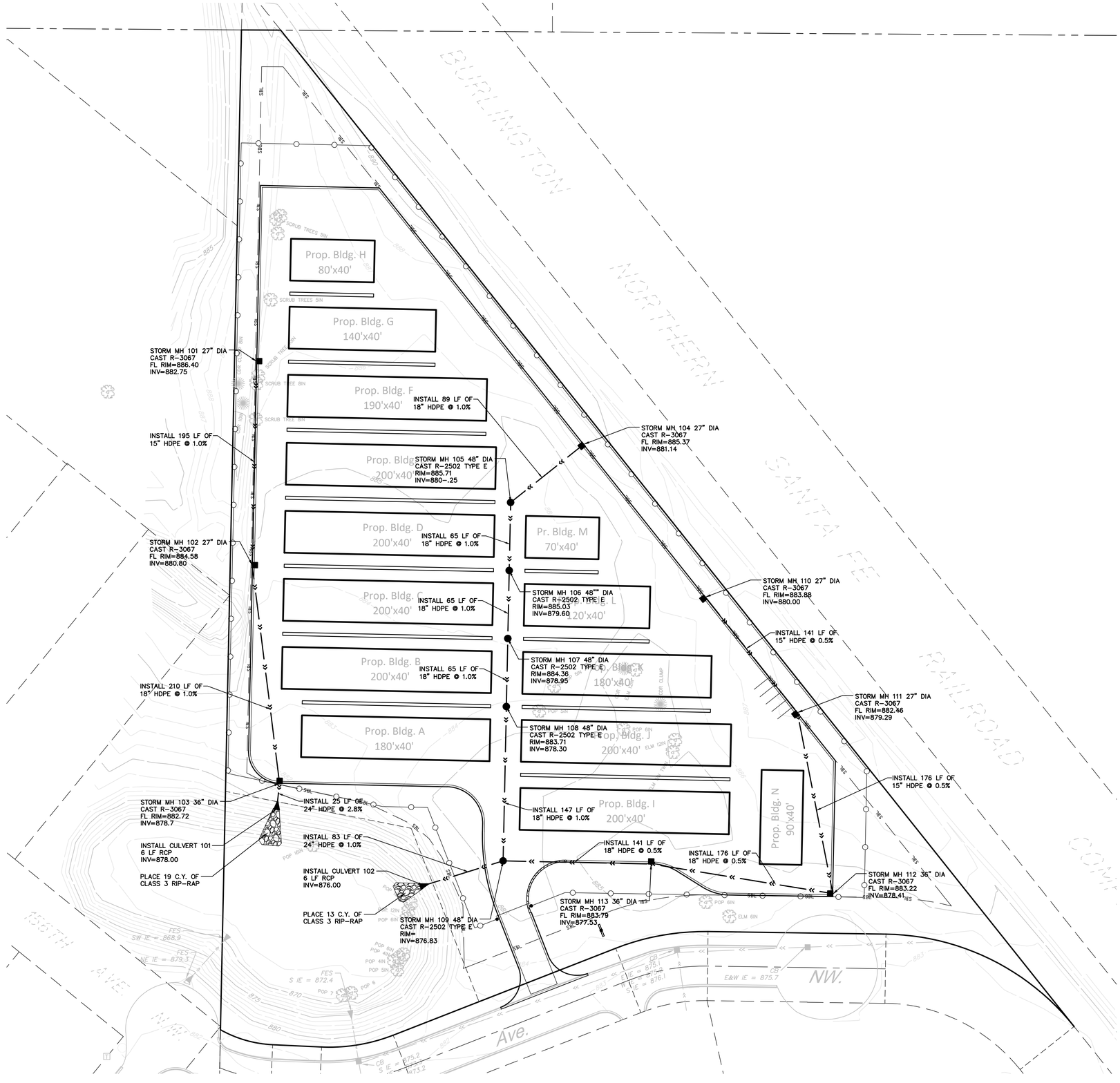
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Date: 06/06/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
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12076 FIRST STREET BECKER, MN 55308-9322
TEL 763-262-8822 FAX 763-262-8844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SITE DIMENSION PLAN

SHEET NO.
C4





LEGEND:

- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CULVERT
- PROPOSED RIP-RAP

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
5. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
6. HDPE STORM PIPE SHALL BE SMOOTH LINED INTERIOR PIPE.

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DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: 5-UTIL
DWG FILE: NAA
FILE NO.: 19-0173.01

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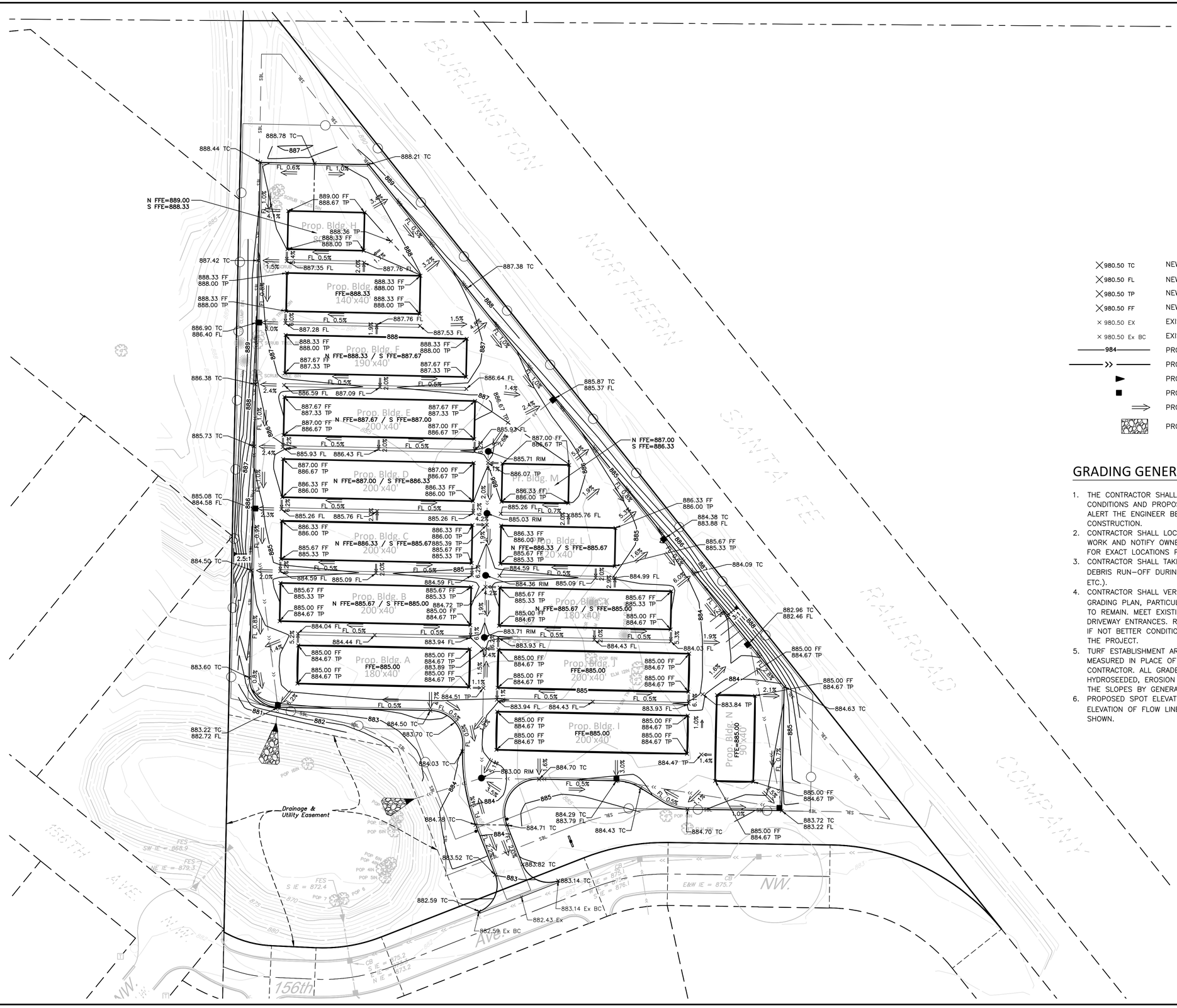
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Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

UTILITY PLAN

SHEET NO.
C5



0 50'

SCALE: 1" = 50'

×980.50 TC	NEW TOP–BACK OF CURB ELEVATION
×980.50 FL	NEW FLOW LINE OF CURB/VALLEY GUTTER ELEVATION
×980.50 TP	NEW TOP OF PAVEMENT ELEVATION
×980.50 FF	NEW FINISHED GRADE ELEVATION
× 980.50 EX	EXISTING ELEVATION
× 980.50 Ex BC	EXISTING TOP–BACK OF CURB ELEVATION
984	PROPOSED CONTOUR
>>	PROPOSED STORM SEWER
▶	PROPOSED CULVERT
■	PROPOSED CATCH BASIN
⟹	PROPOSED SLOPE
	PROPOSED RIP–RAP

GRADING GENERAL NOTES

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN–OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL FURNISHED AND INSTALLED BY CONTRACTOR. ALL GRADED SLOPES GREATER THEN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.

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DWG FILE: 6-GRADE
FILE NO.: 19-0173.01

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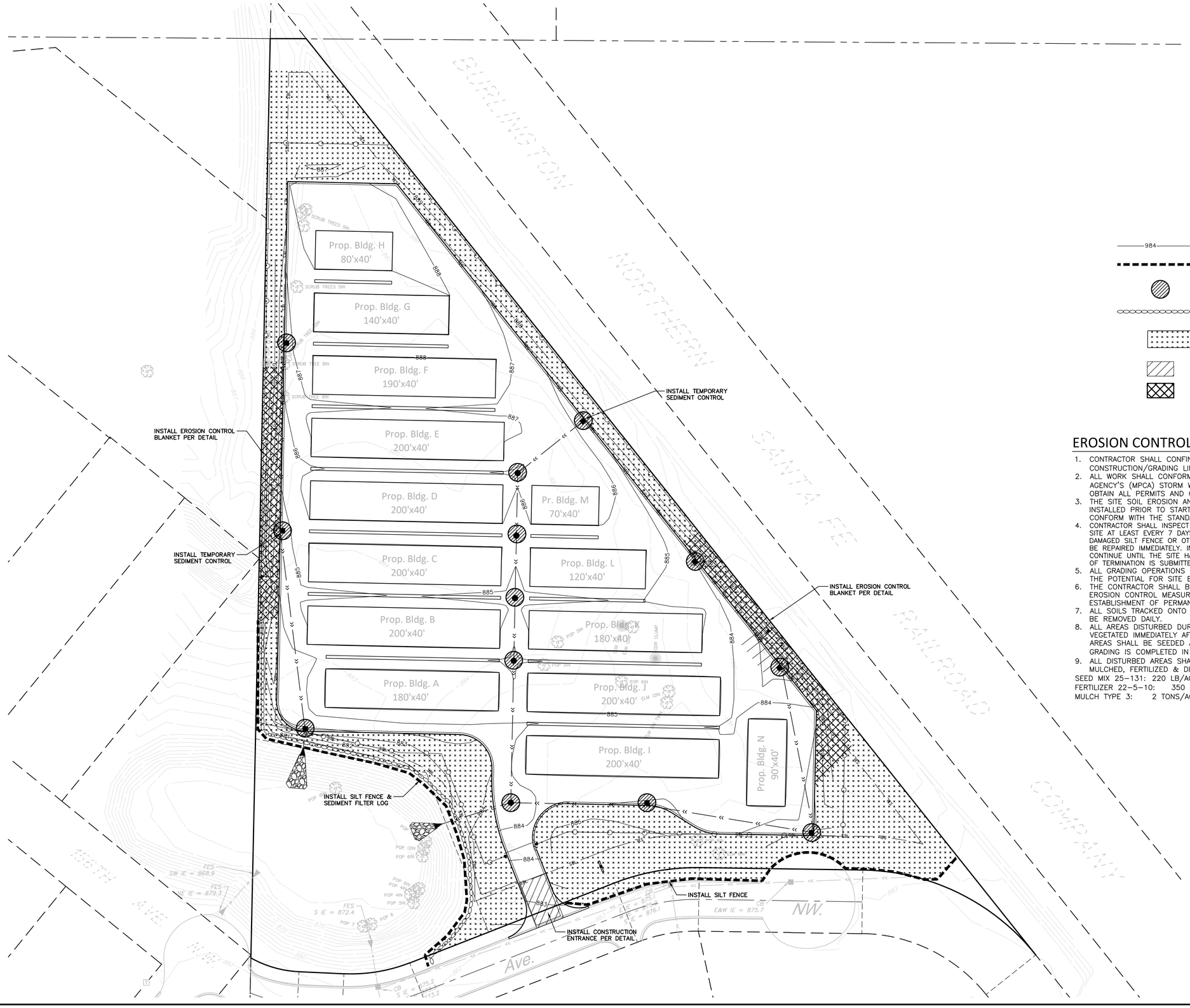
Signed: Nicholas A. Anderson
Date: 06/06/19 Lic. No. 40100

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LAND SURVEYING
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12076 FIRST STREET, BECKER, MN 55308-9322
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Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

GRADING PLAN

SHEET NO.
C6



0 50'

SCALE: 1" = 50'

LEGEND:

- 984 — PROPOSED CONTOUR (MAJOR AND MINOR)
- DENOTES GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- INSTALL TEMPORARY SEDIMENT FILTER– HIGH FLOW
- DENOTES SEDIMENT FILTER LOG
- PROPOSED TURF ESTABLISHMENT. PLACE 4" TOPSOIL, SOD OR HYDRO–MULCH W/ FERTILIZER. (HYDRO–MULCH W/ TACKIFIER)
- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET

EROSION CONTROL NOTES

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S (MPCA) STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY RAINFALL EVENTS. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICE OR MEASURES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
7. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF–SITE AREA SHALL BE REMOVED DAILY.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED IMMEDIATELY AFTER FINISH GRADE IS ACHIEVED. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
9. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

SEED MIX 25–131: 220 LB/AC.
FERTILIZER 22–5–10: 350 LB/AC.
MULCH TYPE 3: 2 TONS/AC.

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CHECKED BY: NAA
DWG FILE: 7–EROSION
FILE NO.: 19–0173.01

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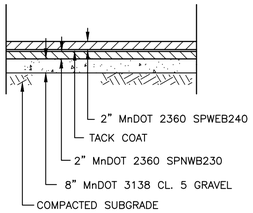
BOGART, PEDERSON & ASSOCIATES, INC.
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Proposed Name Brand
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City of Ramsey, Anoka County, MN

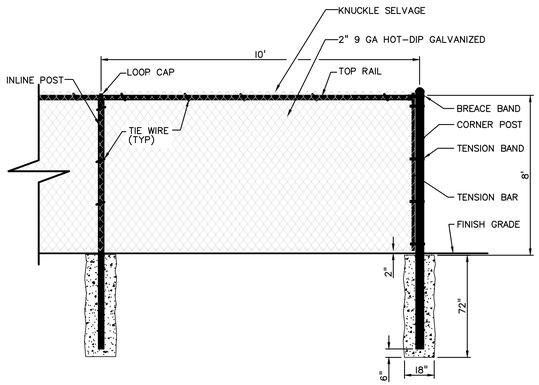
EROSION & SEDIMENTATION CONTROL PLAN

SHEET NO.

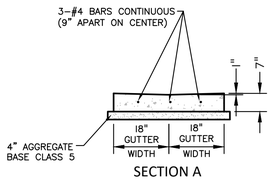
C7



PAVEMENT SECTION
NOT TO SCALE



CHAIN LINK FENCE DETAIL
NOT TO SCALE

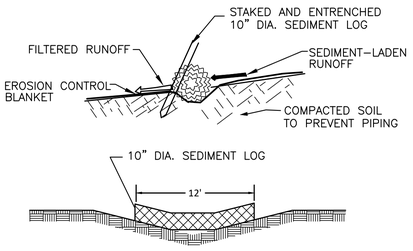


SECTION A

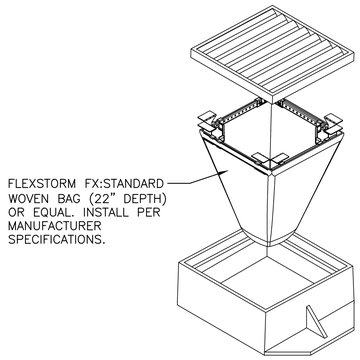
NOTE:
1. NO CONTRACTION JOINTS IN VALLEY GUTTER
2. THE CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED ON 4" AGGREGATE BASE, CLASS 5

VALLEY GUTTER & CONCRETE SWALE DETAIL
NOT TO SCALE

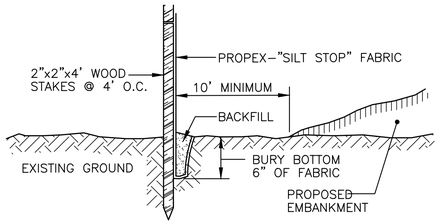
1. THE SEDIMENT LOGS SHALL BE TRENCHED 4" INTO THE GROUND AND SHALL BE STAKED BY STEEL FENCE POSTS OR 2"X 2" WOOD STAKES.
2. SOIL SHALL BE COMPACTED ON THE UPSLOPE SIDE OF LOGS.



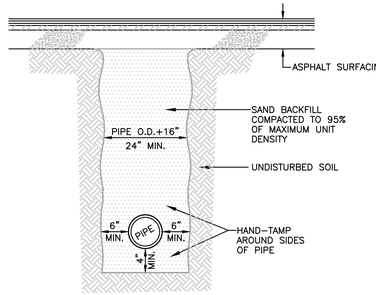
SEDIMENT FILTER LOG INSTALLATION
NOT TO SCALE



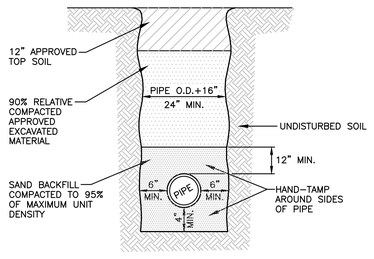
TEMPORARY SEDIMENT FILTER
NOT TO SCALE



TEMPORARY SILT FENCE
NOT TO SCALE

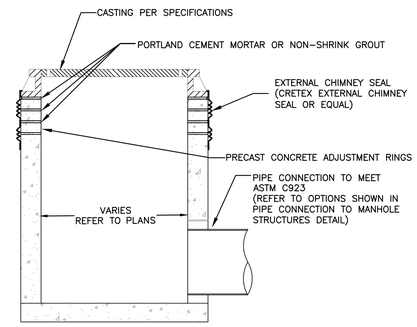


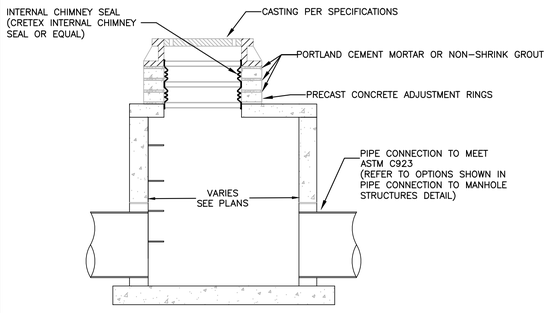
UNDER ASPHALT SURFACES ONLY



TYPICAL

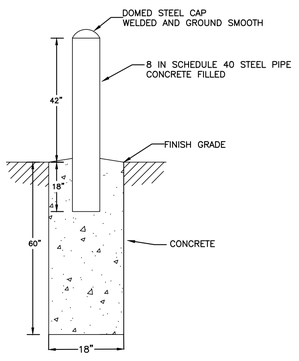
UTILITY TRENCH DETAIL
NOT TO SCALE



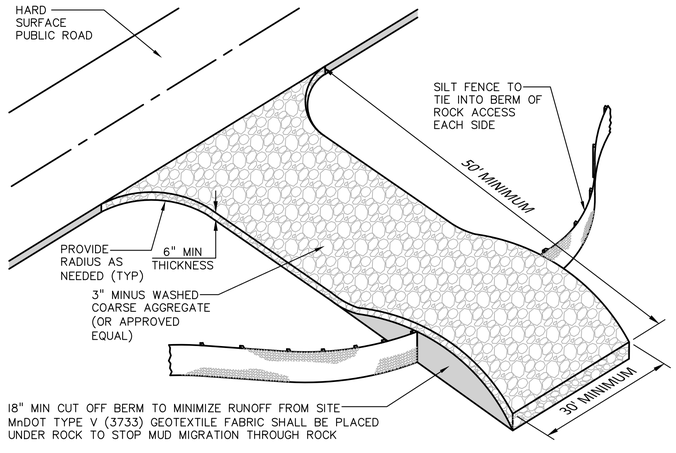


*PRECAST CONCRETE MANHOLES SHALL MEET ASTM C478 AND ASTM C497.

STORM SEWER MANHOLES / INLET
NOT TO SCALE



6" STEEL BOLLARD POST
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

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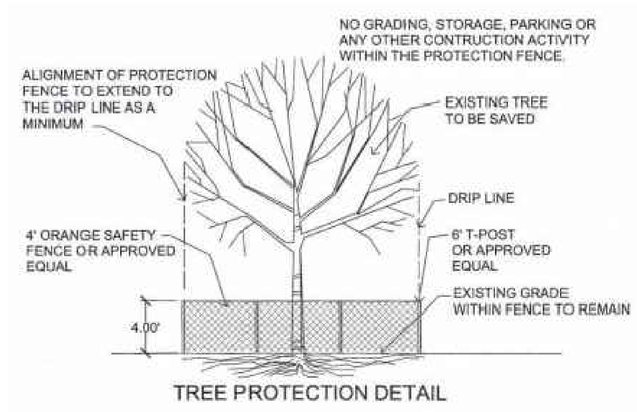
Signed: Nicholas A. Anderson
Nicholas A. Anderson
Date: 06/06/19 Lic. No. 40100

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Proposed Name Brand
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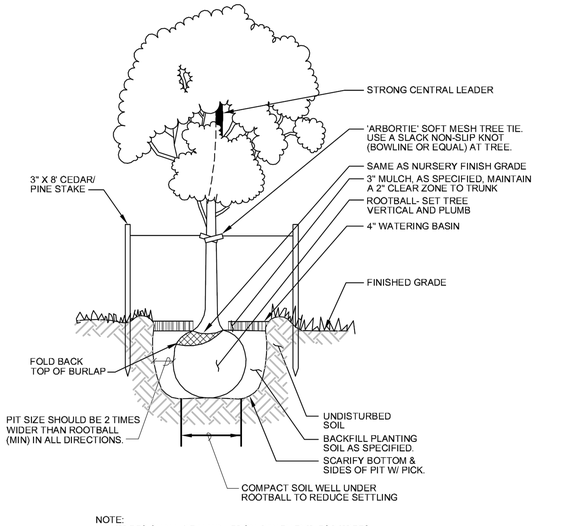
CONSTRUCTION DETAILS

SHEET NO.
C8



TREE PROTECTION DETAIL

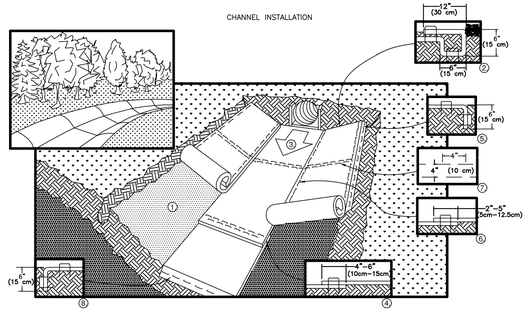
TREE PROTECTION DETAIL
NOT TO SCALE



NOTE:
ALL TREES SHALL BE 5' MIN. FROM PAVEMENT. FOR TREES LESS THAN 8 FT. HT. USE TWO STAKES FOR TREES 8 FT. TO 12 FT. HT. USE THREE STAKES FOR TREES 12 FT. TO 18 FT. HT. USE FOUR STAKES FOR TREES GREATER THAN 18 FT. HT. USE DIAGONAL GUYING.

1 TREE PLANTING DETAIL
NTS

TREE PLANTING DETAIL
NOT TO SCALE



WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

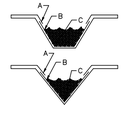
STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS. TM

12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.

A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING
NOT TO SCALE

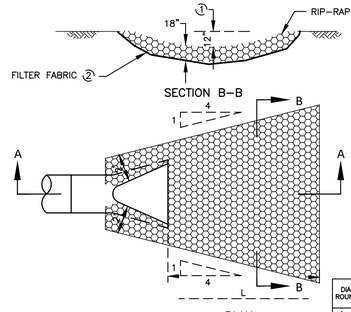
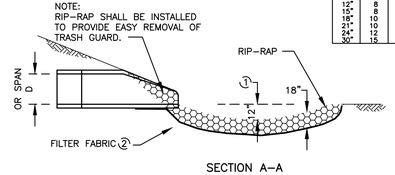


TABLE OF QUANTITIES

DIA. ROUND	L	CLASS 3 d50 = 9" RIP RAP	FILTER FABRIC
(IN.)	FT.	18" DEPTH CU. YD.	SQ.YD.
12"	8	6.9	8
15"	8	7.1	9
18"	10	8.9	12
21"	10	10.4	13
24"	12	11.0	17
30"	15	14.0	21



SECTION A-A

NOTE:
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.

1 FOR PIPES GREATER THAN OR EQUAL TO 30". USE 1.5'

2 GEOTEXTILE FABRIC, MnDOT SPEC. 3733, SHALL COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.

RIP-RAP INSTALLATION
NOT TO SCALE

REV NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE: 06/06/2019
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: NAA
DWG FILE: 6-DETAILS
FILE NO.: 19-0173.01

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.

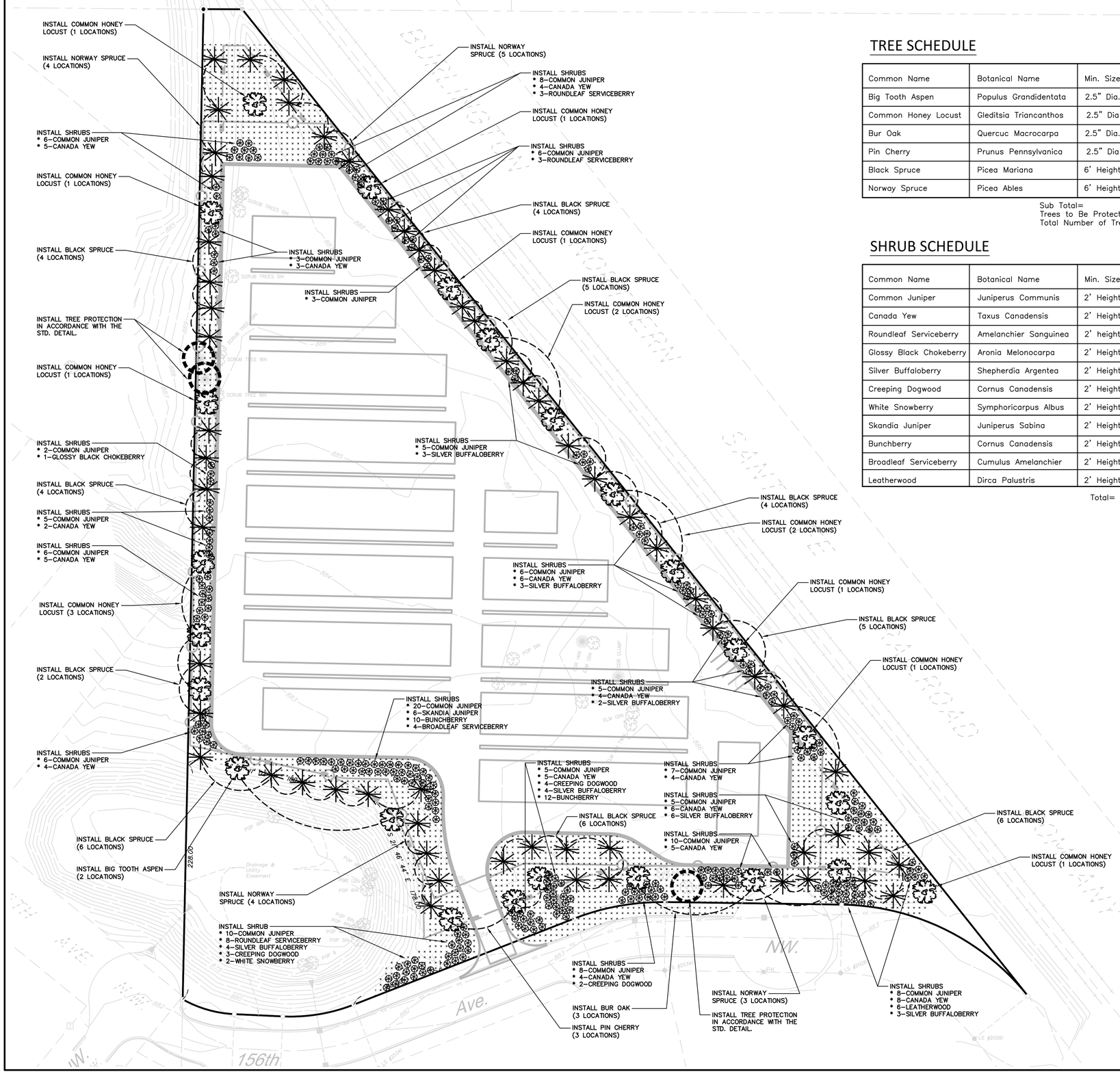
Signed: Nicholas A. Anderson
Date: 06/06/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
LAND PLANNING
10076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

CONSTRUCTION DETAILS

SHEET NO.
C9



TREE SCHEDULE

Common Name	Botanical Name	Min. Size	Qty.
Big Tooth Aspen	Populus Grandidentata	2.5" Dia.	2
Common Honey Locust	Gleditsia Triancanthos	2.5" Dia	23
Bur Oak	Quercuc Macrocarpa	2.5" Dia.	3
Pin Cherry	Prunus Pennsylvanica	2.5" Dia	3
Black Spruce	Picea Mariana	6' Height	38
Norway Spruce	Picea Ables	6' Height	16

Sub Total= 85
Trees to Be Protected= 3
Total Number of Trees= 88

SHRUB SCHEDULE

Common Name	Botanical Name	Min. Size	Qty.
Common Juniper	Juniperus Communis	2' Height	137
Canada Yew	Taxus Canadensis	2' Height	66
Roundleaf Serviceberry	Amelanchier Sanguinea	2' height	14
Glossy Black Chokeberry	Aronia Melonocarpa	2' Height	1
Silver Buffaloberry	Shepherdia Argentea	2' Height	20
Creeping Dogwood	Cornus Canadensis	2' Height	9
White Snowberry	Symphoricarpus Albus	2' Height	2
Skandia Juniper	Juniperus Sabina	2' Height	6
Bunchberry	Cornus Canadensis	2' Height	23
Broadleaf Serviceberry	Cumulus Amelanchier	2' Height	4
Leatherwood	Dirca Palustris	2' Height	6

Total= 288

0 50
SCALE: 1" = 50

LEGEND:

- PROPOSED DECIDUOUS TREE (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED CONIFEROUS TREE (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED SHRUB (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED TURF ESTABLISHMENT. PLACE 4" TOPSOIL, SOD OR HYDRO–MULCH W/ FERTILIZER. (HYDRO–MULCH W/ TACKIFIER)

LANDSCAPE PLANTING NOTES

1. LANDSCAPE REQUIREMENTS:

   TREES: (1/50' L.F. OF SITE PERIMETER OR 1/1000 S.F. BLDG. WHICHEVER IS GREATER)
   86,400 S.F. BLDG./1000 = 87 TREES REQUIRED
   85 PROPOSED TREES PROVIDED
   3 TREES TO BE PROTECTED

   SHRUBS: (1/30 L.F. SITE PERIMETER OR 1/300 S.F. BLDG. AREA, WHICHEVER IS GREATER)
   86,400 S.F. BLDG./300 = 288 SHRUBS REQUIRED
   288 PROPOSED SHRUBS PROVIDED

2. THE MINIMUM DECIDUOUS TREE CALIPER SIZE IS 2–½" AND SHALL BE MEASURED 3' ABOVE GRADE ADJACENT TO TREE. MINIMUM CONIFEROUS TREE SIZE IS 6' AND SHALL BE MEASURED FROM GRADE ADJACENT TO THE PROPOSED TREE.

3. MINIMUM SHRUB SIZE SHALL BE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

4. LANDSCAPE BUFFER PLANTINGS SHALL BE INCREASED BY 30% IN E–1 ZONED PROPERTY ADJACENT TO RESIDENTIALLY ZONED OR USED PROPERTY. THE PROPERTY TO THE WEST IS A RAILROAD RIGHT–OF–WAY, WHICH SEPARATES THE SUBJECT PROPERTY AND A GOLF COURSE/RESIDENTIAL PLANNED UNIT DEVELOPMENT. THE REQUIRED NUMBER OF TREES ALONG THE EAST PROPERTY LINE IS 25. FORTY (40) TREES ARE PROVIDED ALONG THE EAST PROPERTY LINE, WHICH IS 60% MORE TREES THAN REQUIRED.

5. PLANTS WERE SELECTED BASED ON SOILS (SANDY) NON–HYDRIC CONDITIONS AND MEDIUM TO FULL SUNLIGHT CONDITIONS. REFER TO SHEET L2 NRCS MAP OF NATIVE SOIL CONDITIONS.

REV NO.	DATE	DESCRIPTION

DATE: 06/06/2019
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: NAA
DWG FILE: X–Plan
FILE NO.: 19–0173.01

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.

Signed: Nicholas A. Anderson
Date: 2/25/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
1210% FIRST STREET, BEAVER, MN 55308–9322
TEL: 763–262–6822 FAX: 763–262–6844

Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

LANDSCAPE/TREE PRESERVATION PLAN

SHEET NO.
L1



N

0 50

SCALE: 1" = 50

SOILS TYPE SUMMARY:

Map Unit Symbol	Map Unit Name	Hyd. Soil Group
D62A	Hubbard–Mosford complex	A
D67A	Hubbard loamy sand	A
D67B	Hubbard loamy sand	A

REV NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

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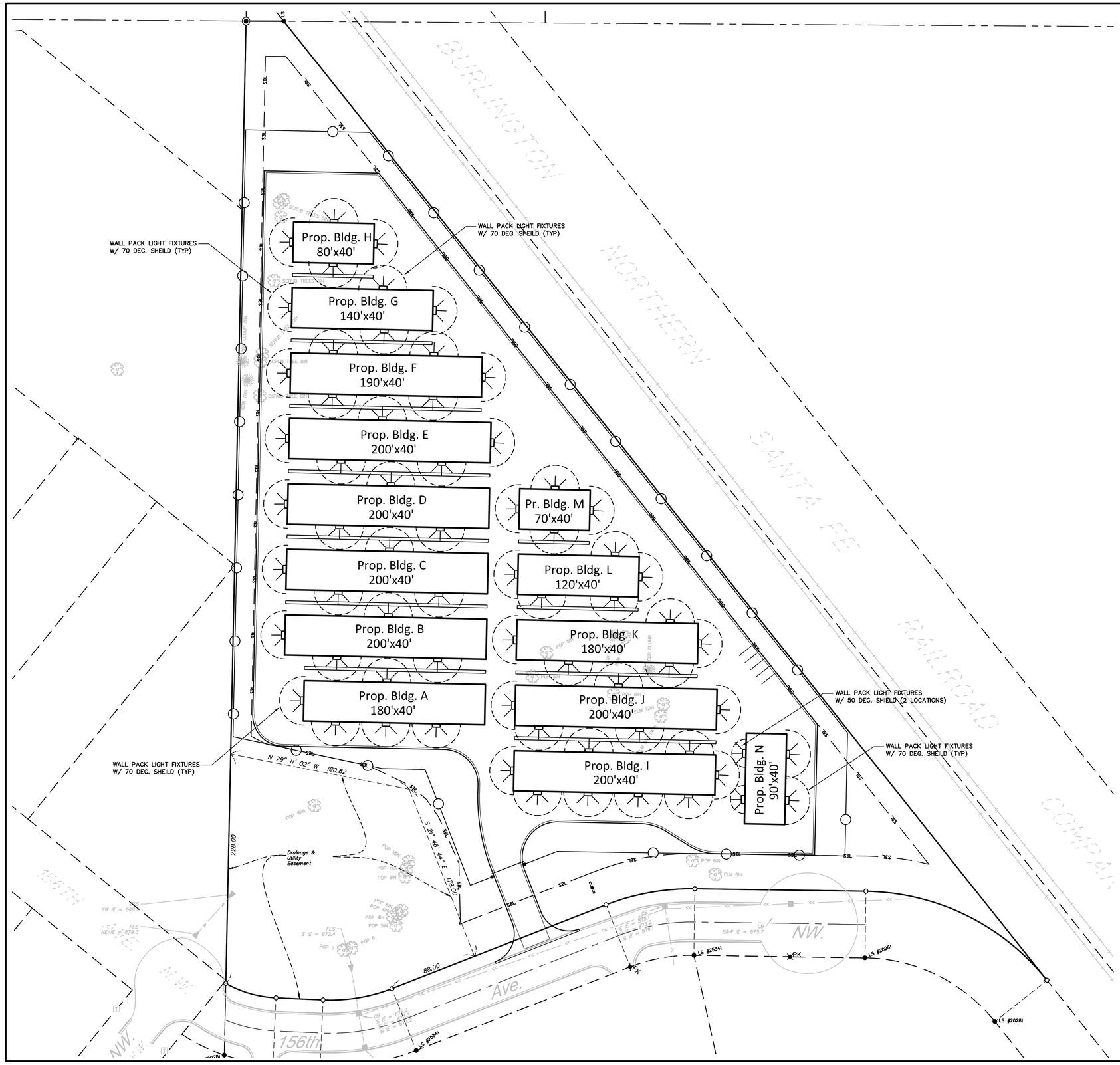
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Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

NRCS SOILS CLASSIFICATIION

SHEET NO.

L2



0 50

SCALE: 1" = 50

LIGHTING NOTES

1. LIGHT FIXTURES SHALL BE SHEILDED, CAST DOWN STYLE LIGHTS IN ACOORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
2. NO STAND–ALONE LIGHT POLES ARE PROPOSED ON THIS PROJECT.

LEGEND

PROPOSED WALL MOUNTED LIGHT (WALL PACK)

LIMITS OF LIGHT CAST

UWP60

60 Watt Universal Wall Pack, 8100 Lumens

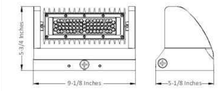
PRODUCT SPECIFICATIONS

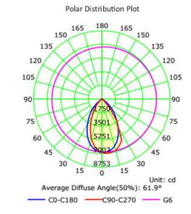
Description: This 60 watt LED wall pack is best suited for exterior wall mount placement and works great in locations such as loading docks, building exteriors and parking garages. The LED fixture rotates 180° for different configurations to suit your commercial lighting needs.

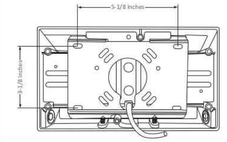
Features
- LED panel rotates 180°
- Energy saving LEDs have a long lifespan
- Easy wall mount installation
- IP65 rated for wet locations
- Dark bronze aluminum alloy housing
- Input Voltage: 120-277V
- Lumens: 8,100
- Amps: 0.5-120V / 0.21-277V
- DLC Listed: Yes, Premium
- Dimensions: 9 x 6 x 5 inches
- Color Temp: 5000K
- Power: 60 Watts
- Dimmable: No
- UL Rated: Yes
- Color: Dark Bronze
- CRI: >70
- Lumens per Watt: 135
- Rated Hours: 50,000
- Warranty: 5 Year



180° Adjustable Angle







Copyright © 2019 Energy Light, Inc. All Rights Reserved. | 800 E. Northwest Highway, Palatine, IL 60074

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651–454–0002
MINNESOTA TOLL FREE 1–800–252–1166

REV NO.	DATE	DESCRIPTION

DATE: 06/06/2019
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: NAA
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TEL 763-262-8822 FAX 763-262-8844

Proposed Name Brand
Self-Storage Facility
City of Ramsey, Anoka County, MN

LIGHTING PLAN

SHEET NO.

L3

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	6/11/19	Project Site	Outlot A, West Ramsey Industrial Park, 156th Avenue, Ramsey, MN 53033
Project Title	Name Brand Self Storage		
Escrow #	117008		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Elliot Mohler, Planning Intern Phone: (763) 576-4314 Email: emohler@cityoframsey.com		

Sketch Plan

1. Sketch Plan – Planning Commission
2. Site Plan – Planning Commission + City Council
3. Final Plat – City Council

Site Plan Review

General: The lot is currently an outlot of the West Ramsey Industrial Park Plat. The property resides on 156th Avenue NW with connection to Highway 10 via Adams Street in the City of Elk River. The property shares its Northwest border with the Burlington Northern Santa Fe Railroad.

Zoning: The site is currently zoned as E-1 Employment District. The surrounding properties are zoned E-1 and right-of-way.

Intent: The intent of the E-1 Employment District is to accommodate general industrial activities. Self-storage is a permitted use within this district.

E-1 Employment District Standards		
Standard	*Required*	*Proposed*
Minimum Lot Size	1 Acre	8.4 Acres
Minimum Lot Width	200 Feet	800 Feet
Building Setbacks		
Front	35 Feet	~60 Feet
Rear	35 Feet	~100 Feet
Side	20 Feet	~50 Feet
Major and Minor Arterials and County and State Roadways	60 Feet from Centerline of Road ROW plus local applicable setback	N/A
From Service Road	35 Feet	~60 Feet

Setbacks when adjacent to Residential District		
Buildings	60 Feet	N/A
Off-Street Parking, Storage Areas, and Driveways	40 Feet	N/A
Parking and Paving (Including Maneuvering areas) setback from Street right-of-way	20 Feet	N/A
Maximum Building Height	65 Feet	10 Feet
Maximum Lot Coverage	45%	23%

Floodplains: The property is not within the Ramsey Floodplain.

Wetlands: The property does not contain any wetlands nor is it near any wetlands.

Fencing: The applicant has proposed a six (6) foot chain link security fence around the property boundaries for crime prevention purposes. The fencing will not have barbed wire or sharp edges lining the top. The applicant is allowed up to an 8 foot fence with a building permit.

Streets and Access: The property will have one access point via 156th Avenue NW. This access point will be guarded by a security fence. The site is accessible to Highway 10 via Adams St in the City of Elk River. There are potential future plans to extend 156th Avenue NW to connect with Alpine Drive as part of the Highway 10 construction.

Lighting: Per City Code, any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located. The proposed property will have lights attached to the buildings that will be shielded and cast down. The proposed lighting fixtures will be 60 watts. The applicant submitted a lighting plan as part of site plan review.

Utilities and Municipal Services: The property will not be connected to city utilities nor will it have well and septic on site. The proposed use of the property does not require the use of sewer and water utilities.

Grading and Drainage Plans: See engineering comments.

Architectural Standards: Per City Code, the construction materials may be any or a combination of the following:

- Face Brick
- Stucco
- Glass
- Wood
- Natural Stone
- Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture

The applicant has proposed using NovaBrik as the primary construction material for the on-site buildings. NovaBrik is a pre-finished concrete brick that may be constructed in a similar fashion to tip up walls.

NovaBrik is designed to be a durable and aesthetically pleasing construction material that looks like stone from afar. The applicant has proposed a grey exterior.

The applicant has proposed using a pre-finished metal standing seam roof for the on-site buildings. The City Code does not have pre-determined architectural standards for roofing. For the purpose of aesthetics, planning and engineering may want to look into alternative roofing options. The Building Official will need to ensure the roofing meets Building Code requirements.

The applicant has proposed using a mixture of prefinished metal roll up grill doors for individual storage units. These sizes range from 4.0'x8.0' and 8.8'x8.0' doors. The doors will be located on all sides of each building.

Parking: The applicant has proposed four parking spaces within the security fence. Community Development would like to see a few more parking spaces in addition to locating them outside of the security fence. The applicant has stated they are open to discussing parking onsite but they don't typically have parking stalls. Planning should continue negotiations of number of parking spaces and location of parking spaces. Planning is comfortable moving the required parking to the entrance near the gate in order to provide parking for maintenance, landscapers, snow removal, and those helping customers in other units.

Additional Information:

Information	**Value**
Total Pavement + Buildings	230,742 Sq. Ft.
Total Building	86,400 Sq. Ft.
Total Parcel Square Footage	367,643 Sq. Ft.
Total Building Cover	23%
Total Coverage	63%
Proposed Building Height	10 Feet

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 12, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	NAME BRAND STORAGE		
ESCROW #	117008		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Bogart, Pederson $ Associates, Inc., dated June 6, 2019:

Sheet L1

- Add Tree Inventory data to this sheet or a separate plan sheet. Must include, at a minimum, species, DBH, condition, status (save/remove), and if remove, add a comment as to why (e.g. general grading, stormwater pond, etc.). Must also provide tallies of total significant tree DBH on site, significant tree DBH removed, and significant tree DBH saved.
- Landscape Planting Notes condition #3 appears to be a combination of two separate notes. Separate these two notes and specify that minimum shrub size at time of installation shall be 24 inches in height or width, depending on species growth characteristics.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street). Use of seed/hydro seed in all other areas requires approval of City Council.
- Four (4) inches of topsoil, with no more than 35% sand content, is required across all disturbed areas not otherwise improved with impervious surfacing.
- If an irrigation system is installed, a permit is required and the system must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller.
- In the northern corner, the sod/hydro seed appear to stop short of the boundary. What is planned for this area in terms of vegetation? It must be reflected on the plan.
- Two trees on the western boundary are shown to be saved. However, the placement of the chain link fence will likely require removal of one tree and the proposed grading will require the removal of the other tree. Both of these trees should be removed and replaced with new plantings.

Sheet C9

- Update Tree Planting Detail to state that top 1/3 of wire basket shall be removed.
- Add note to Tree Planting Detail that the first set of primary roots shall be at finished grade. The burlap may need to be opened to remove soil to expose primary roots.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Wednesday, July 10, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Torrey Johnson Commissioner Eric Peters
Members Absent:	Commissioner Cheri Gengler Commissioner Gary VanScoy Commissioner Matt Woestehoff
Also Present:	Planning Intern Elliot Mohler City Planner Chris Anderson City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Peters, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 6, 2019

Chairperson Bauer noted on page five, line two, it should state, "…second ~~flood~~ floor…" On page 18, the sixth paragraph, it should state, "…~~Chairperson~~ Commissioner VanScoy…" On page 20, Item 7.02 should be deleted.

Motion by Commissioner Peters, seconded by Commissioner Johnson, to approve the following minutes as amended: Planning Commission Meeting Minutes dated June 6, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Conditional Use Permit for Oversized Accessory Building at 15800 Traprock St NW, Case of James Couch (Project No. 19-123)

Public Hearing

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

Presentation

Planning Intern Mohler presented the staff report and recommendation to adopt Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building addition contingent upon compliance with Staff Review comments and conditions.

Chairperson Bauer referenced the comment that a driveway would not be required unless wear is noted on the grass. He stated that the aerial photograph shows wear on the grass already and asked if there is a concern.

Planning Intern Mohler stated that if the grass wear does continue, a driveway would be required.

Commissioner Anderson asked the square footage of the home.

Planning Intern Mohler estimated the home to be between 1,600 to 2,000 square feet.

James Couch, applicant, reviewed some of the outdoor recreational equipment and vehicles that he has on the property and explained that he would like to store the items under a structure rather than keeping them in the yard. He noted that this would protect the items and it would also clean up his yard.

Commissioner Anderson asked if there is an attached garage on the home.

Mr. Couch stated that the three-stall detached garage is the only garage on the property. He noted that the home is 2,100 square feet.

Commissioner Anderson asked the reason 24 feet in height is requested.

Mr. Couch stated that he would like to get a fifth wheel RV and that would require 16-foot doors. He explained at the height of the roofline would match the other buildings on the property.

City Planner McGuire Brigl stated that the height of the building was just noticed during review and therefore staff did not have adequate time to publish notice for a variance request for the 24-foot height. She stated that tonight the Commission can consider a height of 22 feet, as allowed by Code, and if the applicant desires the additional two feet in height, they would need to come back with a variance request.

Chairperson Bauer asked if the applicant would be comfortable with 22 feet in height for the building.

Mr. Couch replied that he would not be comfortable with 22 feet in height, as 16-foot doors would be needed and then with the roof style the height would be 32 feet. He noted that height is similar to another building found in the Traprock Commons area.

Commissioner Anderson stated that the rendering shows windows and asked if the applicant anticipates similar windows on the upper floor.

Mr. Couch stated that he would like to have windows to let in additional natural light.

Commissioner Johnson referenced the vehicles shown outdoors on the site and noted that the building seems to be much larger than what would be needed. He recognized that the applicant made reference to an additional trailer.

Mr. Couch noted the items that are not shown, including another trailer and two tractors.

Commissioner Johnson asked if the applicant has reviewed the amount of square footage that would actually be needed, as that could appease the neighbors. He stated that it would be nice to have building closer to 2,700 square feet.

Mr. Couch confirmed that he could reduce to 2,700 square feet. He noted that the 3,300 square feet would allow additional space to work on a vehicle when needed.

Commissioner Anderson stated that he does have a fifth wheel RV and that only requires a 14-foot door.

Mr. Couch stated that he intended for a 14-foot door with two feet above for clearance.

Commissioner Johnson confirmed with staff that the height of the building would not be discussed tonight, and the only discussion item would be the Conditional Use Permit for the oversized accessory building. He asked if a tow truck would also be parked in the building.

Mr. Couch replied that the tow truck would not be stored in the building and explained that one of his children works for First Choice Towing and takes the tow truck home two nights per week.

Citizen Input

Joe Galindo, 15645 Traprock St, stated that he has been at his home for almost 40 years. He explained that the development still operates under protective covenants. He provided information on an accessory building(s) that he has on his property which matches his home. He stated that Mr. Couch needs the building to help store his items. He stated that the only issue that he would have with the request is the height of the building, as 32 feet is a tall building. He believed that this could be built to a lower height, suggesting eight to ten feet lower.

Chairperson Bauer referenced two emails received from Ronald Bovine that will be entered into the record.

Chairperson Bauer asked if the Commission could recommend approval of the Conditional Use Permit with the lower height.

City Planner McGuire Brigl confirmed that the Conditional Use Permit could be approved with the allowed height and if the applicant desires a higher height, they could come back before the Planning Commission with that request.

Chairperson Bauer stated that it may be a better option to table the request tonight rather than approving the Conditional Use Permit with a lesser height than desired if the applicant is going to come back with a variance. He noted that there seems to be concern with the size and height of the building and asked the applicant for input.

Mr. Couch stated that he would not be opposed to the smaller size and height. He stated that he could reduce the building to 40 by 68, which would equate to 2,720 square feet and would have a height of 22.5 feet.

Chairperson Bauer noted that 22.5 feet would still require a variance.

Mr. Couch replied that he could reduce to 22 feet if needed. He stated that the higher slope assists in reducing the snow load. He noted that proposed slope would also better match the existing structures on his property.

Commissioner Johnson asked if the square footage of the proposed accessory building would be in addition to the existing 640 square foot accessory building on the property.

Mr. Couch confirmed that would be additional square footage.

Commissioner Johnson noted that the total allowed square footage for accessory buildings on this property would be 2,700 square feet and therefore the applicant would still be over that limit by roughly 700 square feet.

Mr. Couch stated that he would not want to remove the existing barn on the property. He stated that the restrictive covenant of the neighborhood is no longer in place. He stated that he could reduce the size to 2,700 square feet with a height of 22 feet.

Mr. Galindo stated that he has known Mr. Couch since he moved into the neighborhood. He stated that he has agreed to help in the process to the extent possible but simply believed that the height should be lowered.

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

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

Chairperson Bauer closed the public hearing closed at 7:31 p.m.

Commission Business

Commissioner Anderson asked if a Conditional Use Permit would be needed if the applicant reduces the size to 2,700 square feet and a 22-foot height.

City Planner McGuire Brigl replied that if all of the square footage of the accessory structures were below 2,700 square feet in total, that would not require a Conditional Use Permit. She explained that the detached garage, which is the principle garage, lowers the amount of available square footage for accessory buildings.

Commissioner Anderson stated that he is inclined to table this to the next meeting, as he would want to see new drawings that would meet the requirements.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to table Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building.

Further discussion

Commissioner Johnson stated that he would support the larger building. He stated that he would also want to see more information on the City Code related to square footage and acreage.

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

5.02: Public Hearing: Adopt Resolution #19-164 for Variance Request to Buffer Yard Requirements for Delta ModTech (Project No. 19-108); Case of Delta ModTech

Public Hearing

Chairperson Bauer called the public hearing to order at 7:36 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation to approve Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech.

Chairperson Bauer disclosed that he is a property owner immediately to the west and therefore he received a notice for the topic. He stated that as a property owner he does not have any objections to the request.

Commissioner Anderson asked why the entire site could not be moved 20 feet which would eliminate the need for a variance.

John Kinghorn, Kinghorn Construction, spoke on behalf of the applicant. He noted that when designing a project, they attempt to maximize the amount of developable space. He noted that the building is designed to the west to allow for additional room for expansion in the future to the east. He stated that this design supports better traffic flow and opportunity for future development.

Chairperson Bauer asked for additional details on the proposed buffer.

Mr. Kinghorn stated that they will continue to work with City staff on that topic. He noted that this site elevation is lower than the adjacent residential property and therefore with the lower elevation and staggered trees, that should provide adequate buffering.

Citizen Input

Emery Starkweather, 15151 Jackal St, stated that decisions made tonight are lasting decisions that will impact future property owners. He stated that he moved into the City with the understanding that there were reasonable restrictions as to what could be done with his property. He stated that he is offended that someone would come in, purchase the land, and the first request would be to reduce the zoning requirements. He stated that this would not provide a public benefit and would instead allow the applicant to make more money than they would be able to if they followed the City Code. He did not believe that the Commission should approve the request.

Matt Kuker, PSD, stated that he owns the three industrial properties to the south and advised that he was required to provide a 60-foot buffer to the adjacent Capstone residential development. He believed that the City should be consistent.

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

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

Chairperson Bauer closed the public hearing closed at 7:48 p.m.

Commission Business

Commissioner Anderson stated that he agrees with the comments from the residents, noting that the ordinances are in place for a reason. He stated that there is additional space on the land and therefore the building could be moved 20 feet which would reduce the need for a variance.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to deny Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech permitting an industrial bufferyard distance of 40 feet from a property line shared with a residential property.

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

City Planner Anderson stated that the applicant would have the opportunity to appeal the decision of the Commission, which would then be heard by the City Council.

5.03: Public Hearing: Review Site Plan Proposal for PSD Retail Node on Armstrong Boulevard (Project No. 19-111); Case of PSD, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:51 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-155 approving Site Plan, Final Plat and Conditional Use Permit for Armstrong West Retail Mall.

Commissioner Anderson asked where the retaining wall would begin along Armstrong.

City Planner McGuire Brigl identified the placement of the retaining wall and the continuation of the sidewalk.

Commissioner Anderson stated that the arrows on the west side seem to indicate that there would be an exit on 146th Avenue.

City Planner McGuire Brigl confirmed that would be one access and noted that there would also be a right out on 147th.

Matt Kuker, applicant, noted that the waterline under the drive line will also be redone to provide looping. He noted that part of the design was done to accommodate the County easement on the site. He provided additional details on the proposed materials, which will incorporate different colored bricks and stone to provide an elevated design. He stated that there will be nine bays, noting that a large user, such as a restaurant, could encompass more than one bay. He noted that currently he has interest from three parties. He stated that the sign height is requested to increase visibility because of the County sound wall.

Commissioner Peters referenced the reader board and asked if that would face residential properties.

Mr. Kuker stated that the reader board will only face the traffic on Highway 10.

Commissioner Anderson asked if this property is located within the MUSA.

City Planner McGuire Brigl confirmed that this is within the MUSA.

Mr. Kuker confirmed that the buildings would be fully sprinkled.

Citizen Input

No additional comments.

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

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

Chairperson Bauer closed the public hearing closed at 7:59 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner __, to recommend that City Council adopt Resolution #19-155 approving Site Plan, Final Plat, and Conditional Use Permit for Armstrong West Retail Mall.

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

6. COMMISSION BUSINESS

6.01: Consider Resolution #19-154 Approving Site Plan for Suite Living (Project #19-121); Case of Hampton Properties

Presentation

City Planner McGuire Brigl presented the Staff Report and recommendation to adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

Commission Business

Commissioner Anderson noted that the staff report mentions aligning with Jasper Street and asked if there was feedback from the developer.

City Planner McGuire Brigl stated that she did not have that discussion with the applicant.

Joe Larson, applicant, stated that a new plan was submitted to staff with the desired alignment and provided a copy.

Chairperson Bauer referenced the recommendation from MnDOT regarding the sound study and patio.

Mr. Larson stated that he would object to that as it is used for grilling and is located near the kitchen. He explained that if the patio is moved it would require a longer walk to serve residents.

Chairperson Bauer asked if the patio is used primarily for cooking or also used for recreation.

Mr. Larson stated that the patio is primarily used for cooking but could be used by residents on occasion.

Chairperson Bauer stated that any patio used by residents could be a safety concern which could be addressed by fencing the area.

Mr. Larson noted that typically the patio is secured to prevent wandering. He noted that the nearby townhomes have patios that face the highway and did not see a difference. He stated that there would be some landscaping and trees, but the residents like to watch the traffic and therefore he does not want to fully screen the area.

Commissioner Anderson acknowledged that the patio would be fenced. He agreed that residents like to watch activity, such as passing traffic.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

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

6.02: Consider Final Plat for Site Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center LLC (Bob Mikulak)

Presentation

City Planner Anderson presented the Staff Report and recommendation to approve the Final Plat and Site Plan for Ramsey Storage Center.

Commission Business

Commissioner Anderson stated that a previous request for this site showed a northeast corner there was a cul-de-sac bulb for snow removal on 148th and asked the difference in this plan, specifically whether the additional area on this request would be used for snow storage.

City Planner Anderson replied that by the end of the previous review process there was a snow storage agreement between the previous applicant and public works and public safety staff to extend 148th slightly beyond the manhole cover to allow City staff to push the snow slightly beyond that manhole to be stored on this property in lieu of the cul-de-sac. He noted that the plans match the previously approved plans.

Commissioner Anderson stated that it appears there is a small driveway to the south of the building and asked if that would extend to the bottom parcel.

City Planner Anderson noted that comment is contained within the Staff Review letter. He noted that in previous discussions Anoka County was only going to allow a single access from Ramsey Boulevard and the intention would be to provide a shared access to lot two when ultimately recorded. He noted that the applicant is discussing the possibility of another access from Bunker Lake Boulevard as well. He confirmed that the driveline would need to extend to the boundary in the case that lot two develops in the future. He noted that there are no pending applications or proposed projects for lot two at this time.

Commissioner Anderson asked if the County would differ from their right-in/right-out policy.

City Planner Anderson stated that he could not definitively answer that question but noted that a phased approach was previously approved and provided details. He stated that the applicant has stated that they would prefer to have the access in its final location rather than taking the phased approach.

Chairperson Bauer referenced the two separate lots and the County only allowing one access. He asked if that would restrict the current owner to maintain ownership of the second lot rather than providing ability to sell that lot for development.

City Planner Anderson explained that the shared access agreement would solve that problem. He noted that conceptual drawing showed an access onto Bunker but advised that would need further discussion and approval from the County.

Bob Mikulak, applicant, stated that the previous owner owned the entire parcel and has many ideas. He stated that his idea is to develop the self-storage and sell the corner lot. He stated that he is not interested in a phased access and would rather place the access in its final location to begin with. He highlighted the differences between this request and the previously approved request which includes elimination of the garage doors, elimination of the fencing, no site lighting, less blacktop and hardcover, increased greenspace, and downcast LED lighting on the building and along the entrance/exit. He stated that the previous request was roughly 125,800 square feet which would be constructed in several phases while this facility would be completed in one phase with similar square footage. He stated that this building will be much more efficient in terms of energy and technology. He stated that loading and unloading would all occur inside the facility rather than having outdoor units, which will make the quiet quieter and cleaner.

Chairperson Bauer asked the size of the interior loading/unloading space.

Mr. Mikulak replied that the doors would be 12 feet high and therefore could accommodate typical moving vans but would not accommodate a U-Haul type vehicle. He noted that the unloading section is 40 feet by 60 feet.

Ron Powell, architect representing the applicant, stated that his firm has experience with self-storage buildings and their experience is that most zoning laws do not provide for self-storage facilities in terms of parking requirements. He stated that a list of six buildings in the metro area was provided that range from seven to 12 parking stalls and therefore they feel the 25 required stalls would be excessive. He stated that they would be proposing 13 parking stalls. He noted that he also included national examples, which range from five to 12 parking stalls. He noted that one city has an updated zoning ordinance that bases the number of stalls on the number of storage units and using that calculation this facility would require 12 stalls. He stated that they would have 13 exterior parking stalls and four interior stalls, which they feel would be more than adequate.

Chairperson Bauer asked the basis of the staff request to add additional parking.

City Planner Anderson stated that recommendation was based on the recommendation of the civil engineer of the applicant, which stated 25 or 26 parking stalls. He clarified that the City does not have self-storage minimum parking standards within the zoning code. He stated that the City would typically look to see how others have addressed the issue and there are not a lot of standards out there specifically related to self-storage facilities. He stated that he did review the ordinance of Portland, Oregon and the parking proposed by the applicant would meet the parking proposal of the applicant. He stated that there is more greenspace on the site than existed in previous proposals. He noted that proof of parking could be accepted, as there would be space for additional parking on the site, should that become an issue in the future.

Mr. Mikulak replied that the civil engineer does not have the experience of self-storage parking and developed that number of stalls initially working with the previous applicant that desired additional parking that could be shared with a future user of the adjacent site when that is developed.

Commissioner Anderson asked for additional clarification from staff on the parking. He stated that the applicant is proposing 13 stalls, which appears to be enough. He asked how staff would recommend the proof of parking requirement.

City Planner Anderson stated that staff can work with the applicant to update the Site Plan to call out proof of parking. He noted that a condition would then be added to the Development Agreement that would stipulate that the proof of parking would become parking in the future if that becomes necessary.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-159 approving the Final Plat and Site Plan for Ramsey Storage Center contingent upon the comments within the Staff Review letter and proof of parking.

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

6.03: Review Site Plan Proposal and Final Plat for Name Brand Self Storage; Case of Josh Peterson (Project #19-120)

Presentation

City Planner McGuire Brigl presented the Staff Report and the recommendation to adopt Resolution #19-150 approving Site Plan, Final Plat and Development Agreement for Name Brand Storage.

Commission Business

Todd Olin, engineer representing the applicant, stated that from a site selection standpoint, this use fits the area well as it is in an E-1 zone surrounded by E-1 uses with the exception of the railroad and golf course. He noted that there is additional landscaping proposed adjacent to the golf course. He stated that the use does not require sewer or water hook-ups.

Commissioner Anderson asked if the stormwater holding pond is located to the lower left of the plan.

Mr. Olin confirmed that was done with the original plat process in 2008 and was created with conservative calculations. He noted that soil borings were done to determine the infiltration rates but believed the basin to be adequately sized.

Motion by Commissioner Johnson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-150 approving Site Plan, Final Plat, and Development Agreement for Name Brand Storage.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:46 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR NAME BRAND SELF STORAGE

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 Name Brand Self Storage, 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 Name Brand First Addition (the "Plat").

Agreement

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

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

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

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

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

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Bogart, Pederson & Associates, Inc., dated June 6, 2019 and updated July 8, 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. 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:

    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. Storm drainage facilities
    b. Stormwater maintenance
    c. Parking lot
    d. Concrete curb and gutter
    e. Lot grading
    f. Landscaping
    g. Site lighting

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 **($457,239.00),** which amount is 75% 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 **($15,240.00)**, which amount is 2.5% 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 **$152,413.00**, 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 **$14,400** [# plantings (88 trees) x cost/planting ($300/tree x 30% average non-survival rate, (288 shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

    At the end of the two-year period, the maintenance guarantee shall be returned to the **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 Fee's. 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, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees. No fees collected at this time for Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, or Water Lateral Fees though future connections will be subject to fees at time of connection.

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. 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**.

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. Code Enforcement. The **PERMITTEE** acknowledges that there may be no on-street parking related to the business, nor businesses ran out of individual self-storage units. The **PERMITTEE** will report all thefts to the Ramsey Police Department.

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:
Name Brand Storage, LLC
Attn: Josh Peterson
901 W Main St Suite 102
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:

Name Brand Storage, LLC

By:_____, Josh Peterson
Its: Managing Member

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Josh Peterson, Owner of Name Brand Self Storage, 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

Lot 1, Block 1, Name Brand First Addition, Anoka County, Minnesota

EXHIBIT B

Fees Payable to the City

Development Fees		
Park and Trail Dedication		
Park Dedication: Industrial	$4,375/acre (8.44 acres)	$36,925
Trail Development	$1,300/acre (8.44 acres)	$10,972
Stormwater Management	$4,855/acre (8.44 acres)	$40,976
Total Fees*		**$88,873**
Sureties and Inspection Fees		
Performance Surety	75% cost of improvement ($609,652) Cash or letter of credit	**$457,239**
Engineering Inspection Fee	2.5% cost of improvement	**$15,240**
Landscape Guarantee	Outlined in item 15	**$14,400**

*Please note there are no fees collected for utilities (sanitary sewer, water, or private utilities) collected at this time. Any future connection or installation will be subject to fees at time of request.

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

RESOLUTION #19-150

RESOLUTION APPROVING FINAL PLAT, SITE PLAN, AND DEVELOPMENT AGREEMENT FOR NAME BRAND SELF STORAGE

WHEREAS, Name Brand Self Storage/Josh Peterson 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, West Ramsey Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, Name Brand First Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City has received an Application for Final Plat and Site Plan Approval for Name Brand Self Storage on June 6, 2019; and

WHEREAS, the subject property is zoned E-1 Employment District and is approximately 8.49 acres in size; and

WHEREAS, the Planning Commission reviewed the sketch plan and site plan on July 10, 2019; and

WHEREAS, the City Council reviewed the Final Plat, Site Plan, and Development Agreement on July 23, 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 Name Brand First Addition contingent upon the following conditions
    a. Conformance with Staff Review and approval of plans by the City Engineer.
    b. Receipt of a Lower Rum River Watershed Management Organization Permit.
    c. Review and approval as to legal form by the City Attorney.
    d. Easement for existing cul-de-sac.

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 23rd day of July, 2019.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 8.**

Meeting Date: 07/23/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #19-154 Approving Site Plan for Suite Living (Project #19-121); Case of Hampton Properties

Purpose/Background:

The City has received an application from Hampton Companies (the "Applicant") for a Site Plan for Suite Living, a proposed thirty-two (32) unit, assisted living facility located at the northeast corner of the intersection of Jaspar Street and 139th Lane (the "Subject Property"). The City Council may recall reviewing a Sketch Plan earlier this year for Rivenwick 3rd Addition, which was to be a mixed of townhomes, commercial, and this assisted living facility. This project was shifted east, adjacent to the existing townhome development to the east, to take advantage of the fact that the public road is in place already.

Notification:

Notifications of this previous Public Hearing 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. Notification has not been provided for this meeting.

Observations/Alternatives:

General Information

The Subject Property is about 2.14 acres in size and is located south of Highway 10, east of Ramsey Boulevard, and north of 139th Lane. The Subject Property is zoned MU-PUD (Mixed Use - Planned Unit Development), which allows for a mixture of both residential and commercial uses. This specific project is being reviewed utilizing the standards of the R-3 Residential (High Density) District.

As proposed the site plan adheres to the dimensional bulk standards required of the R-3 Residential (High Density) District for building coverage, setbacks, height limitations, and exterior materials.

Parking

The R-3 Residential District typically requires 2.5 off-street parking spaces one of which is enclosed, for multiple-family dwellings. However, the City Code is silent specific to assisted living and memory care. For a 32 unit facility, this would typically require 80 parking spaces, 32 of which would need to be enclosed. Staff does not believe this to be realistic or necessary for the proposed senior living facility.

Given the quasi-residential, quasi-commercial nature of the proposed use and per past practice for this type of use, Staff has applied a combination of commercial and medical use parking standards, rather than typical residential parking minimums. The off-street parking ordinance sets a minimum parking space standard of one (1) space per four (4) hospital beds plus an additional space for each employee. Based on 32 units, a minimum of 8 parking stalls plus one stall per employee would be required. The Applicant indicated that ten (10) employees would be the most on site at any given time. As such it is Staffs opinion that a minimum of 18 parking spots be provided. The site plan currently proposes 20 off-street parking spaces.

Noise Study

The Applicant was required to conduct a noise study on the site due to the proximity of the site to U.S. Highway 10. The recommendation from that noise study included moving a shared outdoor use area from the northeast side of

the building to the south side of the building due to the noise levels exceeding recommended maximums in both the morning and the evening. If moved, the building itself would then act as a noise buffer for the shared outdoor use area once relocated to the south side of the building. The report goes on to say that a noise wall would not be a cost-effective solution to noise levels, as it would only reduce said noise levels by 0.4%. Upon further discussion with the Applicant, the patio area is primarily space for the in-house chefs to utilize for grilling purposes as it is adjacent to the buildings kitchen and not primarily used for public congregation or outdoor space for residents. Due to the need to be adjacent to the kitchen the outdoor space is not able to be moved.

The City must take extra care on land use decisions that allow residential uses along facilities (highways) that might require federal funding. The City would generally be responsible for the cost of any future noise wall. The Applicant requests that no noise wall be required, as they prefer the visibility to Highway 10.

Traffic
Staff has recommended that the Applicant realign the proposed building entrance to be in line with the existing intersection of Jaspar St NW and 139th Ln NW to improve traffic flow and reduce the likelihood of future intersection access issues. The Applicant has submitted a revised site plan which accounts for the requested realignment.

Alternatives

Alternative 1: Adopt Resolution #19-154 Approving the Site Plan for Suite Living contingent upon compliance with staff review and entering into a future development agreement with the City. The Planning Commission recommended approval of the proposed project. Staff believes this will be a quality project for the city and provide additional life cycle housing within the City for Ramsey residents. Staff supports Alternative 1.

Alternative 2: Table the application for Site Plan approval to the August 13th City Council meeting. If the City Council desires to have additional information brought forward for consideration that is not readily available the evening of the July 23rd City Council meeting it could table the request. Should the City Council desire to table the request it should clearly and specifically state the information desired. Staff is not opposed to Alternative 2, but believes enough information has been provided to warrant an official action from the City Council.

Alternative 3: Denial of Resolution #19-154 Approving the Site Plan for Suite Living. The City Council should state specific findings of fact for denial and direct staff to draft a subsequent resolution for denial. Staff does not support Alternative 3.

Funding Source:
All costs associated with this project are the Applicant's responsibility.

Recommendation:
Staff recommends the City Council adopt Resolution #19-154 Approving the Site Plan for Suite Living contingent upon compliance with staff review comments and future development agreement, including language waiving any liability related to noise levels per Minnesota Statute.

Action:
Motion to adopt Resolution #19-154 Approving the Site Plan for Suite Living contingent upon compliance with staff review comments and future development agreement.

Attachments

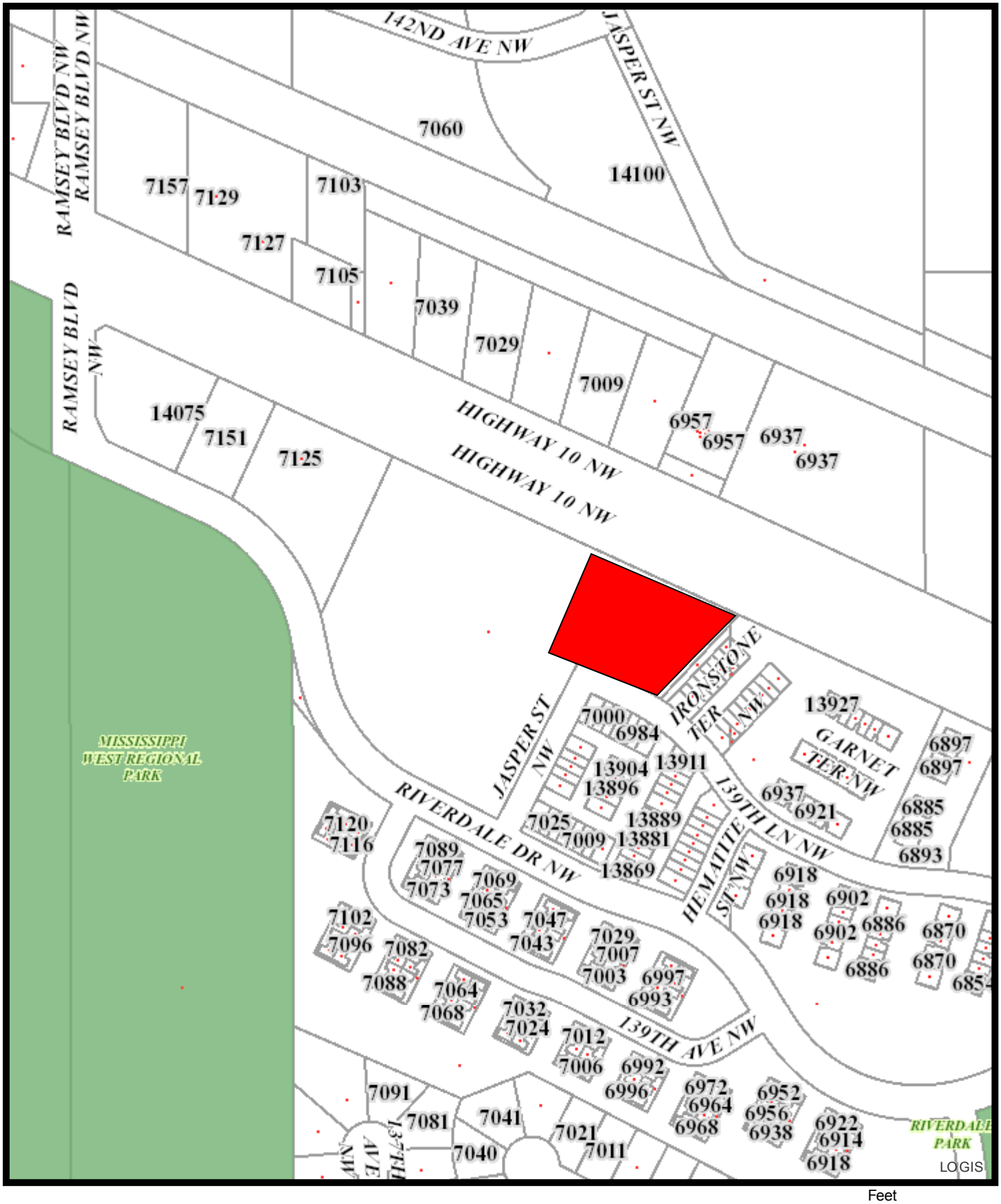
Site Location Map
Updated Site Plan
Complete Plan Set

Final Plat
Noise Study
Landscape Tech Report
Staff Review - ProjectDox Comments
Resolution #19-154
DRAFT Planning Commission Meeting Minutes July 10, 2019

Form Review

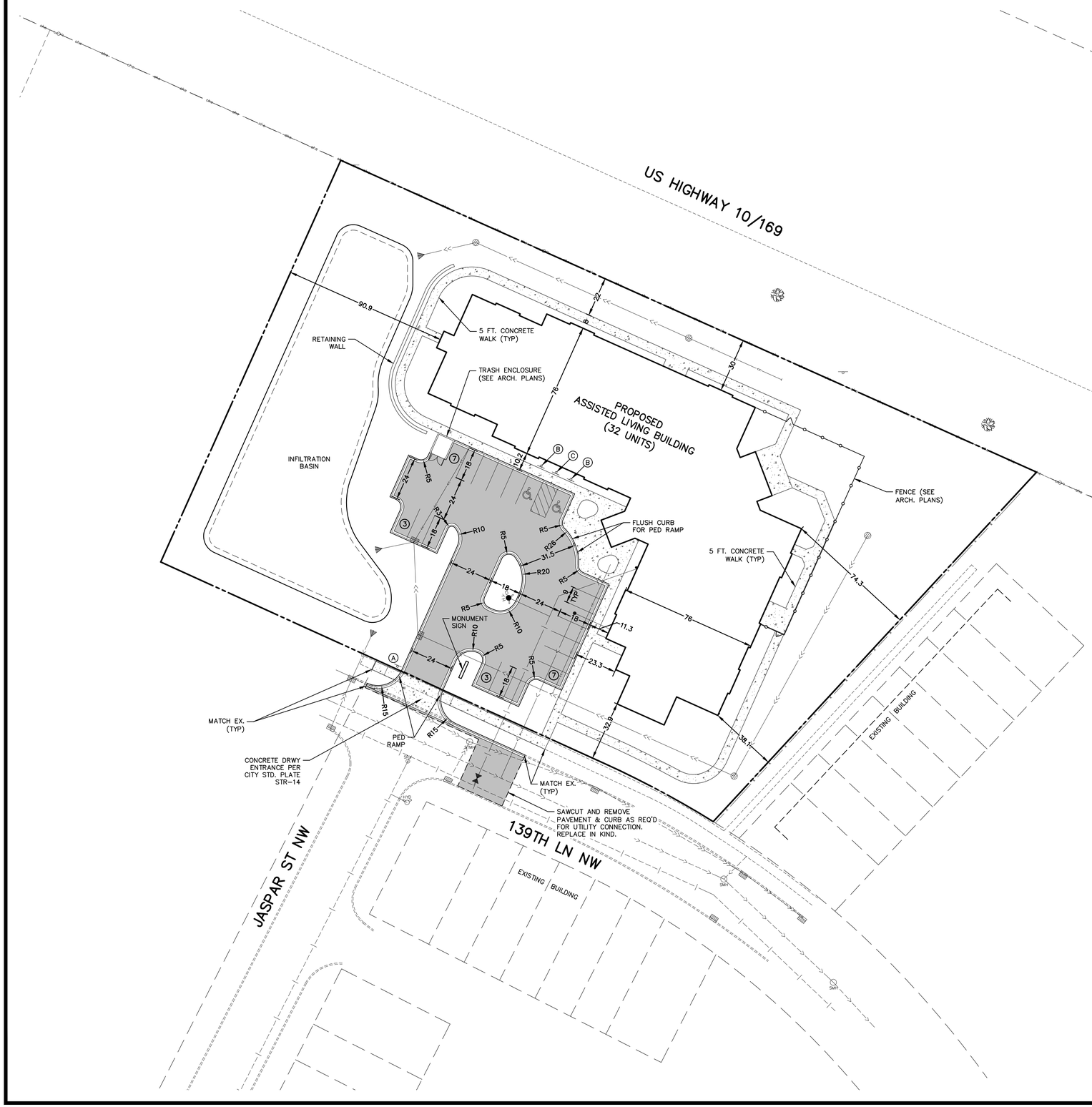
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/17/2019 06:36 PM
Form Started By: Eric Maass		Started On: 07/16/2019 09:08 AM
Final Approval Date: 07/17/2019		

Site Location Map



Feet
0 75 150 300 450 600

Print Date: June 19, 2019



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD ELECTRIC		
MANHOLE		
HYDRANT		
GATE VALVE		
CATCH BASIN		
SIGN		
UTILITY POLE		
FENCE		

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18'.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. CONCRETE WALK SHALL CONSIST OF 4" OF PORTLAND CEMENT CONCRETE ON COMPACTED SAND SUBGRADE.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
9. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

   CONTROL JOINT MAX. SPACING: WALKS–8' O.C. ALL OTHERS–10' O.C.

   SAW CUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

   EXPANSION JOINTS MAX. SPACING: WALKS–24. O.C. *ALL OTHERS–40' O.C.

   *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

   DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKINGS AND CROSS–HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1–1 (24"x 24")
Ⓑ HANDICAP PARKING SIGN: R7–8m W/R7–8b (12"x 18")
Ⓒ NO PARKING SIGN: R8–3a (12"x 18")

SITE DATA

PROPOSED ZONING:	MU–PUD
LOT AREA:	93,253 SF
HARD SURFACE AREA:	
BUILDING:	21,352 SF 23%
PAVEMENT:	16,329 SF 18%
TOTAL:	37,681 SF 40%
PERVIOUS SURFACE AREA:	55,572 SF 60%

PARKING SUMMARY

STANDARD SURFACE STALLS	18
HANDICAP SURFACE STALLS	2
TOTAL STALLS	20

BENCHMARKS

1. *Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257).*

   ELEVATION = 864.762

N

0 15 30 60
(IN FEET)

CALL BEFORE YOU DIG

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

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SITE PLAN

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1. 07/08/19 Draft Site Plan Revision

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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

Name: Joseph T. Radosevich
Signature:
Date: 07/08/19 License #: 45889

PRELIMINARY

C3 of 8

Save Date: 07/08/19 | rradosevich | 8160/8155 - riverwalk - suite living\cad s:\engineering\8155_site2.dwg

Project Directory

Owner:
Suite Living
1341 County Road D
Vadnais Heights, MN 55109
Joel Larson

Hampton Construction
Todd Francis
1341 County Road D
Vadnais Heights, MN 55109
651/200-4365

Architect:
Lars Architectural Services, LLC
Larry (Lars) Glockzin - Architect
115 River Street
Hudson, WI 54016
612/240-7009
Lars100@SBCglobal.net
Larsgxyz@gmail.com

Civil Engineer:
Carlson McCain, Inc.
3890 Pheasant Ridge Drive
Blaine, MN 55449
763-489-7920
Fax 763-489-7959
www.carlsonmccain.com

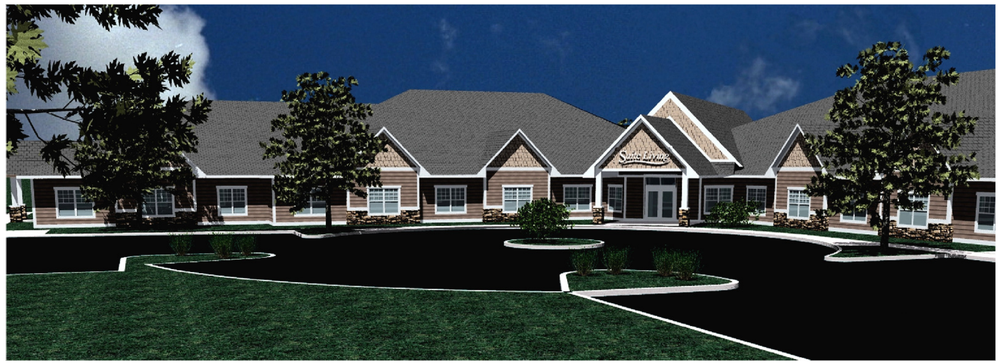
Structural:
Stroh Engineering
Bernie Stroh - P.E.
PO 792140
Paia, HI 96779
(808) 866-4689
strohengineering@hotmail.com

Mech/Electrical:
By others-Design/Build

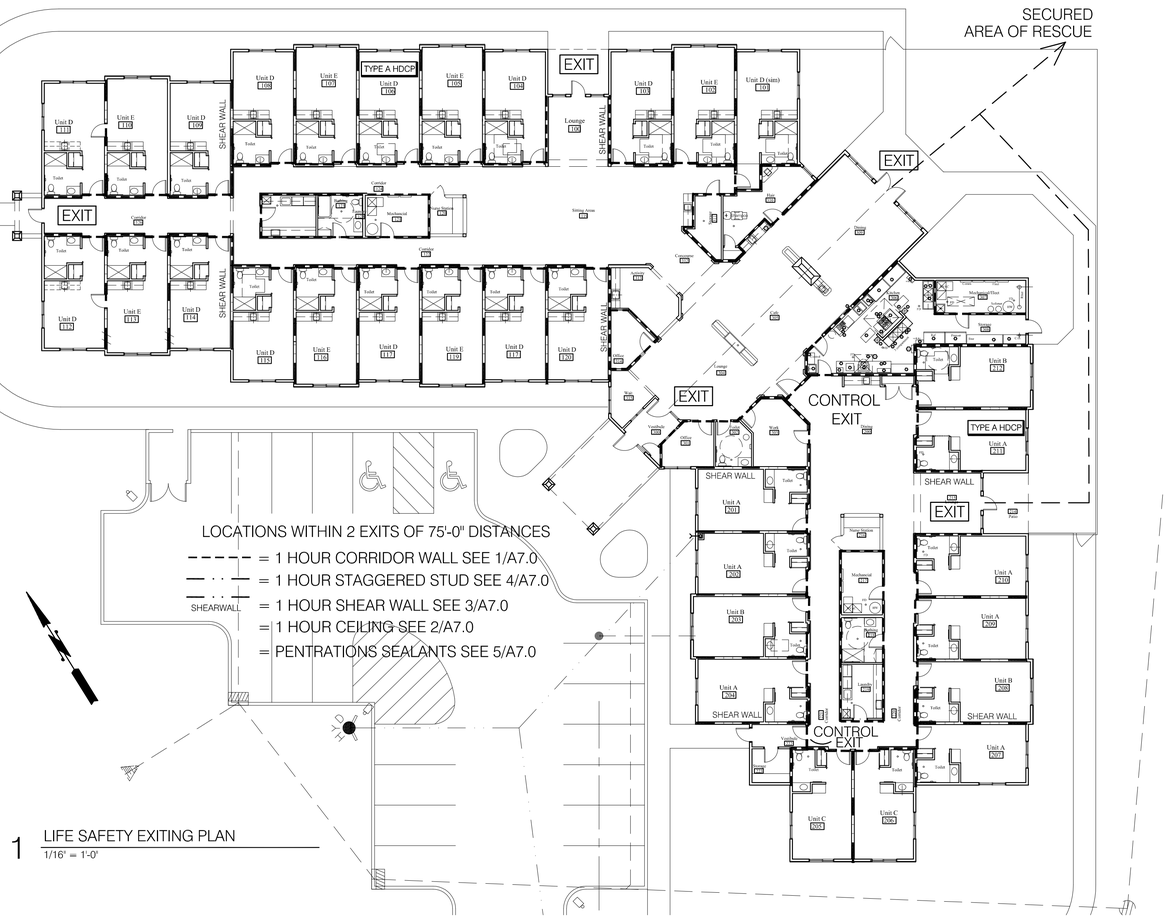
Suite Living

139th Lane Northwest
City of Ramsey, MN

PROJECT INFORMATION
SITE:
BUILDING AREA (FOOTPRINT) 20,803 GSF
TOTAL PARKING = 24
DWELLING UNITS:
TYPE 'A' = 7
TYPE 'B' = 3
TYPE 'C' = 2
TYPE 'D' = 13
TYPE 'E' = 7
TOTAL PERMANENT RESIDENT UNITS = 32
FULL & PART TIME EMPLOYEES = 25+-



Conceptual View



1 LIFE SAFETY EXITING PLAN
1/16" = 1'-0"

General Notes

1. SITE PREPARATION TO BE PROVIDED BY SITE CONTRACTOR REVIEW CONDITIONS WITH BUILDING CONTRACTOR.
2. CONTINUOUS SEALANTS AND FLASHING AT ALL EXTERIOR AND INTERIOR OPENINGS.
3. FURNACE FLUE TO BE FIRESTOPPED AT CEILING LEVEL AND MAINTAIN PROPER CLEARANCES
4. PROVIDE OUTSIDE COMBUSTION AIR.
5. 'UL' LISTINGS REQUIRED AND SHALL BE INSTALLED PER MANUFACTURER SPECS.
6. EXHAUST FAN VENTED DIRECTLY OUTSIDE AND MUST TERMINATE AT LEAST 3 FEET FROM ANY BUILDING OPENING
7. EXIT DOORS TO HAVE LEVER ACTION HARDWARE AND CAN BE OPENED FROM THE INSIDE W/O USE OF KEY
8. CONTRACTOR TO PROVIDE AND SUBMIT PRODUCT SUBMITTALS TO OWNER FOR REVIEW AND APPROVAL.
9. SITE DESIGN BY EXCAVATING CONTRACTOR.
10. WORK OF ALL TRADES SHALL CONFORM WITH CURRENT RECOGNIZED STANDARDS AND PRACTICES FOR MATERIALS AND WORKMANSHIP
11. SAFETY GLAZING IS REQUIRED WITHIN 24" OF A DOOR WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE THE FLOOR
12. PROVIDE 4A FIRE EXTINGUISHERS REVIEW WITH FIRE MARSHALL
13. SEE STRUCTURAL FOR BEARING AND ANCHORING REQUIREMENTS
14. ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNER AND PROVIDE OPTIMUM LIGHTING SCHEME PRIOR TO ANY INSTALLATION
15. VERIFY ALL DIMENSIONS. NOTIFY OWNER OF ANY DISCREPANCIES.
16. ALL PAINT COLORS TO BE DETERMINED BY OWNER
17. PROVIDE WATER RESISTANT GYP. BD. AT ALL TOILET ROOMS.
18. PROVIDE BOTTLE WATER OR EQ
19. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND IS RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES AND EASEMENTS
20. SITE, PLUMBING, AND ELECTRICAL DESIGN BY OTHERS
21. CONTRACTOR TO VERIFY ALL DIMENSIONS
22. PROVIDE ILLUMINATED EXIT SIGNS AT EXTERIOR DOORS
23. JOINTS SHALL BE PLACED NO MORE THAN 15' TO 20' O.C. BOTH DIRECTIONS IN CONCRETE SLABS. 20' TO 25' ON CENTER FOR MASONRY WALLS AND 20' TO 30' O.C. BOTH DIRECTIONS FOR GYP. BD. WALLS, SOFFITS, CEILINGS, ETC.
24. PROVIDE IDENTIFICATION UNISEX SIGNAGE AT PUBLIC TOILET/BATHING



Location Key

NOT TO SCALE
FOR REFERENCE ONLY

Code Review IBC 2012

MINNESOTA BUILDING CODE 2015 - IBC 2012
MECHANICAL & PLUMBING CODE 2015
INTERNATIONAL FIRE CODE W/ MN AMENDMENTS 2015 - IFC 2012
ACCESSIBILITY - MN CHAPTER 1341 - ANSI 117.1 2009
ENERGY - IEC 2012 & ASHRAE 90.1 2010
NEC - 2017
MN CHAPTERS ADDITIONAL INFO: 1300, 1303, 1306,1307,1341, 1323
FACILITY: Suite Living
139th Lane Northwest
City of Ramsey, MN 55303

Occupant Building Area = 20,524 sq. ft.
Canopy Areas 839 sq. ft. = 21,363 sq. ft.
Building Occupancy I-1
Building Type VB
32 Units (4% Type A Required = 1.28 or 2 Units)
Maximum Building Area Allowed:
13 Sprinklered (4500 x3) = 13,500 sq. ft.
Frontage Increase = (840/840-0.25) (30/30 average) = 1.75
1.75 x 1.0 = 1.75 x 4500 = 7,875 sq. ft.
13,500 + 7,875 = 21,375 sq. ft. max. > than 21363 sq. ft. therefore ok
NFPA 13 sprinkler system requires the following:
All Stairs, Shafts to be 2 hour rating
Exterior Canopies/Attics to be Sprinklered

FIRE ALARMS - hardwired

MINIMUM FIRE RESISTANCE OF WALLS (IN HOURS)
DEMISING WALLS (BETWEEN UNITS) 5/8" GYP. BD. EACH SIDE - 1 HOUR
EXIT ACCESS CORRIDORS - 1 HOUR/20 MIN OPENINGS

Sheet Index

T1.0 Title and Code Review

Civil
SEE CIVIL SET FOR DRAWINGS AND INFORMATION

Architectural
A1.0 Architectural Site Plan & Exterior Lighting Plan
A2.0 Overall Floor Plan
A2.1
A2.2
A3.0 Exterior Elevations
A4.0
A4.1
A5.0
A5.1
A6.0
A7.0

Structural
S1.0
S2.0

Mechanical
M DESIGN BUILD

Plumbing
P DESIGN BUILD

Electrical
E DESIGN BUILD

Lars
Architectural Services, LLC
Hudson WI 54016
612-240-7009
Larsgxyz@gmail.com
Lars100@sbcglobal.net

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
Reg. No. 24240
Signed
Larry Glockzin

Suite Living
139th Lane NW
City of Ramsey, MN 55303

Concept
June 5, 2019

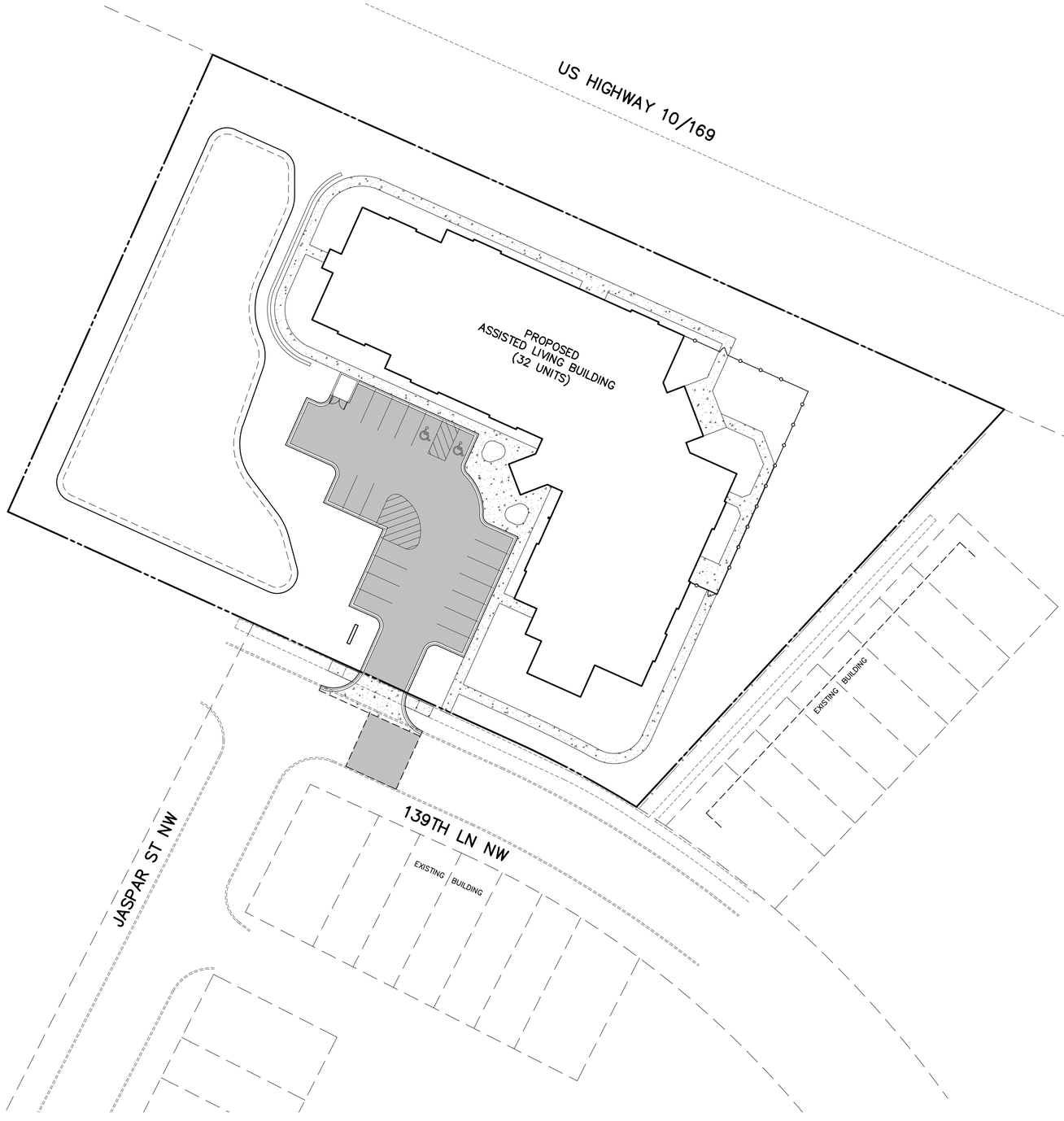
Title & Code Review

No.	Date	Revision

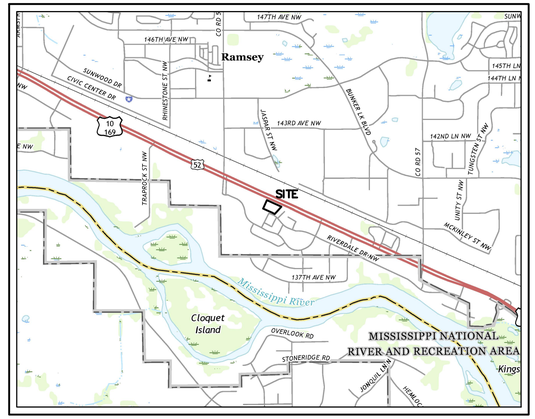
Project Cate
Date 1/4/19
Drawn by Lars

SHEET
T1.0

SUITE LIVING SENIOR CARE OF RAMSEY



VICINITY MAP



SHEET INDEX

C1. COVER
C2. EXISTING CONDITIONS
C3. SITE PLAN
C4. UTILITY PLAN
C5. GRADING, DRAINAGE, & EROSION CONTROL PLAN
C6. STORMWATER POLLUTION PREVENTION PLAN
C7. DETAILS
C8. DETAILS
L1. LANDSCAPE PLAN
L2. LANDSCAPE PLAN

BENCHMARKS

1. *Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257).*

   ELEVATION = 864.762

N

0 15 30 60

(IN FEET)

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Phone: 763-489-7900 Fax: 763-489-7959

COVER

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1.

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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

Name: Joseph T. Radach, PE

Signature:

Date: 06/06/19 License #: 45889

Save Date: 06/06/19 | Jobs\8141 - 8160\8155 - riverwick - suite living\cad c3d\engineering\8155_cover.dwg

PARCEL DESCRIPTION: *(Per Schedule A of Title Commitment File No. NCS-911091-1-MPLS, with a commitment date of October 3rd, 2018 at 8:00 A.M., prepared by First American Title Insurance Company)*

Outlot A, RIVENWICK VILLAGE, Anoka County, Minnesota.

(abstract property)

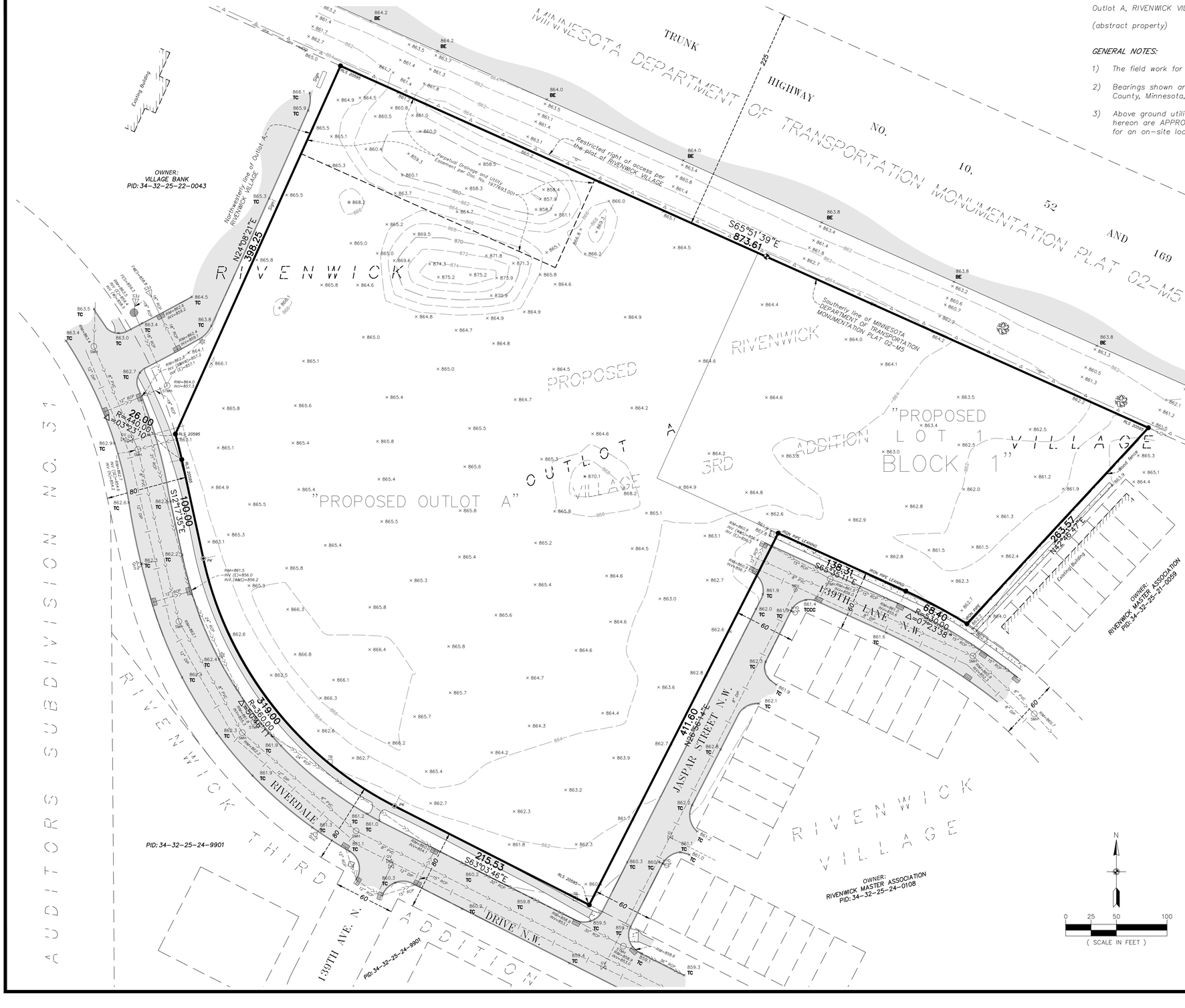
GENERAL NOTES:

1) *The field work for this survey was completed on April 26th, 2019.*
2) *Bearings shown are based on the Northwesterly line of Outlot A, RIVENWICK VILLAGE, Anoka County, Minnesota, which is assumed to bear N24°08'21"E.*
3) *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).*

BENCHMARKS

1. *Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257).*

   ELEVATION = 864.762



LEGEND

- – Denotes Found MnDot Right of Way Disc
- – Denotes Found PK Nail
- – Denotes Found Iron Monument
- – Denotes Light Pole
- – Denotes Miscellaneous Sign
- × 000.0 – Denotes Existing Spot Elevation
- – Denotes Existing Tree
- – Denotes Sanitary Manhole
- – Denotes Storm Manhole
- – Denotes Overflow Structure
- – Denotes Catch Basin
- – Denotes Flared End Section
- – Denotes Fire Hydrant
- – Denotes Gate Valve
- – Denotes Utility Pole
- – Denotes Telephone Box
- – Denotes Overhead Electric
- – Denotes Watermain
- – Denotes Sanitary Sewer
- – Denotes Storm Sewer
- – Denotes Restricted Right of Access shown on the plat of RIVENWICK VILLAGE
- – Denotes Existing Fence as noted
- – Denotes Concrete Surface
- – Denotes Bituminous Surface
- – Denotes Existing 2 Ft. Contour
- – Denotes Existing 10 Ft. Contour

Carlson McCain
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Phone: 763-489-7900 Fax: 763-489-7959

EXISTING CONDITIONS

SUITTE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N., Suite 321
Shoreview, MN 55126

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs/kcm
ISSUE DATE:	6/06/19
FILE NO:	264

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota

Name: Thomas R. Balluff
Signature: Thomas R. Balluff
Date: 6/06/19 License #: 40361

Save Date: 06/06/19 J:\Jobs\8141 - 8160\8155 - rivenwick - suite living\cad\Survey\8155_xsctn.dwg



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD ELECTRIC		
MANHOLE		
HYDRANT		
GATE VALVE		
CATCH BASIN		
SIGN		
UTILITY POLE		
FENCE		

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18'.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. CONCRETE WALK SHALL CONSIST OF 4" OF PORTLAND CEMENT CONCRETE ON COMPACTED SAND SUBGRADE.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
9. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

   CONTROL JOINT MAX. SPACING: WALKS–8' O.C.
   ALL OTHERS–10' O.C.

   SAW CUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

   EXPANSION JOINTS MAX. SPACING: WALKS–24. O.C.
   *ALL OTHERS–40' O.C.

   *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

   DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKINGS AND CROSS–HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1–1 (24"x 24")
Ⓑ HANDICAP PARKING SIGN: R7–8m W/R7–8b (12"x 18")
Ⓒ NO PARKING SIGN: R8–3a (12"x 18")

SITE DATA

PROPOSED ZONING:	MU–PUD
LOT AREA:	93,253 SF
HARD SURFACE AREA:	
BUILDING:	21,352 SF 23%
PAVEMENT:	14,497 SF 16%
TOTAL:	35,849 SF 38%
PERVIOUS SURFACE AREA:	57,404 SF 62%

PARKING SUMMARY

STANDARD SURFACE STALLS	18
HANDICAP SURFACE STALLS	2
TOTAL STALLS	20

BENCHMARKS

1. *Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257).*

   ELEVATION = 864.762

N

0 15 30 60
(IN FEET)

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SITE PLAN

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1.

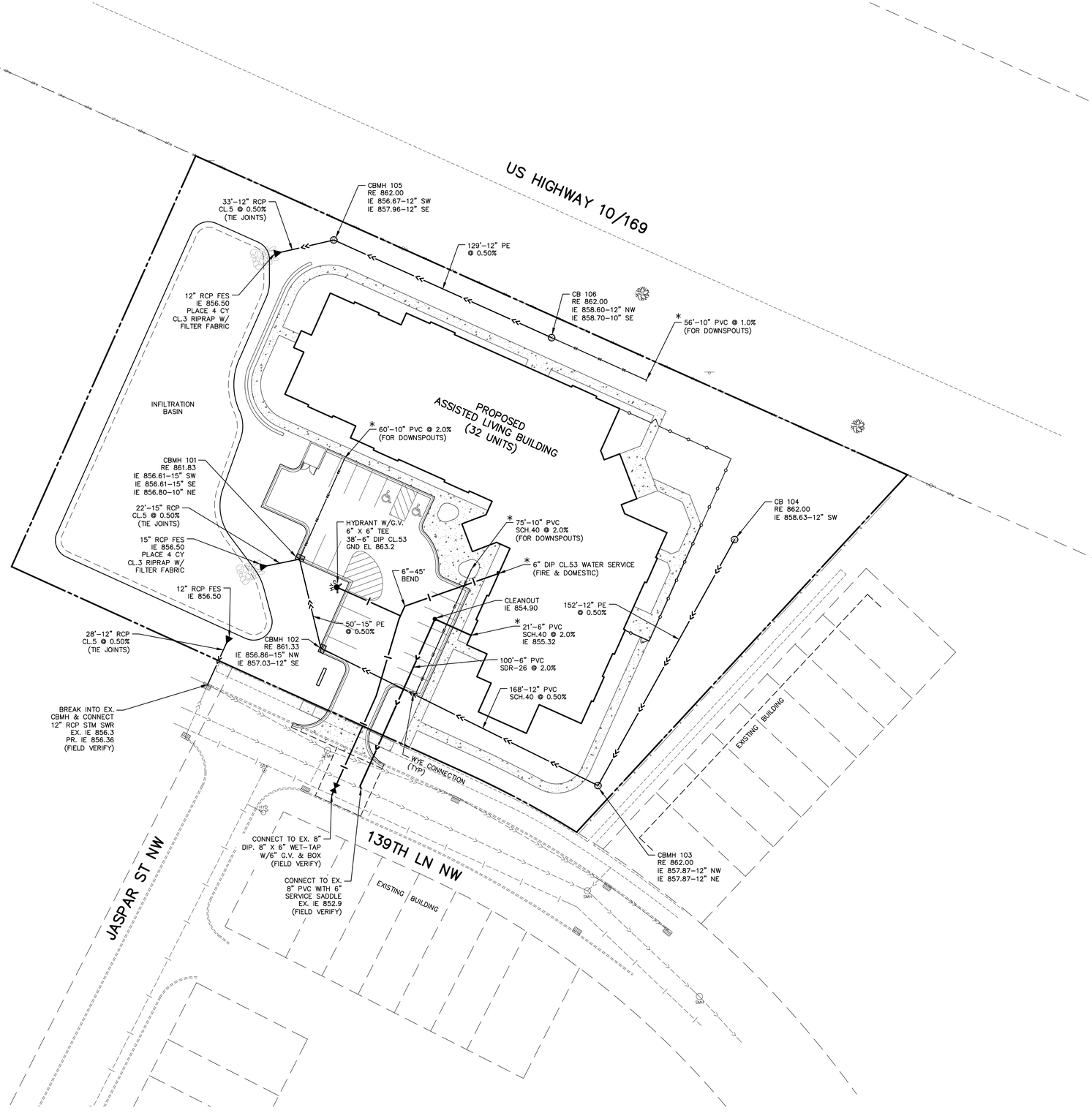
DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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

Name: Joseph T. Radach, PE
Signature:
Date: 06/06/19 License #: 45889

C3 of 8

Save Date: 06/06/19 I:\Jobs\8141 - 8160\8155 - Riverwick - suite living\cad c3d\engineering\8155_site.dwg



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD ELECTRIC		
MANHOLE		
HYDRANT		
GATE VALVE		
CATCH BASIN		
SIGN		
UTILITY POLE		
FENCE		

UTILITY PLAN NOTES

1. SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF RAMSEY STANDARD DETAIL SPECIFICATIONS & THE MINNESOTA PLUMBING CODE.
2. A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
3. A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
4. ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF ARDEN HILLS PUBLIC WORKS DEPARTMENT.
5. CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17'. ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
6. ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HYDROSTATIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.

* FINAL LOCATIONS OF BUILDING UTILITY SERVICES & DOWNSPOUT LOCATIONS TO BE VERIFIED WITH ARCHITECTURAL AND PLUMBING PLANS.

STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH–101	48" DIA.	R–3067–V
CBMH–102	48" DIA.	R–3067–V
CBMH–103	48" DIA.	R–4342
CB–104	27" DIA.	R–4342
CBMH–105	48" DIA.	R–4342
CB–106	27" DIA.	R–4342

BENCHMARKS

1. *Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257).*

   ELEVATION = 864.762

N

0 15 30 60

(IN FEET)

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UTILITY PLAN

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1.

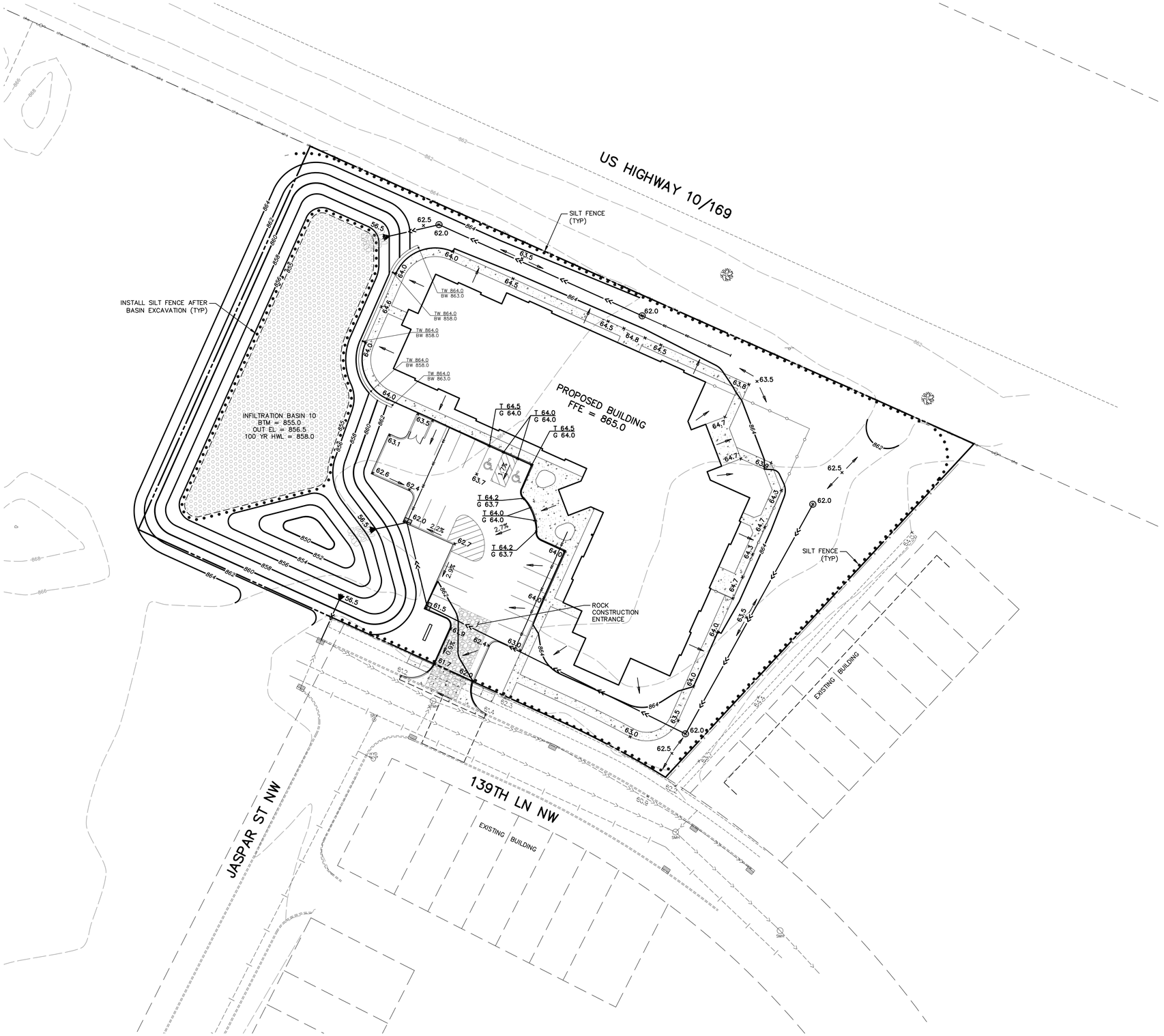
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DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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Name: Joseph T. Radach, PE
Signature:
Date: 06/06/19 License #: 45889

C4 of 8

Save Date: 06/06/19 | Job:18141 - 816918155 - riverwick - suite living\cad\civil\engineering\18155_utility.dwg



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD ELECTRIC		
MANHOLE		
HYDRANT		
GATE VALVE		
CATCH BASIN		
SIGN		
UTILITY POLE		
FENCE		
10' CONTOUR	860	860
2' CONTOUR	858	858
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0	00.0
TOP OF CURB ELEV. GUTTER LINE ELEV.		T 44.3 G 43.8
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF RAMSEY SPECIFICATIONS.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

BENCHMARKS

1. *Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257).*

   ELEVATION = 864.762

N

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GRADING, DRAINAGE, & EROSION CONTROL PLAN

SUITTE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1.

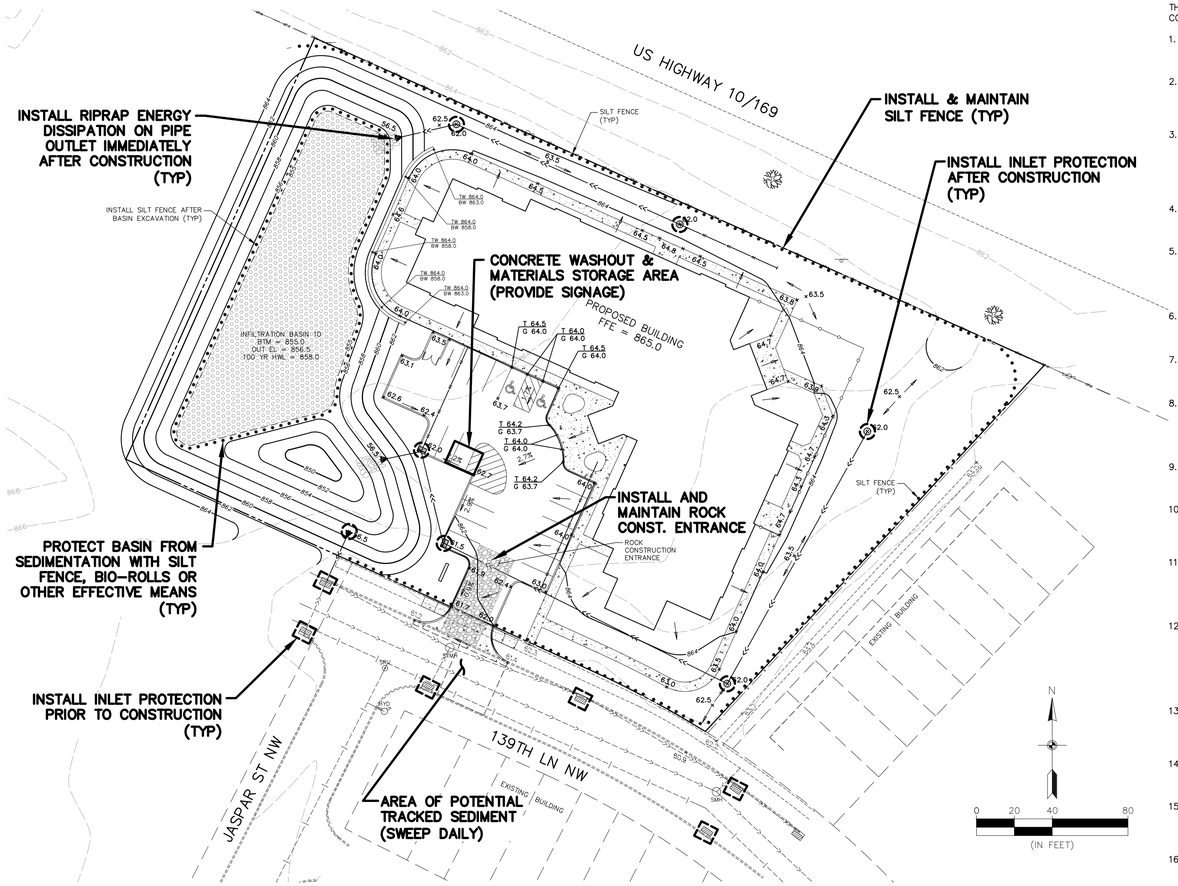
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Name: Joseph T. Radach, PE
Signature:
Date: 06/06/19 License #: 45889

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Save Date: 06/06/19 I:\Jobs\8141 8160\8155 riverwick - suite living\civil cad\engineering\8155_grade.dwg



GENERAL INFORMATION
MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION
PROJECT NAME: SUITE LIVING SENIOR CARE OF RAMSEY
PROJECT LOCATION: RAMSEY, ANOKA COUNTY, MINNESOTA
PROJECT OWNER: HAMPTON COMPANIES

RESPONSIBLE PARTIES
THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: _____

TRAINING DOCUMENTATION: _____

INSPECTION REPRESENTATIVE: _____

TRAINING DOCUMENTATION: _____

EXISTING SITE CONDITIONS
THE SITE IS LOCATED NORTH OF THE INTERSECTION OF 139TH LANE NW AND JASPER STREET NW, SOUTH OF US HIGHWAY 10/169, IN RAMSEY, ANOKA COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY US HIGHWAY 10/169, ON THE EAST BY EXISTING RESIDENTIAL TOWNHOMES, ON THE SOUTH BY 139TH LANE NW, AND ON THE WEST BY UNDEVELOPED COMMERCIAL/RESIDENTIAL PROPERTY.

THE SITE BOUNDARY CONSISTS OF 1.911 ACRES. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND WITH NO IMPERVOIUS SURFACE AREAS. THE SITE HAS A RELATIVELY FLAT TOPOGRAPHY, WITH ELEVATIONS RANGING FROM 865 IN THE WEST, DOWN TO ABOUT 861 IN THE EAST. THE MAJORITY OF THE SITE DRAINS NORTHWESTERLY TO THE US HIGHWAY 10/169 DITCH. A SMALL PORTION OF THE SITE DRAINS SOUTH TO 139TH LANE NW. ALL STORMWATER ULTIMATELY DRAINS TO THE MISSISSIPPI RIVER.

PROPOSED SITE CONDITIONS
HAMPTON COMPANIES PLANS ON DEVELOPING THE SITE INTO A 32 UNIT ASSISTED LIVING FACILITY WITH ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 2.3 ACRES WILL BE DISTURBED. AFTER CONSTRUCTION, THE SITE WILL CONTAIN APPROXIMATELY 0.823 ACRES OF IMPERVIOUS SURFACE.

THE MAJORITY OF THE STORMWATER FROM THE SITE WILL BE COLLECTED IN STORM SEWER AND ROUTED TO AN INFILTRATION BASIN IN THE WESTERN PORTION OF THE SITE. SMALL PORTIONS OF THE SITE WILL RUNOFF DIRECTLY TO THE US HIGHWAY 10/169 AND DIRECTLY TO 139TH LANE NW. THE PROPOSED INFILTRATION BASIN HAS BEEN SIZED TO TREAT STORMWATER FROM THE PROPOSED SITE AS WELL AS FUTURE DEVELOPMENT AREAS TO THE WEST.

SOIL INFORMATION
AT THE TIME OF THIS REPORT, NO SOIL BORINGS WERE AVAILABLE. ACCORDING TO THE NRCS WEB SOIL SURVEY, ONSITE SOILS CONSIST PRIMARILY OF LOAMY SAND SOILS IN THE HYDROLOGIC SOIL GROUP "A". THIS PLAN SHOULD BE AMENDED WITH ACTUAL SOIL BORING INFORMATION IF/WHEN AVAILABLE.

BASED ON ELEVATIONS IN AND AROUND THE SITE, GROUNDWATER IS NOT ANTICIPATED TO BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.

WETLAND CONSIDERATIONS
THERE ARE NO KNOWN WETLANDS ONSITE.

STORMWATER RECEIVING WATERS
ALL STORMWATER FROM THE SITE ULTIMATELY DRAINS TO THE MISSISSIPPI RIVER.

SPECIAL/IMPAIRED WATER CONSIDERATIONS
THE MISSISSIPPI RIVER IS LOCATED APPROXIMATELY 2,000 FEET SOUTHWEST OF THE SITE AND IS LISTED AS A SPECIAL WATER AND IMPAIRED WATER. ADDITIONAL BMPS INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE (NOT APPLICABLE), AND AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 FEET FROM THE SPECIAL WATER (NOT APPLICABLE).

STORMWATER MANAGEMENT PLAN
THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION REQUIRES SITE THAT DISTURB GREATER THAN ONE ACRE OF LAND TO PROVIDE RATE CONTROL AND VOLUME CONTROL. RATE CONTROL IS REQUIRED FOR THE 2-YEAR, 10-YEAR, AND 100-YEAR STORM EVENT. VOLUME CONTROL IS REQUIRED FOR 1-INCH OF RUNOFF FROM THE PROPOSED ONSITE IMPERVIOUS SURFACE AREAS. THE PROPOSED IMPERVIOUS AREA OF THE SITE IS 0.823 ACRES, WHICH REQUIRES A VOLUME REDUCTION OF 0.069 ACRE FEET. THE PROPOSED INFILTRATION BASIN HAS A VOLUME BELOW THE OUTLET OF 0.482 ACRE FEET. THE INFILTRATION BASIN HAS ADEQUATE STORAGE TO PROVIDE VOLUME CONTROL AND RATE CONTROL FOR THE SITE. THE INFILTRATION BASIN HAS BEEN OVERSIZED TO PROVIDE VOLUME CONTROL AND RATE CONTROL FOR FUTURE DEVELOPMENT ADJACENT TO THE SITE.

PRIOR TO START OF CONSTRUCTION
THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. SILT FENCE
   SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
2. ROCK CONSTRUCTION ENTRANCE
   ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
3. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
4. TEMPORARY SEDIMENTATION BASIN
   WHERE FIVE (5) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. THE TEMPORARY (OR PERMANENT) BASINS MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UPGRADIENT OF THE AREA AND CONTRIBUTES RUNOFF TO THE BASIN. WHERE THE TEMPORARY SEDIMENT BASIN IS NOT ATTAINABLE DUE TO SITE LIMITATIONS, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR THOSE SIDE SLOPE BOUNDARIES DEEMED APPROPRIATE AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS ATTAINABLE, THE PERMITTEE(S) MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE AND AVAILABLE AREA ON SITE. THE BASIN MUST BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF PART III.C. OF THE MPCA CONSTRUCTION STORMWATER PERMIT.

DURING CONSTRUCTION
THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. PHASED GRADING
   TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.
2. TRACKED SEDIMENT
   ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT.
3. STOCKPILES
   STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. SOIL STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF INACTIVITY. STABILIZATION MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
4. TOPSOIL
   UPON GRADING COMPLETION, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
5. DECOMPACTION
   SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING DISTURBED PERVIOUS AREAS MUST BE DECOMPACTED THROUGH SOIL AMENDMENT AND/OR RIPPING TO A DEPTH OF 18 INCHES WHILE TAKING CARE TO AVOID UTILITIES, TREE ROOTS AND OTHER EXISTING VEGETATION PRIOR TO FINAL REVEGETATION OR OTHER STABILIZATION
6. RESTORATION
   ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD IMMEDIATELY BUT IN NO CASE LATER THAN 7 DAYS.
7. SLOPES
   IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
8. DRAINAGE DITCHES
   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
9. PIPE OUTLETS
   PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
10. CATCH BASINS
    ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
11. DUST
    CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
12. DEWATERING
    IT IS NOT ANTICIPATED THAT DEWATERING WILL BE REQUIRED FOR THE PROPOSED PROJECT. HOWEVER, IF REQUIRED, DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPS SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
13. CONSTRUCTION MATERIALS AND DEBRIS
    CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
14. CHEMICALS
    CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
15. SPILLS AND CONTAMINATION
    IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.
16. CONCRETE WASHOUT AREA
    PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

POST CONSTRUCTION
WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE DECOMPACTED AND STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

NOTICE OF TERMINATION
THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

INSPECTIONS & RECORD KEEPING
STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION,

WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

1. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
2. RECORD RAINFALL AMOUNT SINCE MOST RECENT INPSECTION.
3. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
4. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
   A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
   B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
   C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
   D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
5. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
6. INSPECT STABILIZED AREAS FOR EROSION.
7. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
8. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
9. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

MAINTENANCE
THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES ½ THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

QUANTITIES
THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE/BIO-ROLLS	L.F.	1,350
INLET PROTECTION	EA.	13
EROSION CONTROL BLANKET	S.Y.	AS NEEDED
RIPRAP CL.3	C.Y.	10
TURF ESTABLISHMENT	AC.	2.0

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

STORMWATER POLLUTION PREVENTION PLAN

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

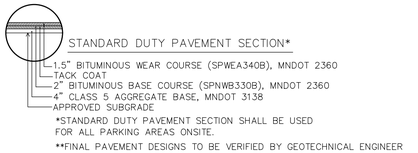
REVISIONS
1.

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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

Name: Joseph T. Radach, PE
Signature: _____
Date: 06/06/19 License #: 45889

Save Date: 06/06/19 | J:\jobs\8141 - 91690\8155 - riverwick - suite living\cad\c3d\engineering\8155_sheppp.dwg



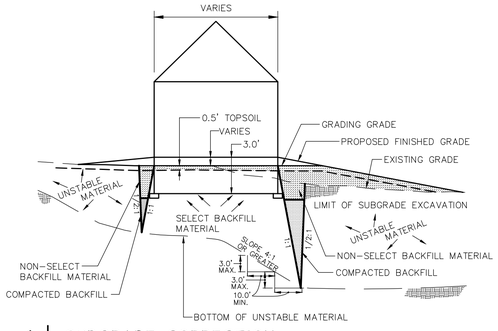
1 | PAVEMENT SECTION
C7 | NO SCALE

1. TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
2. TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
3. SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
4. DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
5. MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
6. FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

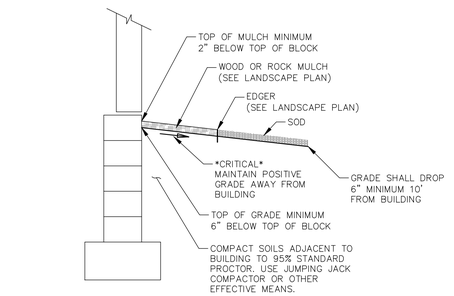
2 | TURF ESTABLISHMENT
C7 | NO SCALE

1. ALL SUBGRADE IS TO BE COMPACTED TO THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION REPORT PRIOR TO PLACEMENT OF TOPSOIL.
2. COMPACTION MUST BE MAINTAINED UP TO THE BUILDING FOUNDATION PERIMETER PER THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION REPORT. IN NO CASE SHALL COMPACTION BE LESS THAN 95% STANDARD PROCTOR ADJACENT TO THE BUILDING PERIMETER.
3. SUBGRADE SHALL BE COMPACTED SO THAT TOPSOIL SHALL NOT EXCEED A MAXIMUM OF 6 INCHES. IN NO CASE SHALL GREATER THAN 6 INCHES OF TOPSOIL BE PLACED WITHIN 10 FEET OF THE BUILDING PERIMETER.
4. DURING FINAL GRADING & PRIOR TO PLACING TOPSOIL WITHIN 4 FEET OF THE BUILDING PERIMETER, USE A JUMPING JACK COMPACTOR OR OTHER EFFECTIVE MEANS TO RECOMPACT THE SOILS ADJACENT TO THE BUILDING TO PREVENT SETTLING.

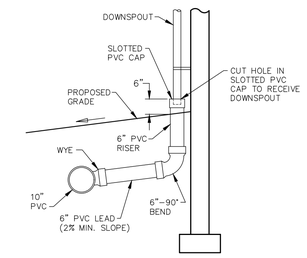
3 | SPECIAL GRADING NOTES
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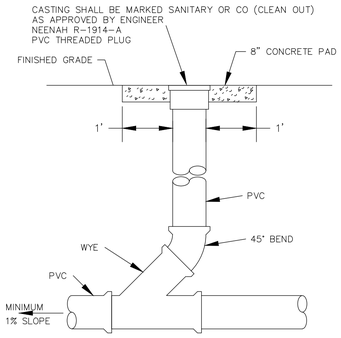
4 | SUBGRADE CORRECTION
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5 | TYPICAL GRADING AT BUILDING
C7 | NO SCALE

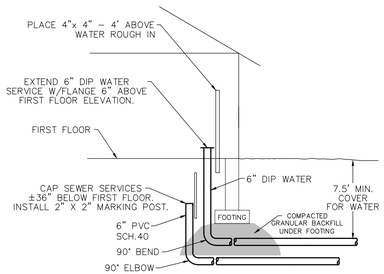


6 | DOWNSPOUT CONNECTION
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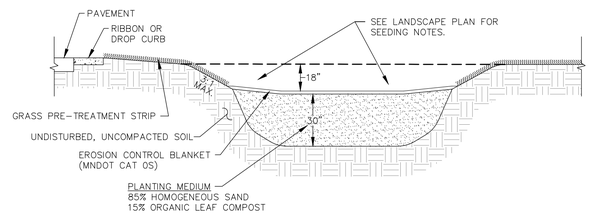


NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.
- CLEAN OUT SIZE SHALL MATCH THE SIZE OF THE MAIN LINE PIPE FOR 4 INCH DIAMETER PIPE AND SMALLER. CLEAN OUT SIZE SHALL NOT BE LESS THAN 6" DIAMETER FOR MAIN LINE PIPES LARGER THAN 4 INCH DIAMETER.

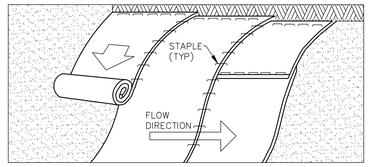
7 | SERVICE CLEAN OUT
C7 | NO SCALE



8 | UTILITY SERVICE CONNECTIONS
C7 | NO SCALE

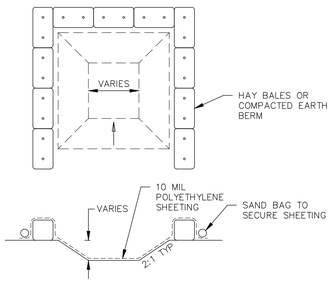


9 | INFILTRATION BASIN
C7 | NO SCALE



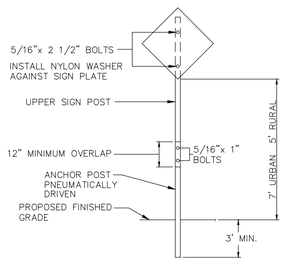
NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

10 | EROSION CONTROL BLANKET
C7 | NO SCALE



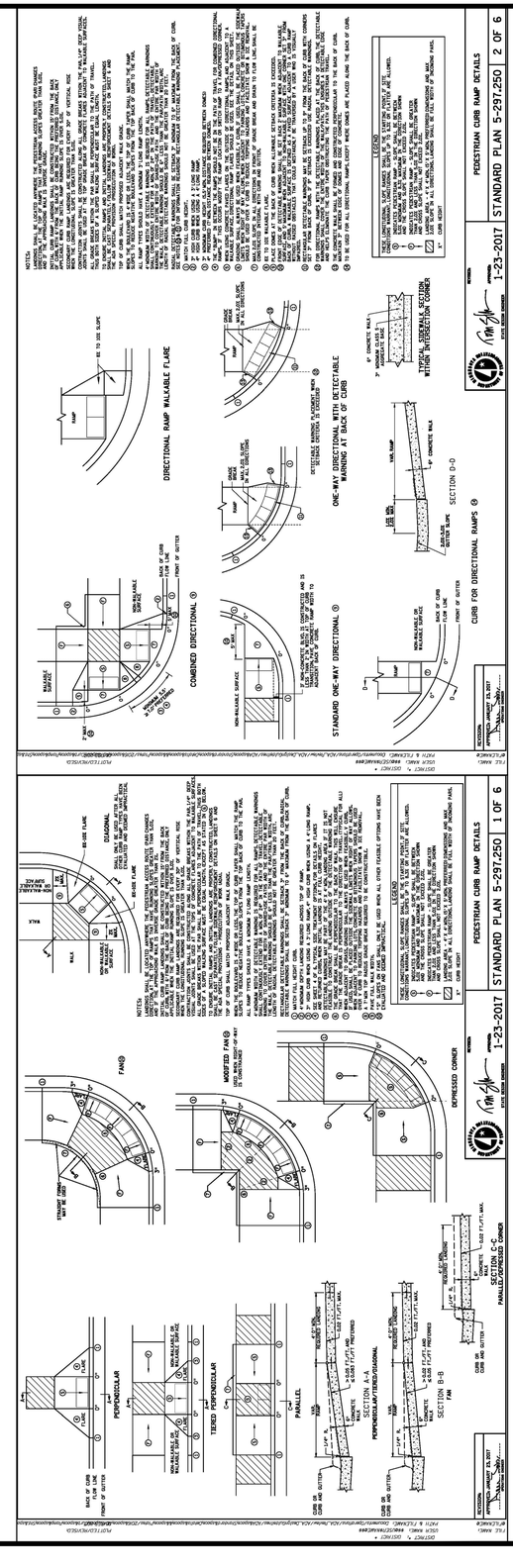
NOTES:
1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

11 | CONCRETE WASHOUT
C7 | NO SCALE



NOTES:
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
3. BOLTS SHALL BE TAMPER PROOF.
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

12 | TRAFFIC SIGN INSTALLATION
C7 | NO SCALE



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DETAILS

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

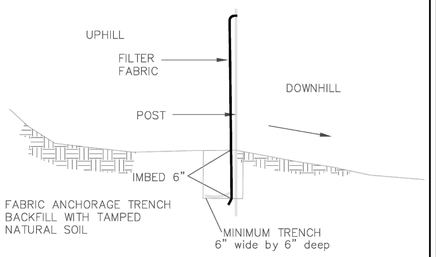
REVISIONS
1.

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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

Name: Joseph T. Radach, PE
Signature:
Date: 06/06/19 License #: 45889

Save Date: 06/05/19 \\pw\data\8141 - 8160\8155 - riverwick - suite living\cad c3d\engineering\8155_detail.dwg

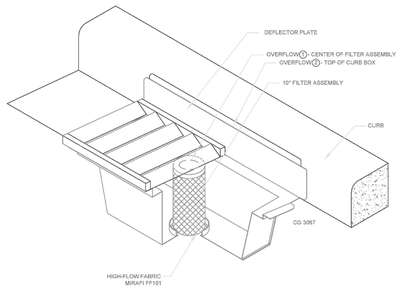


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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



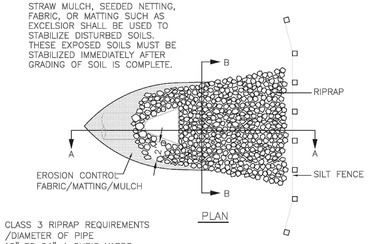
INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

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

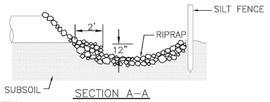
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, FABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.



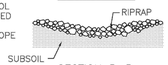
PLAN

CLASS 3 RIPRAP REQUIREMENTS /DIAMETER OF PIPE
12" TO 24" 4 CUBIC YARDS
27" TO 33" 8 CUBIC YARDS
36" TO 48" 12 CUBIC YARDS
54" AND UP 16 CUBIC YARDS
(ONE CUBIC YARD IS APPROX. 2,800 LBS.)



SECTION A–A

A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLISTRATED REGARDLESS OF SLOPE

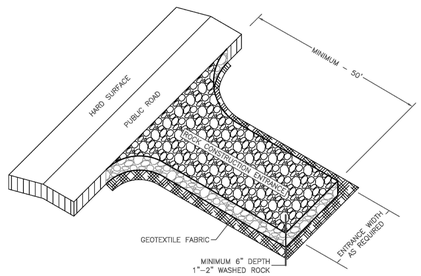


SECTION B–B

RIP–RAP AT R.C.P. OUTLET

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3

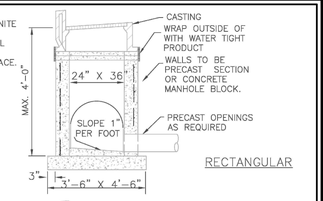


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

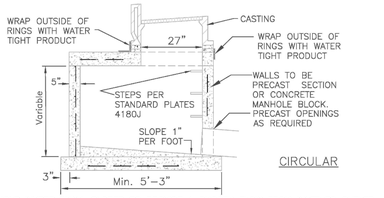
NOT TO SCALE

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

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



RECTANGULAR

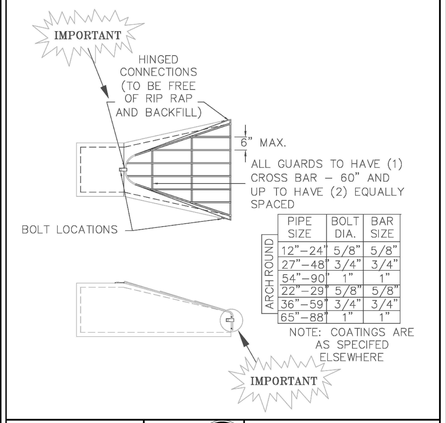


CIRCULAR

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

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

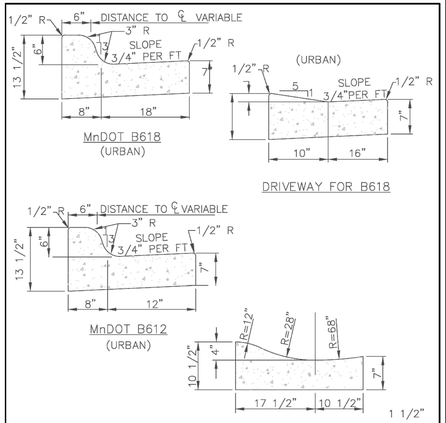
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



	PIPE SIZE	BOLT DIA.	BAR SIZE
ARCH ROUND	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

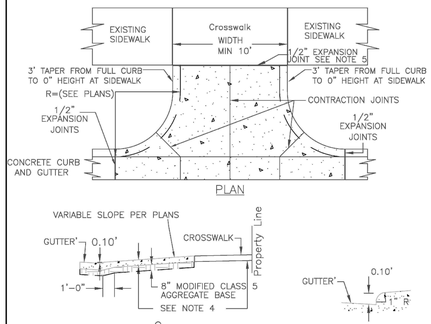
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED: 2 – 2006	City of RAMSEY	STANDARD DETAILS: TRASH GUARD
		CITY PLATE No. STO–8



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

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



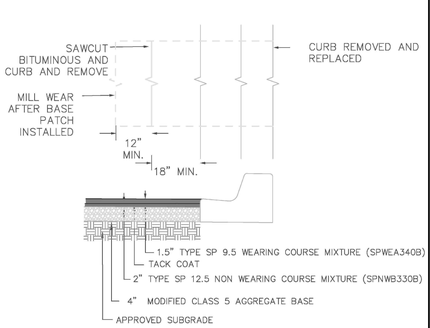
PLAN

SECTION ON ℄ DRIVEWAY

DETAIL OF LIP

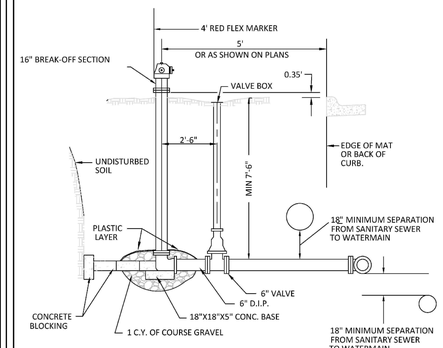
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR–14



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

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



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

APPROVED: 6 - 2017	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT–1

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

DETAILS

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1.

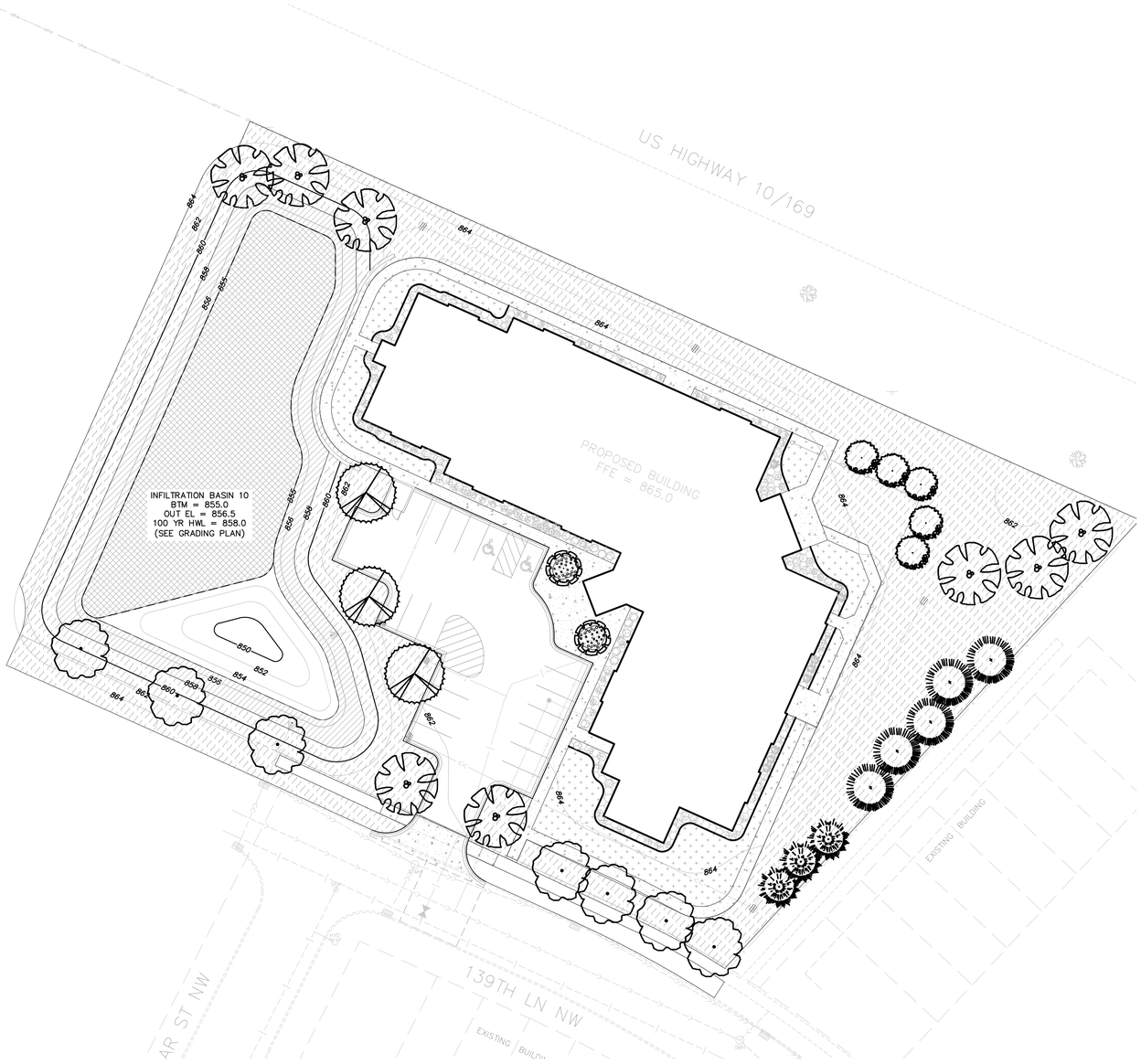
DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	06/06/19

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

Name: Joseph T. Radach, PE
Signature:
Date: 06/06/19 License #: 45889

C8 of 8

Save Date: 06/05/19 J:\Jobs\8141 - 8145\8155 - riverwick - suite living\land c3d\engineering\8155_sheet.dwg



1 L1 SITE LANDSCAPE PLAN

0 30 60 90

SCALE 1" = 30'

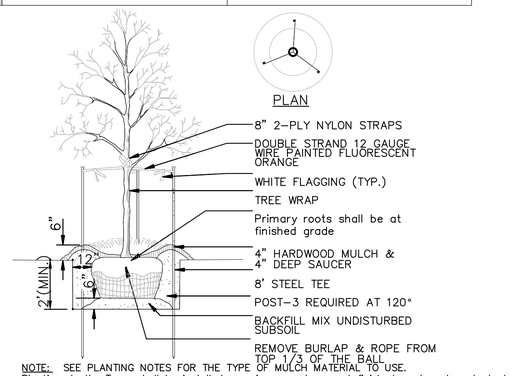
LANDSCAPE LEGEND

KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	POINTS
		DECIDUOUS TREES							
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	8	15'	50'	922
RM		Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	3	14'	50'	552
HL		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	7	10'	50'	481
		ORNAMENTAL TREES							
SB		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	2	8'	20'	160
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	5	8'	25'	157
TL		Syringa Reticulata	JAPANESE TREE LILAC	1.5"	BB	–	8'	20'	120
									13,504
		EVERGREEN TREES							
BH		Picea glauca var. Densata	BLACK HILLS SPRUCE	6'	BB	–	6'	40'	157
BF		Abies Balsamea	BALSAM FIR	6'	BB	–	6'	40'	199
SP		Pinus sylvestris	SCOTCH PINE	6'	BB	5	6'	50'	354
NS		Picea resinosa	NORWAY SPRUCE	6'	BB	3	6'	60'	1535
									19,879

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	MN SEED MIX ***34-271*** (OLD BWSR W2)
	WETLAND FRINGE	MN SEED MIX ***35-221*** (OLD BWSR U6)
	COMMERCIAL TURF – SOD	HIGHLAND 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



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

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.

CITY of RAMSEY LANDSCAPE CODE

Minimum planting requirements. The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:
1. Determine ratio of impervious area to entire site area.
2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
3. The following formula shall be utilized to determine the average canopy cover of a species:
[(Minimum + Maximum Spread) ÷ 4] 2 × π ×(0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

CALCULATION
35% X 57,404sf = 20,092SF OF REQUIRED CANOPY

CITY OF RAMSEY REQUESTED NOTES

1. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL 1 YEAR (2 YEARS TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
2. BRANCH HEIGHT OF ALL BOULEVARD TREES SHALL BE NO LOWER THAN 6FT ARBOR GRADE.
3. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
4. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
5. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
6. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
7. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
8. CITY OF RAMSEY REQUIRES A PRE-PLANNING MEETING TO REVIEW EXPECTATIONS FOR ALL STREET TREE INSTALLATIONS.
9. ALL AREAS, INCLUDING BOULEVARDS AND OTHER PERVIOUS AREAS WITHIN THE ROW SHALL RECEIVE 4" OF TOPSOIL. COPIES OF THE LOAD TICKET SHALL BE PROVIDED TO THE CITY PRIOR TO INSTALLATION OF LANDSCAPE.
10. ANY DEVIATION FROM THE APPROVED LANDSCAPRE PLAN REQUIRES CITY APPROVAL PRIOR TO INSTALLATION

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

LANDSCAPE PLAN

SUITTE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1.

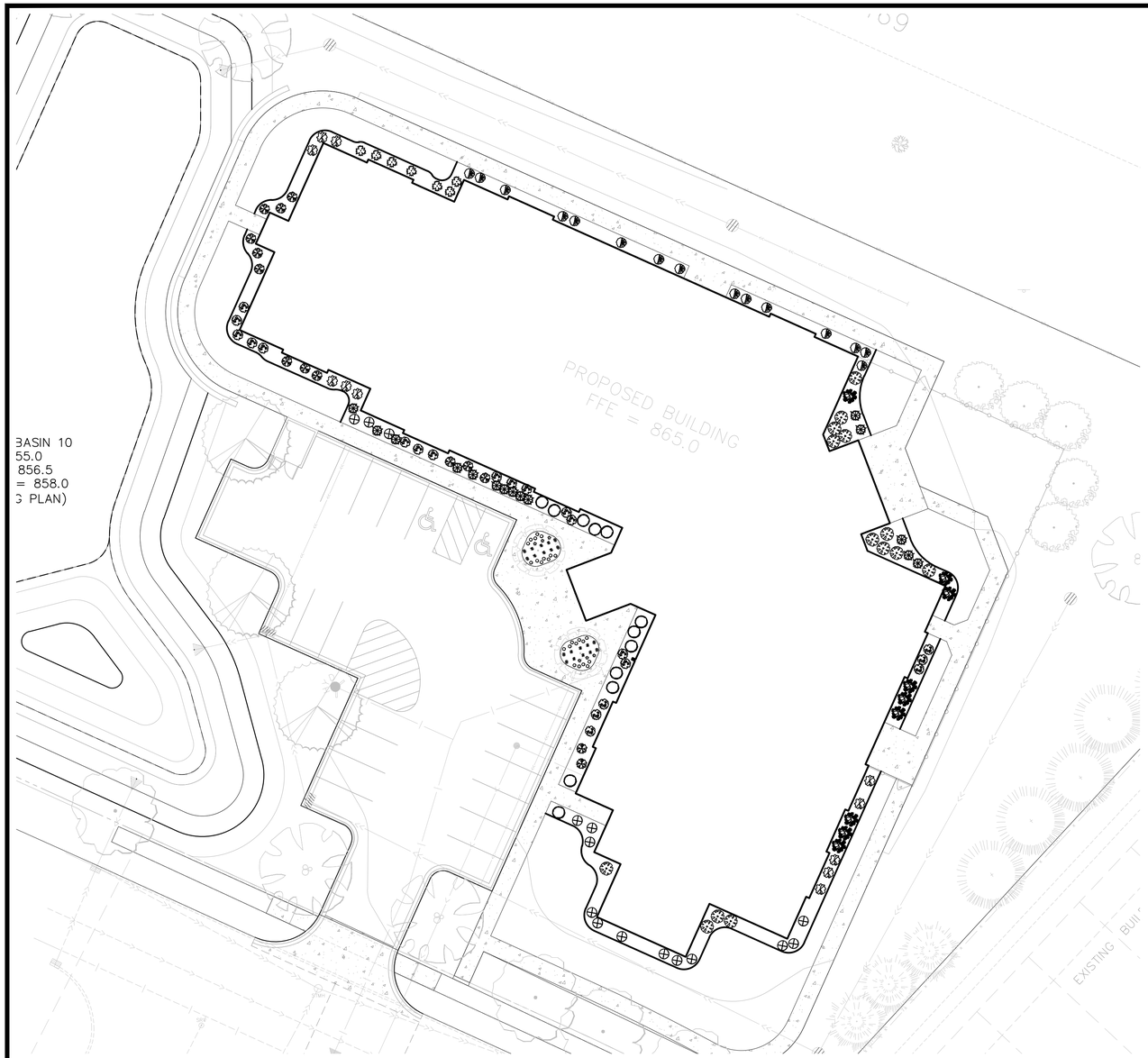
DRAWN BY:	JAK
DESIGNED BY:	JAK
ISSUE DATE:	06/06/19

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.

Name: James A. Kalkes, RLA
Signature: James A. Kalkes
Date: 06/06/19 License #: 45071

L1 of 2

Save Date: 06/05/19 J:\Jobs\8141 - 8145\8155 - rivermnk - suite living\cad c3d\landscape\8155_landscape.dwg



1 / L1 SITE LANDSCAPE PLAN

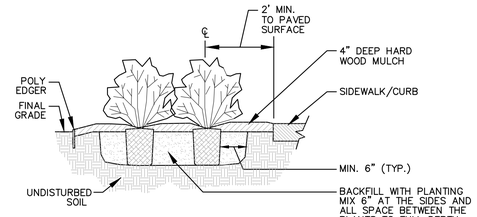
0 20 40 60

SCALE 1" = 20'

LANDSCAPE LEGEND

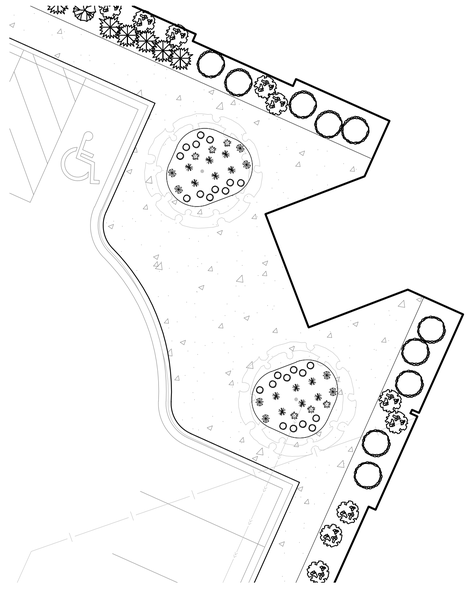
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS	INSTALL HEIGHT	MATURE HEIGHT	POINTS
	SHRUBS								
SVJ	Juniperious Horizoantalis 'Savin'	SAVIN JUNIPER	#5	CONT.	15		1'	3'x4'	6
TAU	Taxus x media 'Tauntoni'	TAUNTON SPREADING YEW	#5	CONT.	7		1'	3'x4'	10
DBB	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	#5	CONT.	15		1.5'	4'x4'	8
GLS	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5	CONT.	12		1'	2.5'x5'	15
BCA	Viburnum trilobum 'Bailey Compact'	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.	14		1.5'	4'x4'	10
AWS	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	#5	CONT.	21		1.5'	3'x4'	8
SMS	Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA	#5	CONT.	9		1.5'	3'x4'	6
MYS	Spiraea thunbergii 'Ogon'	MELLOW YELLOW SPIREA	#5	CONT.	14		1'	3'x4'	8
ALP	Ribes alpinum	ALPINE CURRANT	#5	CONT.	15		1.5'	3'x4'	8
GFS	Spiraea x bumalda 'Gold Flame'	GOLD FLAME SPIREA	#5	CONT.	11		1.5'	3'x4'	8
MGH	Diervilla lonicera	DWARF BUSH HONEYSUCKLE	#5	CONT.	–		1.5'	4'x4'	6
DBW	Salix purpurea 'Nana'	DWARF BLUE ARCTIC WILLOW	#5	CONT.	–		1'	3'x4'	8
	PERENNIALS								1,262
KFG	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	12	PLANT 2' O.C.	6"	4'x2'	
PDS	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	8	PLANT 2' O.C.	6"	2'x2'	
BDL	Hemerocallis 'Baja'	BAJA DAYLILY	#1	CONT.	6	RED FLOWER	6"	2'x1.5'	
WLC	Nepeta x faasenii 'Walker's Low'	WALKER'S LOW CATMINT	#1	CONT.	24	PURPLE FLOWER	6"	1'x1'	
KBL	Liatris spicata 'Kobold'	KOBOLD LIATRIS	#1	CONT.	–	PURPLE FLOWER	6"	1.5'x1.5'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.



A SHRUB & CONTAINER PLANTING DETAIL

NOT TO SCALE



2 / L2 FRONT PLANTERS

0 10 20 30

SCALE 1" = 10'

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SHRUB PLAN

SUITE LIVING SENIOR CARE OF RAMSEY
Ramsey, Minnesota

HAMPTON COMPANIES
3570 Lexington Avenue N, Suite 321
Shoreview, MN 55126

REVISIONS
1.

DRAWN BY:	JAK
DESIGNED BY:	JAK
ISSUE DATE:	06/06/19

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.

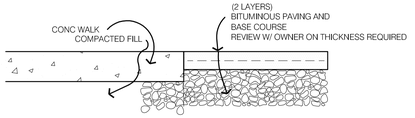
Name: James A. Kalkes, RLA

Signature: James A. Kalkes

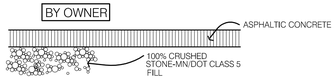
Date: 06/06/19 License #: 45071

L2 of 2

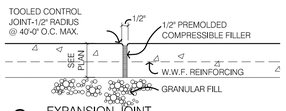
Save Date: 06/05/19 I:\Jobs\8141 - 8160\8155 - Ravenwick - suite living\cad c3d\landscape\8155_landscape.dwg



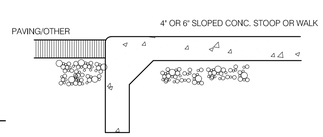
1 CONC. WALK/BIT. DRIVE
NO SCALE



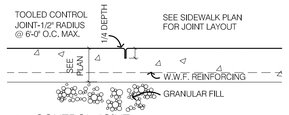
2 PARKING AREA BITUMINOUS PAVING
NO SCALE



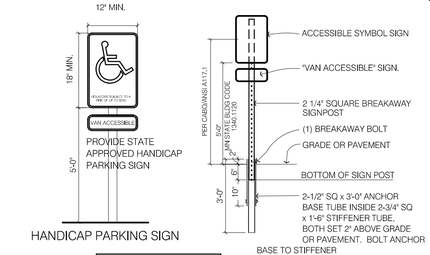
3 EXPANSION JOINT
NO SCALE



5 SIDEWALK EDGE DETAIL
NO SCALE



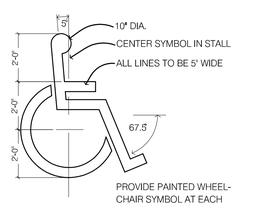
4 CONTROL JOINT
1" = 1'-0"

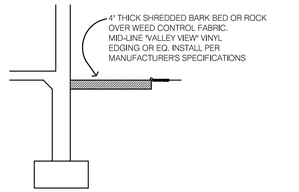


SIGNAGE BY OWNER

NOTE: SEE CIVIL DRAWINGS FOR ALTERNATE ADDITIONAL SIGNAGE OPTIONS

6 HDCP SIGNAGE
NO SCALE

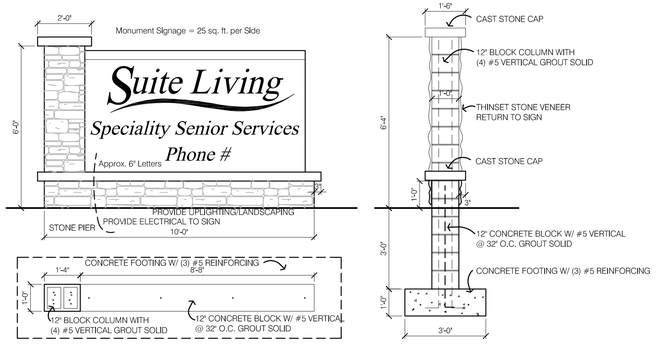




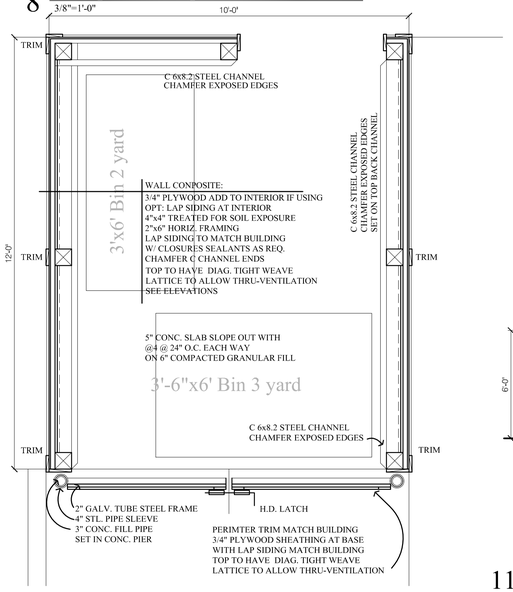
7 BUILDING PERIMETER LANDSCAPE BED
3/8"=1'-0"



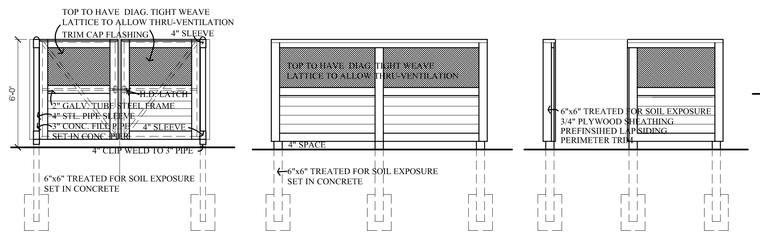
9 Building Pylon Sign
3/8" = 1'-0"
Pylon Signage = 50 sq. ft. (25 per side)



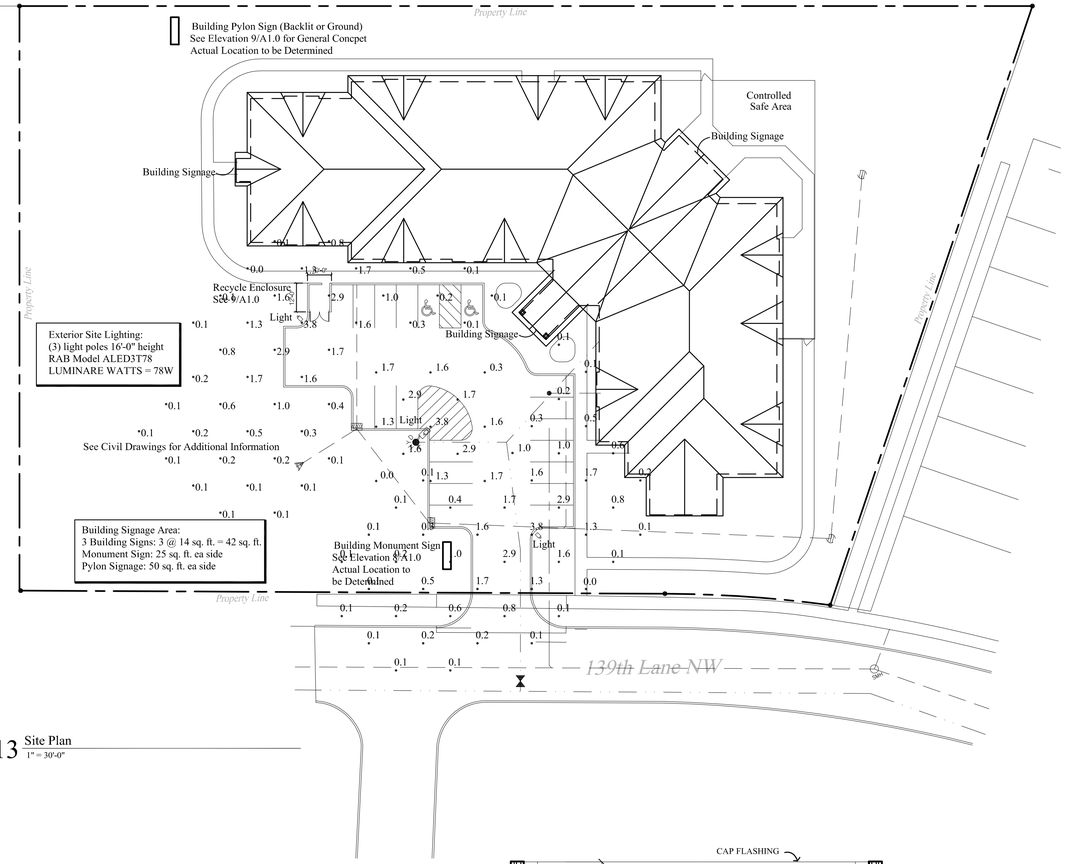
8 Building Monument Sign
3/8"=1'-0"



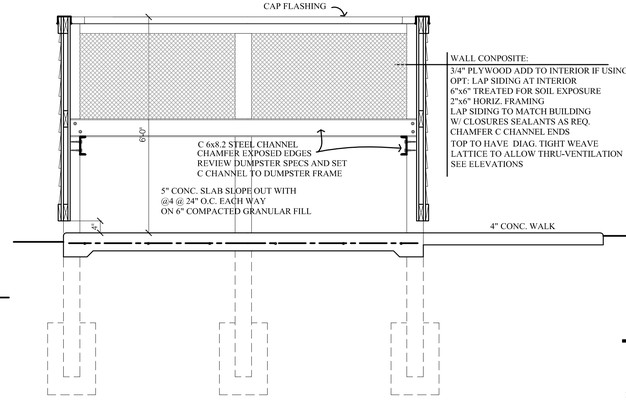
10 Trash Enclosure Section
1/2"=1'-0"



11 Trash Enclosure Front Elevation
1/4"=1'-0"



13 Site Plan
1" = 30'-0"



12 Trash Enclosure Section
1/2"=1'-0"

Lars
Architectural Services, LLC
Hudson WI 54016
612-240-7009
Larsgyz@gmail.com
Lars100@sbcglobal.net

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
Reg. No. 24240
Signed
Larry Gieskjen

Suite Living
139th Lane NW
City of Ramsey, MN 55303

Concept
June 5, 2019

Architectural Site Plan
1" = 20'-0"

No.	Date	Revision

Project Care
Date 1/4/19
Drawn by Lars

SHEET
A1.0



Lars
Architectural Services, LLC
Hudson WI 54016
612-240-7009
Larsgyz@gmail.com
Lars100@sbcglobal.net

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Date _____ Reg. No. 24240

Signed _____ Larry Sikocsin

Suite Living
139th Lane NW
City of Ramsey, MN 55303

Concept
June 5, 2019

Overall Floor Plan
1" = 10'-0"

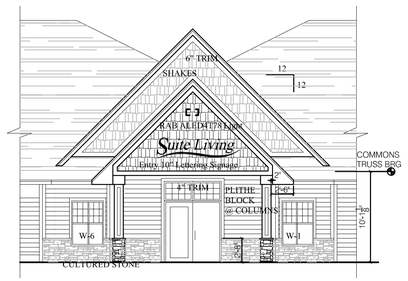
No.	Date	Revision

Project Cane
Date 1/4/19
Drawn by Lars

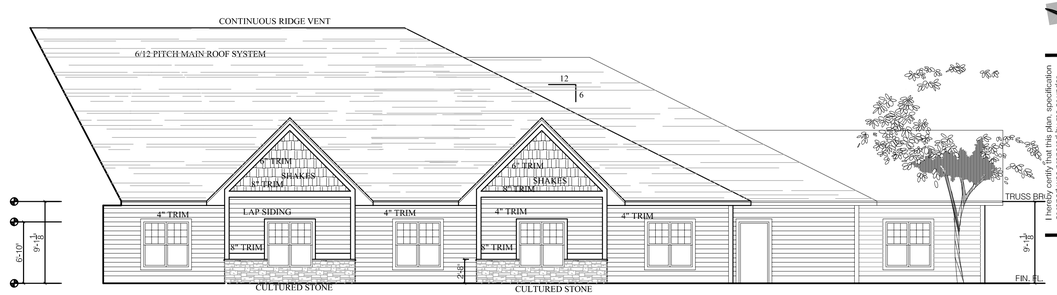
SHEET
A2.0



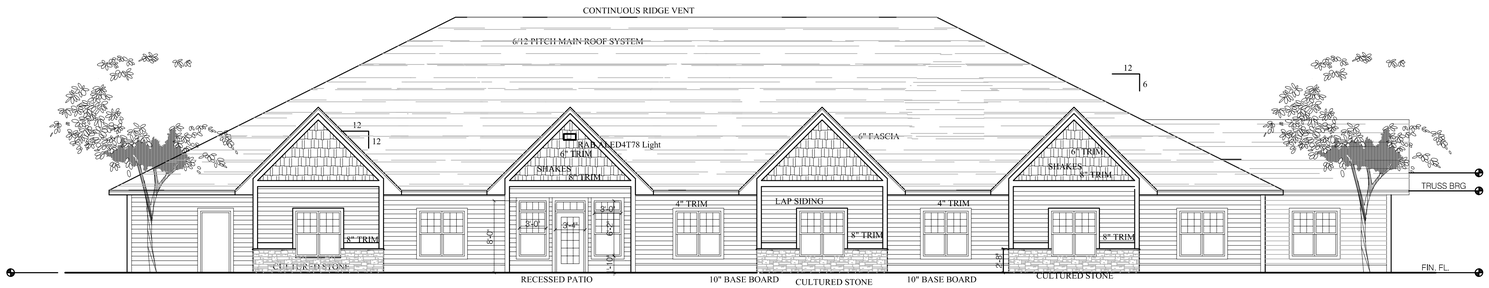
1 Commons NorthEast Elevation
1/8" = 1'-0"



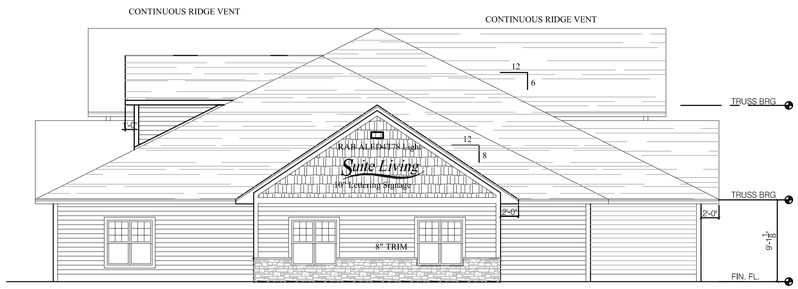
2 Commons SouthWest Elevation
1/8" = 1'-0"



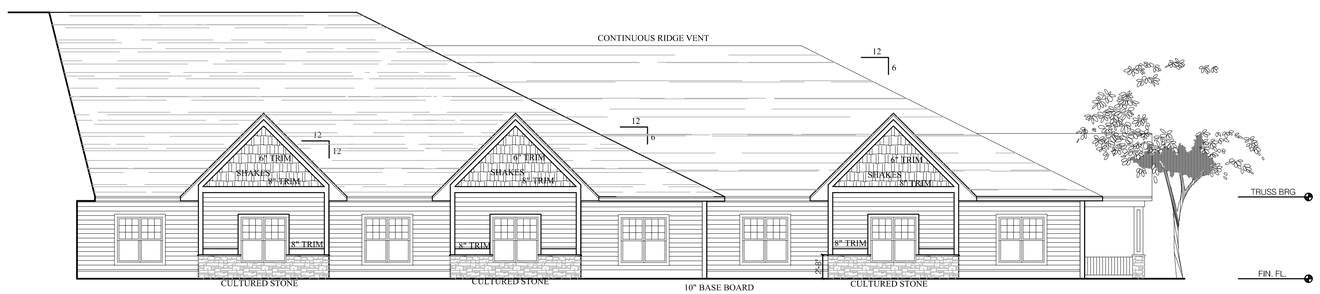
3 Memory Care West Elevation
1/8" = 1'-0"



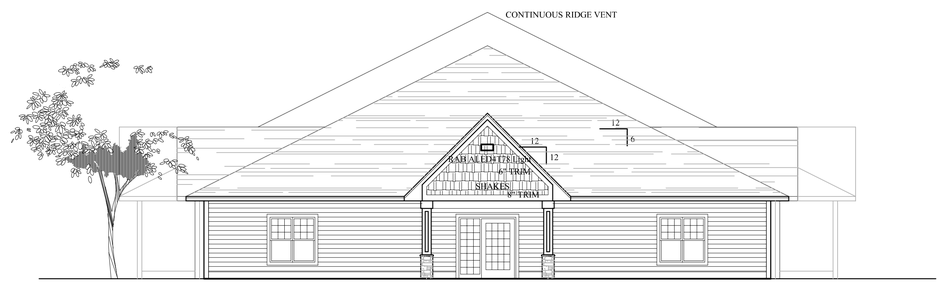
4 Memory Care West Elevation
1/8" = 1'-0"



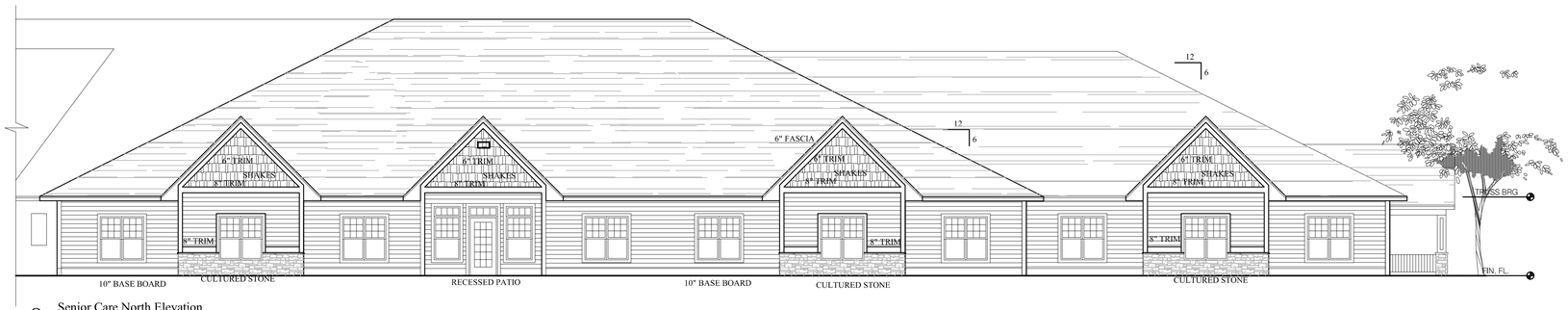
5 Memory Care South Elevation
1/8" = 1'-0"



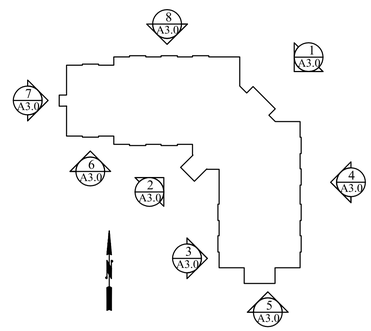
6 Senior Care South Elevation
1/8" = 1'-0"



7 Senior Care West Elevation
1/8" = 1'-0"



8 Senior Care North Elevation
1/8" = 1'-0"



Lars
Architectural Services, LLC
Hudson WI 54016
612-240-7009
Larsgyz@gmail.com
Lars100@sbcglobal.net

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

Reg. No. 24240

Date

Signed Larry Gibbstein

Suite Living
139th Lane NW
City of Ramsey, MN 55303

Concept
June 5, 2019

Exterior Elevations
1/8" = 1'-0"

No.	Date	Revision

Project Care
Date 1/4/19
Drawn by Lars

SHEET
A3.0

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

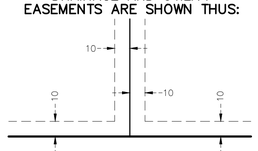
I hereby certify that this plat of RIVENWICK VILLAGE 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____

County Recorder/Registrar of Titles

By: _____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

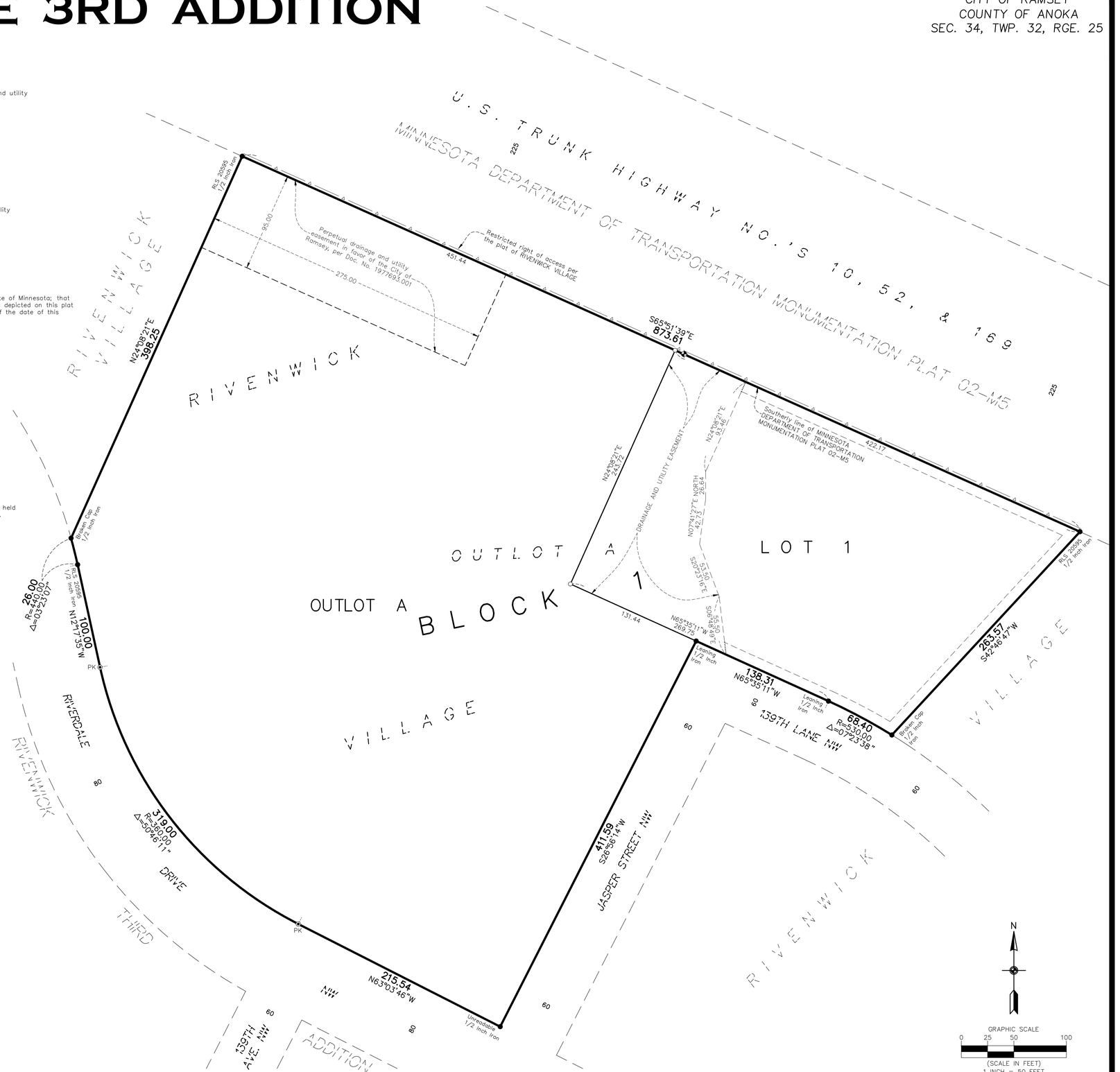


being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

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

Memorandum

SRF No. 12818.00

To: Jeremy Larson, Executive Vice President
Hampton Companies, LLC

From: Justin Sebens, PE, Senior Engineer
Brett Danner, Senior Associate

Date: June 26, 2019

Subject: Hampton Companies Assisted Living/Extended Care Facility
Traffic Noise Analysis
Ramsey, Minnesota

Introduction

As requested, a traffic noise study was completed for a proposed assisted living/extended care facility in the City of Ramsey, Minnesota. The proposed facility is located on the south side of Highway 10, east of Ramsey Boulevard (County State Aid Highway 56). The site is currently undeveloped. The concept plan for the proposed development site with the assisted living/extended care facility is attached.

The purpose of this study was to identify existing noise levels at the proposed assisted living/extended care facility and complete a traffic noise analysis for the proposed development consistent with the requirements identified in Minnesota Rules 7030.0030 (Noise Control Requirement).

Background Information on Noise

Noise is defined as any unwanted sound. Sound travels in a wave motion and produces a sound pressure level. This sound pressure level is commonly measured in decibels. Decibels (dB) represent the logarithm of the ratio of a sound energy relative to a reference sound energy. An adjustment, or weighting, of the high- and low- pitched sound is made to approximate the way that an average person hears sound. The adjusted sound levels are stated in units of "A-weighted decibels" (dBA). A sound increase of 3 dBA is barely noticeable by the human ear, a 5 dBA increase is clearly noticeable, and a 10 dBA increase is heard as twice as loud. For example, if the sound energy is doubled (e.g., the amount of traffic doubles), there is a 3 dBA increase in noise, which is just barely noticeable to most people. On the other hand, if the sound energy increases by a factor of ten times, the resulting sound level will increase by about 10 dBA and be heard to be twice as loud.

In Minnesota, traffic noise impacts are evaluated by measuring and/or modeling the noise levels that are exceeded 10 percent and 50 percent of the time during the hours of the day and/or night that have the loudest traffic scenario. These numbers are identified as the L_{10} and L_{50} levels, respectively.

The L_{10} value is the noise level that is exceeded for a total of 10 percent, or 6 minutes, of an hour. The L_{50} value is the noise level that is exceeded for a total of 50 percent, or 30 minutes, of an hour.

Minnesota State Noise Standards

Minnesota State Noise Standards

The Minnesota Pollution Control Agency (MPCA) is empowered to enforce the State noise rules. Minnesota state noise standards are defined in Minnesota Rules 7030.0040 (Noise Standards). Minnesota state noise standards have been established for daytime and nighttime periods. For residential land uses (identified as Noise Area Classification 1 or NAC-1), the limits are 65 dBA (L_{10}) and 60 dBA (L_{50}) during the daytime, and 55 dBA (L_{10}) and 50 dBA (L_{50}) during the nighttime. The MPCA defines daytime as 7:00 a.m. to 10:00 p.m. and nighttime from 10:00 p.m. to 7:00 a.m. Table 1 lists State noise standards by noise area classification. Minnesota state noise standards apply to the outdoor atmosphere (i.e., exterior noise levels).

Table 1. Minnesota State Noise Standards

Land Uses	Noise Area Classification	Daytime L_{10}	Daytime L_{50}	Nighttime L_{10}	Nighttime L_{50}
Residential	NAC-1 (1)	65	60	55	50
Commercial	NAC-2 (2)	70	65	70	65
Industrial	NAC-3 (3)	80	75	80	75
Undeveloped	NAC-4 (4)	--	--	--	--

(1) NAC-1 includes household units, transient lodging and hotels, educational, religious, cultural, entertainment, camping, and picnicking land uses.

(2) NAC-2 includes retail and restaurants, transportation terminals, professional offices, parks, recreational, and amusement land uses.

(3) NAC-3 includes industrial manufacturing, transportation facilities (except terminals), and utilities land uses.

(4) There are no noise standards for undeveloped areas.

Minnesota Rules 7030.0030 Noise Control Requirement

Under Minnesota Rules 7030.0030 (Noise Control Requirement), local units of government are required to take reasonable measures to prevent the approval of land use activities that will violate the state noise standard immediately upon establishment of the land use. Local units of government responsible for land use decisions should consider the state noise standard when reviewing and approving new projects in their jurisdiction. Minnesota Rules 7030.0030 states the following:

> *No person may violate the standards established in part 7030.0040, unless exempted by Minnesota Statutes, section 116.07, subdivision 2a. Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.*

Analysis Methodology

Noise Monitoring

Field measurements of existing noise levels were collected at the proposed assisted living/extended care facility site on May 30, 2019. Noise levels were monitored for one hour during the nighttime period (6:00 a.m. to 7:00 a.m.) and one hour during the daytime period (7:00 a.m. to 8:00 a.m.). A trained noise monitoring technician was present for the entire field measurement session to ensure correct operation of the sound level meter (SLM). The field measurement datasheet is attached.

Noise Modeling

The proposed assisted living/extended care facility is on the south side of Highway 10, east of Ramsey Boulevard. Existing land uses adjacent to the site include commercial and residential uses. The dominant source of noise at the site is from vehicles traveling on Highway 10. Therefore, modeling was completed to identify traffic noise levels at the proposed assisting living/extended care facility site and to evaluate noise abatement measures.

Noise modeling was done using the noise prediction program "MINNOISEV31", a version of the FHWA "STAMINA" model adapted by MnDOT for use in Minnesota. This model uses traffic volumes, speed, class of vehicle, and the typical characteristics of the roadway being analyzed (e.g., roadway horizontal and vertical alignment). The noise modeling assumed free flow conditions through the Highway 10/Ramsey Boulevard intersection.

Traffic data for noise model input files included year 2021 estimated traffic volumes for Highway 10. Existing (2018) traffic volumes for Highway 10 were obtained from Minnesota Department of Transportation (MnDOT) Metro District intersection traffic counts for Highway 10 and Ramsey Boulevard.[1] Year 2021 traffic volumes were estimated based on a historical growth rate on Highway 10 of one percent. Year 2021 was identified as the year for analysis because this is the assumed year that construction of the proposed assisted living/extended care facility would be complete.

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[1] Minnesota Department of Transportation. Metro Intersection Traffic Counts Website. Intersection Approach Counts and Turning Movement Information accessed on May 28, 2019 at http://www.dot.state.mn.us/metro/warrant/index.html.

The daytime hour of analysis was the morning rush hour (7:00 a.m. to 8:00 a.m.). The nighttime hour of analysis was 6:00 a.m. to 7:00 a.m., just prior to the start of the morning rush hour period. The modeled speed on Highway 10 was 60 miles per hour (MPH). The vehicle mix was 98 percent passenger vehicles and 2 percent heavy commercial vehicles on eastbound Highway 10, and 94 percent passenger vehicles and 6 percent heavy commercial vehicles on westbound Highway 10.

Noise Analysis Results

Existing Noise Levels

Existing noise levels were measured at the site during the daytime and nighttime on May 30, 2019. Table 2 summarizes field measurement results. Existing noise levels exceed State daytime and nighttime standards for residential uses (NAC-1). For residential uses, the State limits are 65 dBA (L_{10}) and 60 dBA (L_{50}) during the daytime, and 55 dBA (L_{10}) and 50 dBA (L_{50}) during the nighttime.

Table 2. Field Measurement Summary Table

	Measurement Start Time	Measurement End Time	Measured Level, L_{10}, dBA	Measured Level, L_{50}, dBA
Daytime	6:00 a.m.	7:00 a.m.	69.23	66.23
Nighttime	7:00 a.m.	8:00 a.m.	66.11	63.08

Modeled Noise Levels

Noise levels were assessed by modeling traffic noise at receptors representing proposed outdoor use areas at the assisted living/extended care facility. One receptor was placed on the north side of the assisted living/extended care facility building representing a proposed outdoor use area, and one receptor was placed on the south side of the building adjacent to the entrance. A figure illustrating the modeled receptor locations is attached.

Table 3 tabulates the traffic noise modeling results during the daytime and nighttime. Modeled traffic noise levels at the assisted living/extended care facility on the south side of the building (Receptor 1-1) are below State daytime standards (L_{10} and L_{50}) for NAC-1, but above State nighttime standards (L_{10} and L_{50}) for NAC-1. Modeled traffic noise levels at the assisted living/extended care facility on the north side of the building facing Highway 10 (Receptor 1-2) exceed State daytime and nighttime standards (L_{10} and L_{50}) for NAC-1.

Table 3. Traffic Noise Analysis Results (Daytime and Nighttime)

Receptor ID	Land Use	State NAC	Daytime L_{10}, dBA	Daytime L_{50}, dBA	Nighttime L_{10}, dBA	Nighttime L_{50}, dBA
1-1	Residential	NAC-1	58.8	55.7	**58.4**	**55.2**
1-2	Residential	NAC-1	**71.8**	**67.1**	**71.5**	**66.6**
State Standard	Residential	NAC-1	65	60	55	50

Bold numbers are above State daytime and nighttime noise standards.

Noise Abatement Recommendations

An outdoor use area is planned on the north side of the assisted living/extended care facility on the north side of the building facing Highway 10 (Receptor 1-2). This area is expected to see limited use. Modeled daytime noise levels at this location are 71.8 dBA (L_{10}) and 67.1 dBA (L_{50}), above State limits for NAC-1. Modeled nighttime noise levels at this location are 71.5 dBA (L_{10}) and 66.6 dBA (L_{50}), above State limits for NAC-1.

It is recommended to consider removing planned outdoor use areas from the north side of the assisted living/extended care building, and locate outdoor use areas on the south side of structure. Under this scenario, the building itself functions as a barrier. Noise levels were modeled on the south side of the building near the proposed entrance location (Receptor 1-1). Modeled daytime noise levels at this location are 58.8 dBA (L_{10}) and 55.7 dBA (L_{50}), below State limits for NAC-1. Modeled nighttime noise levels at this location are 58.4 dBA (L_{10}) and 55.2 dBA (L_{50}), above State limits for NAC-1.

There is no reasonable noise abatement measure to reduce modeled noise levels on the south side of the assisted living/extended care building (Receptor 1-1) below State nighttime limits for residential uses (NAC-1). A 20-foot tall noise wall was modeled along the Highway 10 right of way adjacent to the proposed assisted living/extended care facility. The modeled wall location is illustrated in the attached figure. Table 4 tabulates the noise wall effectiveness results. The modeled noise wall results in a 0.4 dBA (L_{10}) reduction in nighttime noise levels at Receptor 1-1, and is not considered acoustically effective.

Table 4. Noise Wall Effectiveness (Nighttime Results)

Receptor ID	Land Use	State NAC	No Noise Wall (L_{10}, dBA)	With Noise Wall (L_{10}, dBA)	Noise Wall Effectiveness (L_{10}, dBA)
1-1	Residential	NAC-1	**58.4**	**58.0**	0.4
State Standard	Residential	NAC-1	55	50	N/A

Bold numbers are above State nighttime standards.

Attachments

Field Measurement Datasheet

Site Plan

Assisted Living/Extended Care Facility Modeled Receptor Locations

FIELD MEASUREMENT DATA SHEET

Sound Level Meter (SLM) Settings

Time:	**Fast**	Slow	Name:	SRF Consulting Group
Weighting:	Lin.	**A**	Date:	May 30th, 2019
Mic. Setting:	Fr.	**Rnd**	Project Name:	Ramsey Traffic Noise Anlaysis
			Project Number:	12818.00

Sound Level Meter (SLM)

Manufacturer	Bruel & Kjær
Model	Type 2250
Serial No.	3000540
Microphone	Type 4189 (Serial No. 2933208)

Calibrator

Manufacturer	Bruel & Kjær
Model	4231
Serial No.	2725243
Calibrator Frequency (Hz)	1000 Hz

Calibration

Initial Calibration	-0.07	Time	5:54 AM
Final Calibration	0.01	Time	8:05 AM

Monitor Location and Terrain Conditions: Next to TH 10 on the southside of the roadway

Dominant and Observed Noise Sources: TH 10

MEASURMENT INFORMATION					
Test Number	1	2	3	4	5
Date	5/30/2019	5/30/2019			
Start Time	6:00 AM	7:00 AM			
End Time	7:00 AM	8:00 AM			
Weather	Sunny	Cloudy			
Temp (^{o}F)	69	74			
Rel. Humidity (%)	45	45			
Wind (mph)	3	3			
Wind direction	N	N			
Road conditions	Dry	Dry			

TRAFFIC					
Test Number	1	2	3	4	5
Autos	--	--			
Med Trucks	--	--			
Heavy Trucks	--	--			
Buses	--	--			
Motorcycles	--	--			
Total	--	--			
Speed Limit	60 mph	60 mph			

MONITOR RESULTS (dBA)					
Test Number	1	2	3	4	5
L1	71.58	67.97			
L5	69.98	66.82			
L10	69.23	66.11			
L50	66.23	63.08			
L90	58.62	56.94			
L99	52.22	51.92			
Leq	66.52	63.45			
Lmax	80.31	75.07			
Lmin	48.48	48.85			

(See other side for plan view and cross section images)

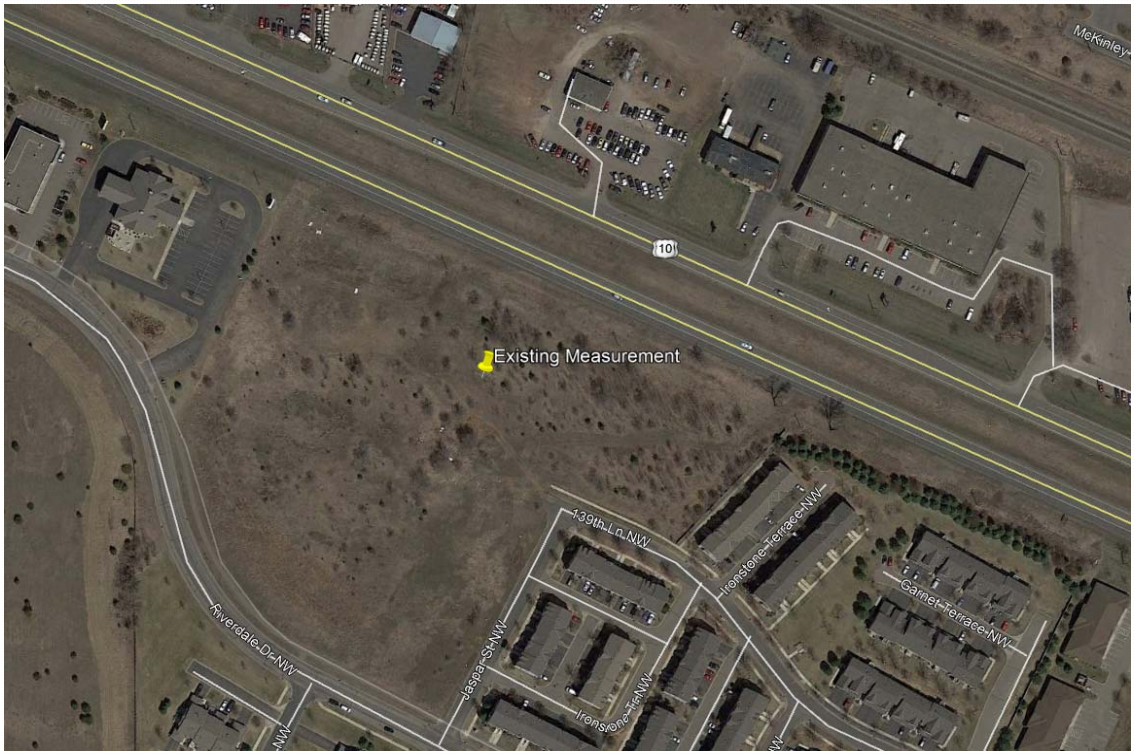
Plan view and cross section images

(Include noise source, receiver, microphone location, reflecting objects, obstructions, landmarks and approximate distances)

GPS Coordinates: X: 45.22465 Y: -93.4456305

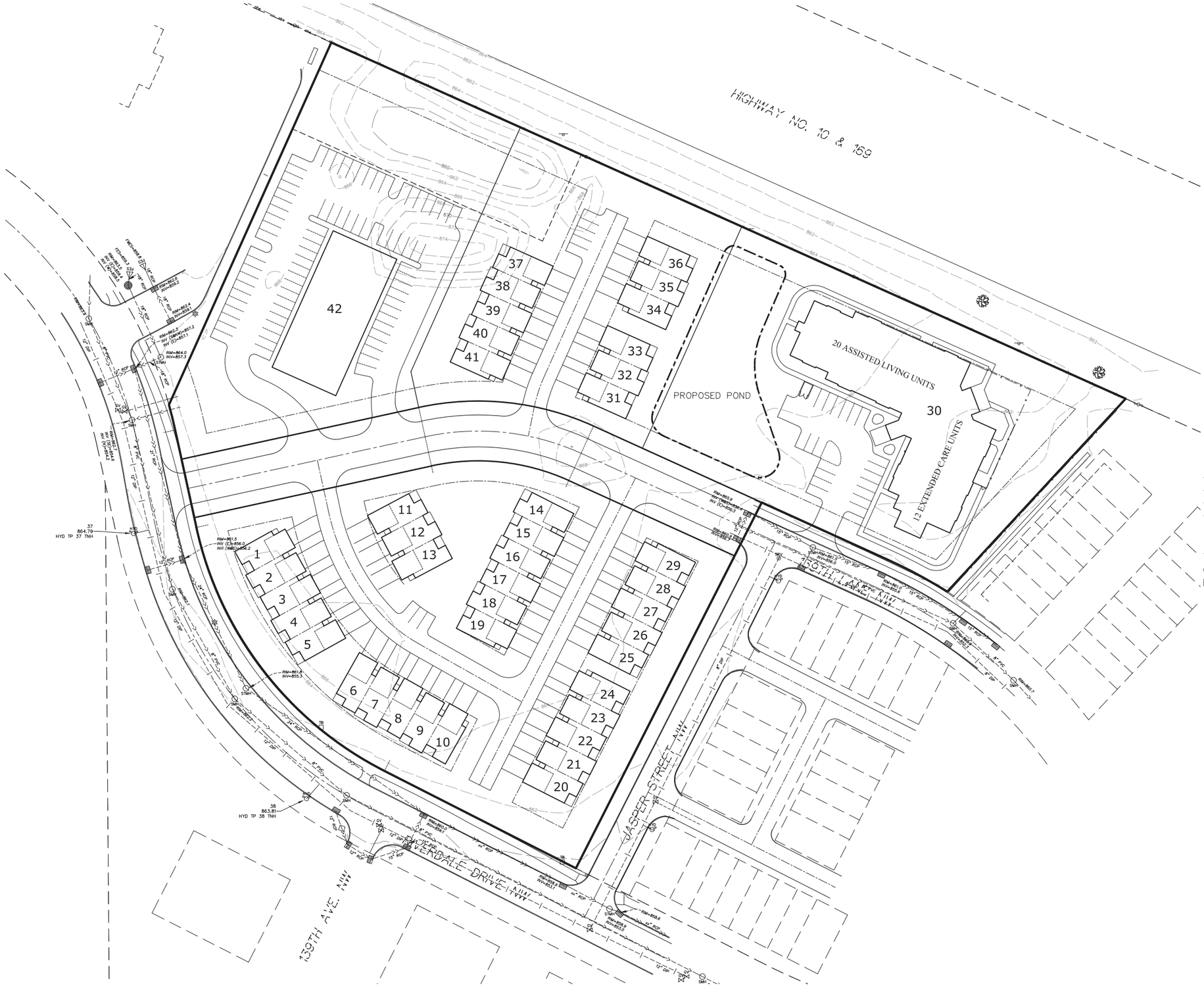
Comments:

PLAN VIEW



CROSS SECTION





SITE DATA

TOTAL BOUNDARY AREA	±9.34 AC.
TOTAL ROW AREA	±0.81 AC.
TOTAL COMMERCIAL AREA	±1.85 AC.
TOTAL RESIDENTIAL AREA	±6.68 AC.
ASSISTED/EXTENDED CARE FACILITY LOT	±2.14 AC.
TOWNHOME LOTS	±4.54 AC.
TOTAL NUMBER OF LOTS	42
COMMERCIAL LOTS (LOT 42)	1
RESIDENTIAL LOTS	41
ASSISTED/EXTENDED CARE FACILITY LOT	1
TOWNHOME LOTS	40

GENERAL NOTES:

1. No field work has been completed at this time.
2. Topography shown taken from Anoka County GIS.

N

0 25 50 100

(SCALE IN FEET)

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

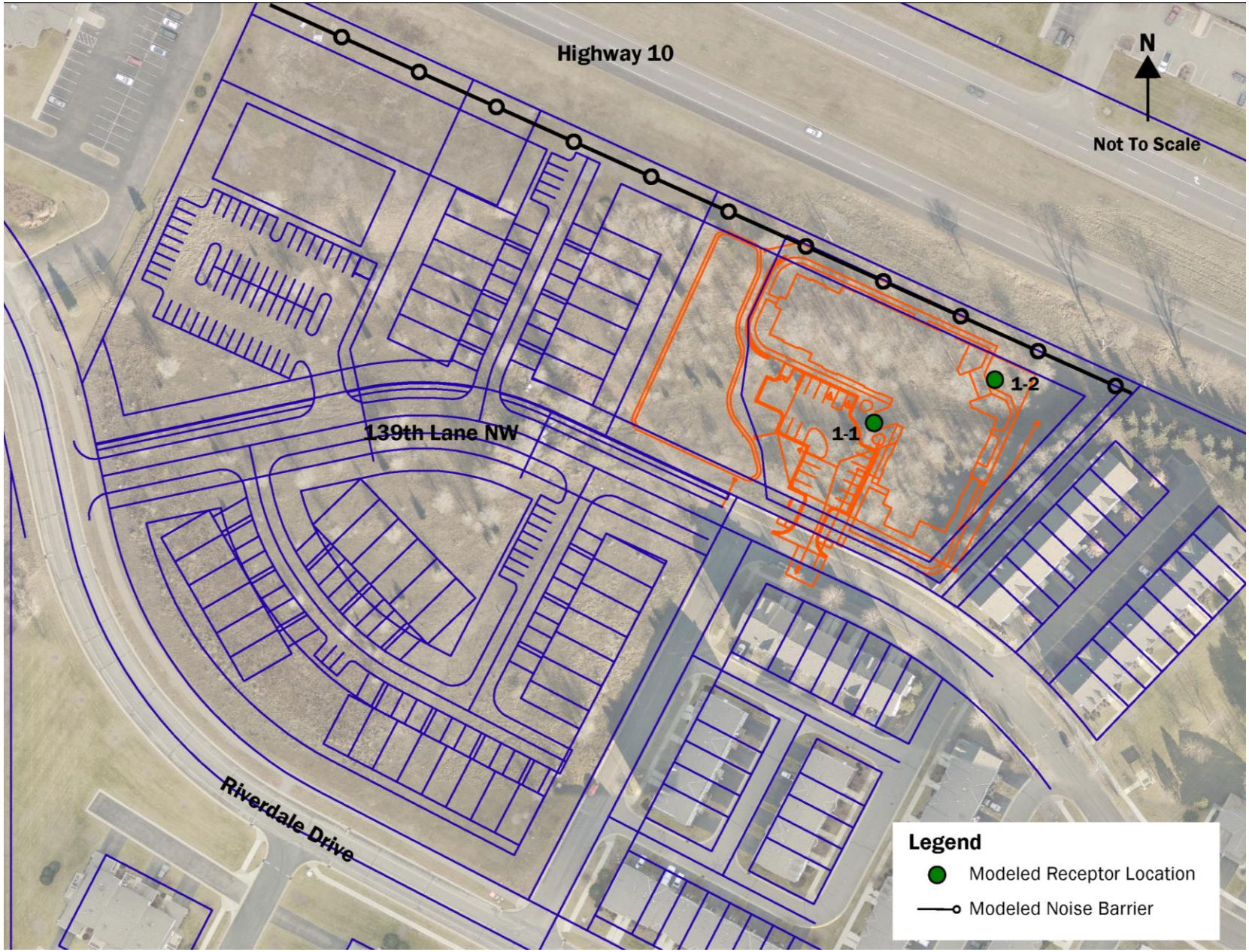
CONCEPT PLAN J

RIVENWICK
Ramsey, Minnesota

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

REVISIONS	
1.	
2.	
3.	
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DRAWN BY:	C#
ISSUE DATE:	03/29/19
FILE NO:	XXX

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Assisted Living/Extended Care Facility Modeled Receptor Locations

Figure 1

Hampton Companies Assisted Living/Extended Care Facility Traffic Noise Analysis
Ramsey, Minnesota

SRF No. 12818.00

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 11, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	SUITE LIVING		
ESCROW #	117010		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Carlson McCain, dated June 6, 2019:

Sheet L1

- If Japanese Tree Lilac, Black Hills Spruce, and Balsam Fir are not going to be installed (Landscape Legend shows zero quantities for each of these), they should be removed from the Landscape Legend.
- Canopy Cover Calculation is slightly off. Based on data from Sheet C3, the calculation should be 0.38 x 57,404 = 21,814 square feet of required canopy cover. Update accordingly.
- Based on Canopy Cover Calculation, additional plantings are required and should be in the form of shade trees.
- Under City of Ramsey Requested Notes, #4 can be eliminated as it does not apply to this project; also, notes #5 and #9 should be modified as load tickets are no longer required.
- Site is adjacent to an existing R-2 Residential (Medium Density) neighborhood and therefore a thirty (30) foot wide bufferyard, with an additional 10% of plantings is required. This equates to an additional 2,181 sq. ft. of plantings, which must be within the thirty (30) foot bufferyard area, and shall consist of evergreen trees.
- Within the boulevard/right-of-way area, sod is required. Revise the plan accordingly.
- Use of seed anywhere else on the project site requires approval of the City Council. Staff does not object to this, but would encourage the use of sod up to the internal walkway along 139th Lane.
- Shift two of the Honeylocusts in the southeast corner of the property out into the boulevard to continue the pattern of boulevard trees along 139th Lane.

Sheet L2

- If Dwarf Bush Honeysuckle and Dwarf Blue Artic Willow are not going to be installed (Landscape Legend shows zero quantities for each of these), they should be removed from the Landscape Legend.
- The total square footage of proposed canopy cover for shrubs is 1,142, not 1,262. Update sheet accordingly.
- Installation height of shrubs shall be 24 inches. Update Landscape Legend accordingly.

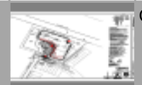
ProjectDox

Changemarks Report

Project Name: Suite Living

Workflow Started: 06/06/2019 8:46 AM

Report Generated: 06/27/2019 03:23 PM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	City Planner		C3.pdf	EM	Changemark #01	Noise study recommended removal of the outdoor use area due to noise levels and proximity to Hwy 10.	06/27/2019 2:02 PM	Eric Maass	
1	False	Unresolved	City Planner		C3.pdf	EM	Changemark #02	Noise study recommended moving outdoor use area to south side of building so building could act as noise buffer.	06/27/2019 2:02 PM	Eric Maass	
1	False	Unresolved	City Planner		C3.pdf	EM	Changemark #03	Realign entrance to be in ling with Jaspar St NW	06/27/2019 2:02 PM	Eric Maass	
1	False	Unresolved	City Planner		A1.pdf	EM	Changemark #01	Signs will require seperate sign permit which will need to include site plan with final sign location(s).	06/27/2019 1:31 PM	Eric Maass	
1	False	Unresolved	Civil Engineer		C4.pdf	LL	Hydrant Location	Fire deparment must approve hydrant location.	06/26/2019 9:53 AM	Len Linton	

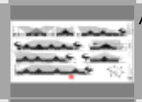
ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		C5.pdf	LL	Infiltration Basin Design	Layout of infiltration basin must be revised. The water level in the south portion where the pipes enter must get to 5 feet deep before it starts flowing into the infilrtation basin. The maximum depth with the assumed soil types is 1.5 ft. The normal water level of a pond to the southeast is approximately 850. It is unlikely that a normal water level of 855 could be maintained on this site to direct water to the infiltratio basin. A soil boring must be performed in this basin to determint the soil type and depth to groundwater before the design can be approved.	06/26/2019 10:01 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C5.pdf	LL	Sump manhole	This should be a sump manhole to catch grit and debris before discharge to the infiltration basin.	06/26/2019 10:01 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C3.pdf	LL	Align Driveway	Align Driveway with Jaspar Street.	06/26/2019 8:34 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C3.pdf	LL	City Detail	Add City Detail for street patching to set.	06/26/2019 8:34 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C3.pdf	LL	Sidewalk	Sidewalk in public Right of Way shall be 6" thick.	06/26/2019 8:34 AM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		_Suite Living Ramsey - stormwater management plan.pdf	LL	HWY 10 drainage	Verify that water from the site can run throught the HWY 10 ditches. The existing pond in the northwest corner of the site was constructed at the request of MNDOT because water was ponding in their ditch.	06/26/2019 8:27 AM	Len Linton	
1	False	Unresolved	Civil Engineer		_Suite Living Ramsey - stormwater management plan.pdf	LL	Existing pond	The existing pond is in a drainage and utility easement. Capacity for this ponding area must be included in future site designs.	06/26/2019 8:27 AM	Len Linton	
1	False	Unresolved	Community Development Director		A3.pdf	Tim Gladhill	Brick/Stone Requirement	Sides facing public streets must be at least 35% brick or stone.	06/21/2019 7:51 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		A1.pdf	Tim Gladhill	Align Entrance	Align entrance with adjacent roadway to avoid conflicting access points.	06/21/2019 7:48 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		A1.pdf	Tim Gladhill	Noise Study Required	Noise study required due to proximity to US Highway 10/169 and forcasted noise levels. Must ensure compliance with MN Rules 7030.	06/21/2019 7:48 AM	Tim Gladhill	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Hydrant Detail	This is the latest Hydrant Detail, I've uploaded the latest to project dox. Apparently we had the wrong one on our website, which should be resolved shortly.	06/20/2019 2:37 PM	Joe Feriancek	

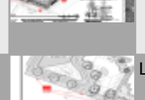
ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Additional Details	Please Add City Standard Details - STR-3 Concrete Sidewalk; WAT-4 Joint Connection; WAT-5 Commercial Service. If internal sidewalk defers from City sidewalk detail, add an additional detail for that as well.	06/20/2019 2:37 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	Turf Establishment Note	Where is the Geotechnical Report?	06/20/2019 2:24 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	Infiltration Basin Detail	Add note about low compaction equipment being used in basin area.	06/20/2019 2:24 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	MnDOT Standard Plans	Need to provide all 6 Sheets. Ped ramps within City ROW will require an individual, site specific detail per MnDOT Standard Sheets.	06/20/2019 2:24 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	1-mile Radius	Show 1 Mile Radius on map	06/20/2019 2:04 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	NOT	Provide City with Notice of Termaination for review prior to MPCA submittal.	06/20/2019 2:04 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Inspections	Send copy of weekly and 1/2" rainfall or greater event inspections to City Inspector. A Site History must be submittal to the City prior to project close-out.	06/20/2019 2:04 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	During Construction Notes - Sweeping	The Contractor must sweep the streets within 3 hours of notice from the City.	06/20/2019 2:04 PM	Joe Feriancek	

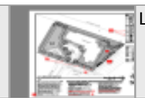
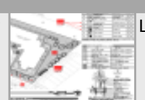
ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C5.pdf	JJF	Retaining Wall	Retaining wall is greater than 4-feet, must be structurally design. Add retaining wall line type to the legend.	06/20/2019 1:55 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C4.pdf	JJF	Utility Note 4	Change City of Arden Hills to City of Ramsey	06/20/2019 11:17 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C4.pdf	JJF	Storm Pipe	Calling out three different storm pipe styles, please verify this is the intent.	06/20/2019 11:17 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C4.pdf	JJF	Storm WYE Connection	Call out WYE Invert	06/20/2019 11:17 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C4.pdf	JJF	Break Into Ex. CBMH	Revise note to Core into MH.	06/20/2019 11:17 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C4.pdf	JJF	Service Saddle	Cannot approve service saddle without seeing detail for proposed saddle.	06/20/2019 11:17 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C3.pdf	JJF	Entrance Alignment	Line up entrance with Jaspar Street.	06/20/2019 10:54 AM	Joe Feriancek	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Eliminate?	Why are these included in the Landscape Legend when there are zero quantities shown? If they are not going to be part of Landscape Plan, remove from sheet.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Sod	Sod is required in the boulevard/road right of way area. Update plan to show sod in these locations.	06/11/2019 1:27 PM	Chris Anderson	

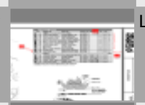
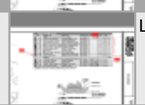
ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L1.pdf	CA	Seed	Use of seed (outside of boulevard/right of way) requires approval of City Council.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Total Square Footage of Canopy Cover	Required Canopy Cover for site (based on data provided on Sheet C3) is 21,814 square feet. Proposed square footage (for trees and shrubs) is 21,021 sq. ft. Additional shade trees shall be added to Landscape Plan to ensure compliance with planting requirements.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Bufferyard Plantings	Due to the existing R-2 zoning adjacent to this site, a 30-foot bufferyard with an additional 10% of plantings is required. Thus, within this 30-foot bufferyard, an additional 2,181 square feet of plantings is required. These should be in the form of evergreen trees.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Calculation	Total Impervious Area = 35,849 sq. ft. Total Pervious Area = 57,404 sq. ft. Total Site Area = 93,253 35849 / 93253 = 0.38 0.38 x 57404 = 21,814 sq. ft. (required canopy cover)	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	#4	This is not applicable to this project.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Load Tickets	Load tickets are no longer required. Topsoil inspection IS still required.	06/11/2019 1:27 PM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L1.pdf	CA	Move to Boulevard	These two trees should be moved to the boulevard area to continue existing pattern of street tree plantings along 139th Lane.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Shrub Size	Revise Landscape Legend to show Install Height as 24 inches, which is required by City Code.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Eliminate?	Why are these species included in Landscape Legend when there are zero quantities shown.	06/11/2019 1:27 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Canopy Cover Calculation	The total square footage of proposed canopy cover for shrubs is 1,142 sq. ft., update accordingly.	06/11/2019 1:27 PM	Chris Anderson	

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

RESOLUTION #19-154

RESOLUTION APPROVING SITE PLAN FOR SUITE LIVING

WHEREAS, Hampton Companies, hereafter referred to as "Developer", properly applied for Site Plan 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 Site Plan Approval for Suite Living on June 6, 2019; and

WHEREAS, upon application review it was noted that a noise study would need to be completed due to proximity to US Highway 10/169 and forecasted noise levels. Noise study must ensure compliance with Mn Rules 7030; and

WHEREAS, the application for site plan approval was considered complete on June 26, 2019 upon receipt of the required noise study; and

WHEREAS, the subject property is zoned Mixed Use-Planned Unit Development (MU-PUD) and is approximately 2.14 acres in size; and

WHEREAS, the Planning Commission reviewed the site plan on July 10, 2019; and

WHEREAS, the City Council reviewed the Site Plan on July 23, 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 site plan approval for Suite Living contingent upon the following conditions
    a. Conformance with Staff Review and approval of plans by the City Engineer.
    b. The Applicant enter into a development agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Wednesday, July 10, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Torrey Johnson Commissioner Eric Peters
Members Absent:	Commissioner Cheri Gengler Commissioner Gary VanScoy Commissioner Matt Woestehoff
Also Present:	Planning Intern Elliot Mohler City Planner Chris Anderson City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Peters, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 6, 2019

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Chairperson Bauer noted on page five, line two, it should state, "…second ~~flood~~ floor…" On page 18, the sixth paragraph, it should state, "…~~Chairperson~~ Commissioner VanScoy…" On page 20, Item 7.02 should be deleted.

Motion by Commissioner Peters, seconded by Commissioner Johnson, to approve the following minutes as amended: Planning Commission Meeting Minutes dated June 6, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Conditional Use Permit for Oversized Accessory Building at 15800 Traprock St NW, Case of James Couch (Project No. 19-123)

Public Hearing

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

Presentation

Planning Intern Mohler presented the staff report and recommendation to adopt Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building addition contingent upon compliance with Staff Review comments and conditions.

Chairperson Bauer referenced the comment that a driveway would not be required unless wear is noted on the grass. He stated that the aerial photograph shows wear on the grass already and asked if there is a concern.

Planning Intern Mohler stated that if the grass wear does continue, a driveway would be required.

Commissioner Anderson asked the square footage of the home.

Planning Intern Mohler estimated the home to be between 1,600 to 2,000 square feet.

James Couch, applicant, reviewed some of the outdoor recreational equipment and vehicles that he has on the property and explained that he would like to store the items under a structure rather than keeping them in the yard. He noted that this would protect the items and it would also clean up his yard.

Commissioner Anderson asked if there is an attached garage on the home.

Mr. Couch stated that the three-stall detached garage is the only garage on the property. He noted that the home is 2,100 square feet.

Commissioner Anderson asked the reason 24 feet in height is requested.

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Mr. Couch stated that he would like to get a fifth wheel RV and that would require 16-foot doors. He explained at the height of the roofline would match the other buildings on the property.

City Planner McGuire Brigl stated that the height of the building was just noticed during review and therefore staff did not have adequate time to publish notice for a variance request for the 24-foot height. She stated that tonight the Commission can consider a height of 22 feet, as allowed by Code, and if the applicant desires the additional two feet in height, they would need to come back with a variance request.

Chairperson Bauer asked if the applicant would be comfortable with 22 feet in height for the building.

Mr. Couch replied that he would not be comfortable with 22 feet in height, as 16-foot doors would be needed and then with the roof style the height would be 32 feet. He noted that height is similar to another building found in the Traprock Commons area.

Commissioner Anderson stated that the rendering shows windows and asked if the applicant anticipates similar windows on the upper floor.

Mr. Couch stated that he would like to have windows to let in additional natural light.

Commissioner Johnson referenced the vehicles shown outdoors on the site and noted that the building seems to be much larger than what would be needed. He recognized that the applicant made reference to an additional trailer.

Mr. Couch noted the items that are not shown, including another trailer and two tractors.

Commissioner Johnson asked if the applicant has reviewed the amount of square footage that would actually be needed, as that could appease the neighbors. He stated that it would be nice to have building closer to 2,700 square feet.

Mr. Couch confirmed that he could reduce to 2,700 square feet. He noted that the 3,300 square feet would allow additional space to work on a vehicle when needed.

Commissioner Anderson stated that he does have a fifth wheel RV and that only requires a 14-foot door.

Mr. Couch stated that he intended for a 14-foot door with two feet above for clearance.

Commissioner Johnson confirmed with staff that the height of the building would not be discussed tonight, and the only discussion item would be the Conditional Use Permit for the oversized accessory building. He asked if a tow truck would also be parked in the building.

Mr. Couch replied that the tow truck would not be stored in the building and explained that one of his children works for First Choice Towing and takes the tow truck home two nights per week.

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Citizen Input

Joe Galindo, 15645 Traprock St, stated that he has been at his home for almost 40 years. He explained that the development still operates under protective covenants. He provided information on an accessory building(s) that he has on his property which matches his home. He stated that Mr. Couch needs the building to help store his items. He stated that the only issue that he would have with the request is the height of the building, as 32 feet is a tall building. He believed that this could be built to a lower height, suggesting eight to ten feet lower.

Chairperson Bauer referenced two emails received from Ronald Bovine that will be entered into the record.

Chairperson Bauer asked if the Commission could recommend approval of the Conditional Use Permit with the lower height.

City Planner McGuire Brigl confirmed that the Conditional Use Permit could be approved with the allowed height and if the applicant desires a higher height, they could come back before the Planning Commission with that request.

Chairperson Bauer stated that it may be a better option to table the request tonight rather than approving the Conditional Use Permit with a lesser height than desired if the applicant is going to come back with a variance. He noted that there seems to be concern with the size and height of the building and asked the applicant for input.

Mr. Couch stated that he would not be opposed to the smaller size and height. He stated that he could reduce the building to 40 by 68, which would equate to 2,720 square feet and would have a height of 22.5 feet.

Chairperson Bauer noted that 22.5 feet would still require a variance.

Mr. Couch replied that he could reduce to 22 feet if needed. He stated that the higher slope assists in reducing the snow load. He noted that proposed slope would also better match the existing structures on his property.

Commissioner Johnson asked if the square footage of the proposed accessory building would be in addition to the existing 640 square foot accessory building on the property.

Mr. Couch confirmed that would be additional square footage.

Commissioner Johnson noted that the total allowed square footage for accessory buildings on this property would be 2,700 square feet and therefore the applicant would still be over that limit by roughly 700 square feet.

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Mr. Couch stated that he would not want to remove the existing barn on the property. He stated that the restrictive covenant of the neighborhood is no longer in place. He stated that he could reduce the size to 2,700 square feet with a height of 22 feet.

Mr. Galindo stated that he has known Mr. Couch since he moved into the neighborhood. He stated that he has agreed to help in the process to the extent possible but simply believed that the height should be lowered.

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

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

Chairperson Bauer closed the public hearing closed at 7:31 p.m.

Commission Business

Commissioner Anderson asked if a Conditional Use Permit would be needed if the applicant reduces the size to 2,700 square feet and a 22-foot height.

City Planner McGuire Brigl replied that if all of the square footage of the accessory structures were below 2,700 square feet in total, that would not require a Conditional Use Permit. She explained that the detached garage, which is the principle garage, lowers the amount of available square footage for accessory buildings.

Commissioner Anderson stated that he is inclined to table this to the next meeting, as he would want to see new drawings that would meet the requirements.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to table Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building.

Further discussion

Commissioner Johnson stated that he would support the larger building. He stated that he would also want to see more information on the City Code related to square footage and acreage.

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

5.02: Public Hearing: Adopt Resolution #19-164 for Variance Request to Buffer Yard Requirements for Delta ModTech (Project No. 19-108); Case of Delta ModTech

Public Hearing

Chairperson Bauer called the public hearing to order at 7:36 p.m.

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Presentation

City Planner Anderson presented the staff report and recommendation to approve Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech.

Chairperson Bauer disclosed that he is a property owner immediately to the west and therefore he received a notice for the topic. He stated that as a property owner he does not have any objections to the request.

Commissioner Anderson asked why the entire site could not be moved 20 feet which would eliminate the need for a variance.

John Kinghorn, Kinghorn Construction, spoke on behalf of the applicant. He noted that when designing a project, they attempt to maximize the amount of developable space. He noted that the building is designed to the west to allow for additional room for expansion in the future to the east. He stated that this design supports better traffic flow and opportunity for future development.

Chairperson Bauer asked for additional details on the proposed buffer.

Mr. Kinghorn stated that they will continue to work with City staff on that topic. He noted that this site elevation is lower than the adjacent residential property and therefore with the lower elevation and staggered trees, that should provide adequate buffering.

Citizen Input

Emery Starkweather, 15151 Jackal St, stated that decisions made tonight are lasting decisions that will impact future property owners. He stated that he moved into the City with the understanding that there were reasonable restrictions as to what could be done with his property. He stated that he is offended that someone would come in, purchase the land, and the first request would be to reduce the zoning requirements. He stated that this would not provide a public benefit and would instead allow the applicant to make more money than they would be able to if they followed the City Code. He did not believe that the Commission should approve the request.

Matt Kuker, PSD, stated that he owns the three industrial properties to the south and advised that he was required to provide a 60-foot buffer to the adjacent Capstone residential development. He believed that the City should be consistent.

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

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

Chairperson Bauer closed the public hearing closed at 7:48 p.m.

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Commission Business

Commissioner Anderson stated that he agrees with the comments from the residents, noting that the ordinances are in place for a reason. He stated that there is additional space on the land and therefore the building could be moved 20 feet which would reduce the need for a variance.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to deny Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech permitting an industrial bufferyard distance of 40 feet from a property line shared with a residential property.

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

City Planner Anderson stated that the applicant would have the opportunity to appeal the decision of the Commission, which would then be heard by the City Council.

5.03: Public Hearing: Review Site Plan Proposal for PSD Retail Node on Armstrong Boulevard (Project No. 19-111); Case of PSD, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:51 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-155 approving Site Plan, Final Plat and Conditional Use Permit for Armstrong West Retail Mall.

Commissioner Anderson asked where the retaining wall would begin along Armstrong.

City Planner McGuire Brigl identified the placement of the retaining wall and the continuation of the sidewalk.

Commissioner Anderson stated that the arrows on the west side seem to indicate that there would be an exit on 146th Avenue.

City Planner McGuire Brigl confirmed that would be one access and noted that there would also be a right out on 147th.

Matt Kuker, applicant, noted that the waterline under the drive line will also be redone to provide looping. He noted that part of the design was done to accommodate the County easement on the site. He provided additional details on the proposed materials, which will incorporate different colored bricks and stone to provide an elevated design. He stated that there will be nine bays, noting that a large user, such as a restaurant, could encompass more than one bay. He noted that

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currently he has interest from three parties. He stated that the sign height is requested to increase visibility because of the County sound wall.

Commissioner Peters referenced the reader board and asked if that would face residential properties.

Mr. Kuker stated that the reader board will only face the traffic on Highway 10.

Commissioner Anderson asked if this property is located within the MUSA.

City Planner McGuire Brigl confirmed that this is within the MUSA.

Mr. Kuker confirmed that the buildings would be fully sprinkled.

Citizen Input

No additional comments.

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

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

Chairperson Bauer closed the public hearing closed at 7:59 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner __, to recommend that City Council adopt Resolution #19-155 approving Site Plan, Final Plat, and Conditional Use Permit for Armstrong West Retail Mall.

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

6. COMMISSION BUSINESS

6.01: Consider Resolution #19-154 Approving Site Plan for Suite Living (Project #19-121); Case of Hampton Properties

Presentation

City Planner McGuire Brigl presented the Staff Report and recommendation to adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

Commission Business

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Commissioner Anderson noted that the staff report mentions aligning with Jasper Street and asked if there was feedback from the developer.

City Planner McGuire Brigl stated that she did not have that discussion with the applicant.

Joe Larson, applicant, stated that a new plan was submitted to staff with the desired alignment and provided a copy.

Chairperson Bauer referenced the recommendation from MnDOT regarding the sound study and patio.

Mr. Larson stated that he would object to that as it is used for grilling and is located near the kitchen. He explained that if the patio is moved it would require a longer walk to serve residents.

Chairperson Bauer asked if the patio is used primarily for cooking or also used for recreation.

Mr. Larson stated that the patio is primarily used for cooking but could be used by residents on occasion.

Chairperson Bauer stated that any patio used by residents could be a safety concern which could be addressed by fencing the area.

Mr. Larson noted that typically the patio is secured to prevent wandering. He noted that the nearby townhomes have patios that face the highway and did not see a difference. He stated that there would be some landscaping and trees, but the residents like to watch the traffic and therefore he does not want to fully screen the area.

Commissioner Anderson acknowledged that the patio would be fenced. He agreed that residents like to watch activity, such as passing traffic.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

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

6.02: Consider Final Plat for Site Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center LLC (Bob Mikulak)

Presentation

City Planner Anderson presented the Staff Report and recommendation to approve the Final Plat and Site Plan for Ramsey Storage Center.

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Commission Business

Commissioner Anderson stated that a previous request for this site showed a northeast corner there was a cul-de-sac bulb for snow removal on 148th and asked the difference in this plan, specifically whether the additional area on this request would be used for snow storage.

City Planner Anderson replied that by the end of the previous review process there was a snow storage agreement between the previous applicant and public works and public safety staff to extend 148th slightly beyond the manhole cover to allow City staff to push the snow slightly beyond that manhole to be stored on this property in lieu of the cul-de-sac. He noted that the plans match the previously approved plans.

Commissioner Anderson stated that it appears there is a small driveway to the south of the building and asked if that would extend to the bottom parcel.

City Planner Anderson noted that comment is contained within the Staff Review letter. He noted that in previous discussions Anoka County was only going to allow a single access from Ramsey Boulevard and the intention would be to provide a shared access to lot two when ultimately recorded. He noted that the applicant is discussing the possibility of another access from Bunker Lake Boulevard as well. He confirmed that the driveline would need to extend to the boundary in the case that lot two develops in the future. He noted that there are no pending applications or proposed projects for lot two at this time.

Commissioner Anderson asked if the County would differ from their right-in/right-out policy.

City Planner Anderson stated that he could not definitively answer that question but noted that a phased approach was previously approved and provided details. He stated that the applicant has stated that they would prefer to have the access in its final location rather than taking the phased approach.

Chairperson Bauer referenced the two separate lots and the County only allowing one access. He asked if that would restrict the current owner to maintain ownership of the second lot rather than providing ability to sell that lot for development.

City Planner Anderson explained that the shared access agreement would solve that problem. He noted that conceptual drawing showed an access onto Bunker but advised that would need further discussion and approval from the County.

Bob Mikulak, applicant, stated that the previous owner owned the entire parcel and has many ideas. He stated that his idea is to develop the self-storage and sell the corner lot. He stated that he is not interested in a phased access and would rather place the access in its final location to begin with. He highlighted the differences between this request and the previously approved request which includes elimination of the garage doors, elimination of the fencing, no site lighting, less blacktop and hardcover, increased greenspace, and downcast LED lighting on the building and along the entrance/exit. He stated that the previous request was roughly 125,800 square feet which would be constructed in several phases while this facility would be completed in one phase with similar

square footage. He stated that this building will be much more efficient in terms of energy and technology. He stated that loading and unloading would all occur inside the facility rather than having outdoor units, which will make the quiet quieter and cleaner.

Chairperson Bauer asked the size of the interior loading/unloading space.

Mr. Mikulak replied that the doors would be 12 feet high and therefore could accommodate typical moving vans but would not accommodate a U-Haul type vehicle. He noted that the unloading section is 40 feet by 60 feet.

Ron Powell, architect representing the applicant, stated that his firm has experience with self-storage buildings and their experience is that most zoning laws do not provide for self-storage facilities in terms of parking requirements. He stated that a list of six buildings in the metro area was provided that range from seven to 12 parking stalls and therefore they feel the 25 required stalls would be excessive. He stated that they would be proposing 13 parking stalls. He noted that he also included national examples, which range from five to 12 parking stalls. He noted that one city has an updated zoning ordinance that bases the number of stalls on the number of storage units and using that calculation this facility would require 12 stalls. He stated that they would have 13 exterior parking stalls and four interior stalls, which they feel would be more than adequate.

Chairperson Bauer asked the basis of the staff request to add additional parking.

City Planner Anderson stated that recommendation was based on the recommendation of the civil engineer of the applicant, which stated 25 or 26 parking stalls. He clarified that the City does not have self-storage minimum parking standards within the zoning code. He stated that the City would typically look to see how others have addressed the issue and there are not a lot of standards out there specifically related to self-storage facilities. He stated that he did review the ordinance of Portland, Oregon and the parking proposed by the applicant would meet the parking proposal of the applicant. He stated that there is more greenspace on the site than existed in previous proposals. He noted that proof of parking could be accepted, as there would be space for additional parking on the site, should that become an issue in the future.

Mr. Mikulak replied that the civil engineer does not have the experience of self-storage parking and developed that number of stalls initially working with the previous applicant that desired additional parking that could be shared with a future user of the adjacent site when that is developed.

Commissioner Anderson asked for additional clarification from staff on the parking. He stated that the applicant is proposing 13 stalls, which appears to be enough. He asked how staff would recommend the proof of parking requirement.

City Planner Anderson stated that staff can work with the applicant to update the Site Plan to call out proof of parking. He noted that a condition would then be added to the Development Agreement that would stipulate that the proof of parking would become parking in the future if that becomes necessary.

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Motion by Commissioner Anderson, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-159 approving the Final Plat and Site Plan for Ramsey Storage Center contingent upon the comments within the Staff Review letter and proof of parking.

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

6.03: Review Site Plan Proposal and Final Plat for Name Brand Self Storage; Case of Josh Peterson (Project #19-120)

Presentation

City Planner McGuire Brigl presented the Staff Report and the recommendation to adopt Resolution #19-150 approving Site Plan, Final Plat and Development Agreement for Name Brand Storage.

Commission Business

Todd Olin, engineer representing the applicant, stated that from a site selection standpoint, this use fits the area well as it is in an E-1 zone surrounded by E-1 uses with the exception of the railroad and golf course. He noted that there is additional landscaping proposed adjacent to the golf course. He stated that the use does not require sewer or water hook-ups.

Commissioner Anderson asked if the stormwater holding pond is located to the lower left of the plan.

Mr. Olin confirmed that was done with the original plat process in 2008 and was created with conservative calculations. He noted that soil borings were done to determine the infiltration rates but believed the basin to be adequately sized.

Motion by Commissioner Johnson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-150 approving Site Plan, Final Plat, and Development Agreement for Name Brand Storage.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:46 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CC Regular Session **4. 9.**

Meeting Date: 07/23/2019

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution 19-155 Approving Site Plan, Final Plat, and Conditional Use Permit for Armstrong West Retail Mall

Purpose/Background:

The purpose of this case is to review a site plan proposal from PSD, LLC (the "Applicant") for a retail building on the corner of Armstrong Boulervard NW and Sunwood Drive/147th Avenue NW (near the interchange) at the properties generally known as 8020 147th Ave NW and 8019 146th Ave NW (the "Subject Property"). The commercial building is similar to a strip mall or retail node and is proposed to have two drive-thrus and multiple tenants.

The items involved with this review include:

- Site Plan
- Conditional Use Permit (Over-Sized Monument Sign)
- Final Plat

The Planning Commission met on July 10, 2019 and discussed the application. They were supportive of the project and the monument sign.

Notification:

Notifications of this proposal 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 also published in the Anoka Union Herald, the City's official newspaper for the July 10, 2019 Planning Commission meeting.

Observations/Alternatives:

Zoning

The site is zoned COR and is in the COR commercial (retail) subdistrict. This area is more flexible in its uses than the typical zoning code, but requires a high-quality built environment, specifics on where buildings can be placed, and building design. In the COR, buildings have a 'build-to' line requirement, as opposed to a setback requirement. This brings buildings forward towards the street (such as City Hall) or limits the view of parking areas (such as Casey's). This development will be similar to Casey's, with a 3 - 4 foot stone wall on the north edge of the property with the future phase of development. This portion of the project proposes the building on the southern parcel, with a driveway from the north off 147th Avenue NW. This zoning district also emphasizes the environment for pedestrians, and as such, the development will require sidewalk connections and a future phase of development will likely include a patio space.

The space will be a retail node, which the City is very supportive of. City Staff has heard throughout the comprehensive planning process that residents are looking for more spaces to shop, eat, and purchase local goods. Staff believes this retail center will be successful with its proximity to the COR and Highway 10, and hopes it spurs additional retail development.

Site Plan

The proposed building is an 'L' shaped building on the southern lot, with drive-thrus on the north and south sides of

the buildings. The Applicant does not have secured tenants at this time that can be shared, but they are working on filling the space with tenants. The building will be designed so that one tenant could have a small storefront, or lease a few of the storefronts for a larger space. Staff is supportive of this flexible approach to gathering tenants, similar to Bunker Lake Industrial Park (BLIP) buildings.

Signage
The Applicant has requested a Conditional Use Permit (CUP) for an oversized monument sign onsite. The sign would be 75 feet tall with a 320 square foot sign face - including an electronic message board and space for tenant panels. Staff does not have additional information on the materials or the colors proposed; Staff is comfortable moving forward with a CUP for the oversized signage so long as the sign is held to the same standards as the Coborn's monument sign across the street, which included the requirement for a stylized base. Staff believes the sign will provide necessary visibility to the site near the interchange.

Parking
There are 53 proposed parking stalls onsite, with room for at least 17 cars to queue in the drive-thru lanes. The site does include shared parking with the future phase, which is a guideline/recommendation for parking in the COR Design Framework. The COR Design Framework states there should be 2 - 4 parking spaces per 1,000 square feet of retail space. This would correlate to approximately 30 - 60 spaces onsite for this retail node, which includes the amount proposed.

Funding Source:

The Applicant is responsible for all costs associated with review of the project. This site was previously owned by the City, which recently closed on a transaction with PSD, LLC to facilitate this project. There are no current business subsidy requests attached to this project.

Said real estate transaction included a swap with PSD, LLC internal to The COR to facilitate a required regional stormwater pond. This public improvement is now under construction.

Recommendation:

The Planning Commission recommended the City Council adopt Resolution 19-155 approving site plan, final plat, and conditional use permit for Armstrong West Retail Mall.

Action:

Adopt Resolution 19-155 Approving Site Plan, Final Plat, and Conditional Use Permit for Armstrong West Retail Mall

---

Attachments

Application
Architectural Plan
Plan Set
Signage Proposal
Planning Review
Landscape Review
Draft July 10, 2019 Planning Commission Minutes
Resolution #19-155

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/17/2019 06:40 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 01:48 PM

Form Started By: Chloe McGuire Brigl Started On: 07/15/2019 09:49 AM
Final Approval Date: 07/18/2019

City of RAMSEY

RECEIVED
JUN 07 2019
BY:

Land Use Application

19-111

☒ 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:	ARMSTRONG WEST RETAIL MALL, LLC		
Street Address:	7533 SUNWOOD DR, SUITE 315		
City, State, ZIP:	RAMSEY, MN 55303		
Home Phone:		Work Phone:	763 427 5955
Email:	MATT.KUKER@PSDLANDDEVELOPMENT.COM	Fax Number:	763 427 4151
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	SEE PIN
PIN	29-32-25-14-0009 AND 29-32-25-14-0010
Legal Description	
Zoning District	

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

Property Owner Information

(If different than Applicant)

* AFTER EXCHANGE

Name:	PSD, LLC		
Street Address:	7533 SUNWOOD DR, SUITE 315		
City, State, ZIP:	RAMSEY, MN 55303		
Home Phone:		Work Phone:	763 427 5955
Email:	MATT.KUKER@PSDLANDDEVELOPMENT.COM	Fax Number:	763 427 4151

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

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	MATHIAS KUKER	Printed Name	
Title	COO	Title	
Date	6/7/19	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	MATHIAS KUKER	Printed Name	
Title	COO	Title	
Date	6/7/19	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.



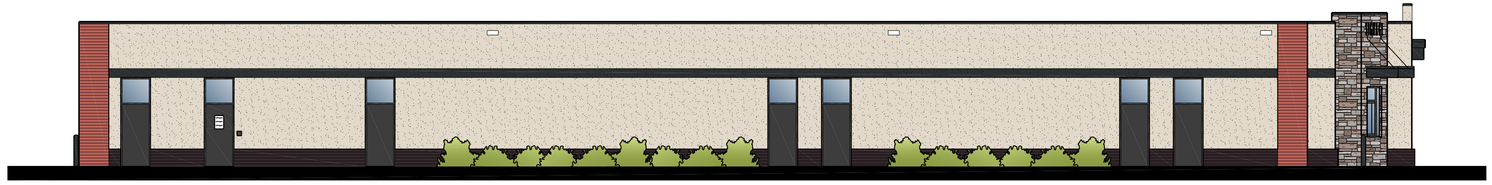
NORTH ELEVATION



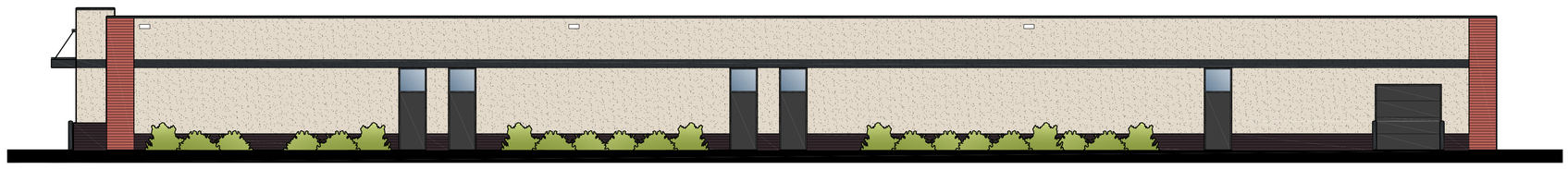
EAST ELEVATION

COLOR KEY

COLOR #1
INTERSTATE BRICK – TERRA COTTA
OR EQUAL
COLOR #2
INTERSTATE BRICK – MIDNIGHT BLACK
OR EQUAL
COLOR #3
SENERGY – SADDLESOAP, #3097
SAHARA FINISH (OR EQUAL)
COLOR #4
CORONADO – EASTERN MOUNTAIN LEDGE
GREY QUARTZITE (OR EQUAL)
COLOR #5
FIRESTONE – MATTE BLACK
OR EQUAL
COLOR #6
PAINT BAND TO
MATCH COLOR #5
STOREFRONT FRAMES
DARK BRONZE
CANVAS CANOPIES
BLACK



SOUTH ELEVATION



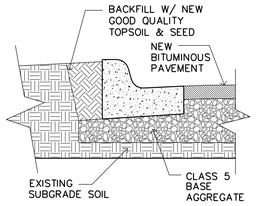
WEST ELEVATION

Armstrong Retail

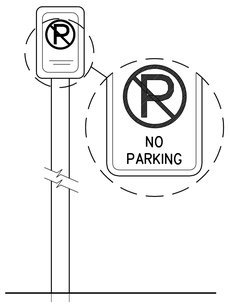
Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

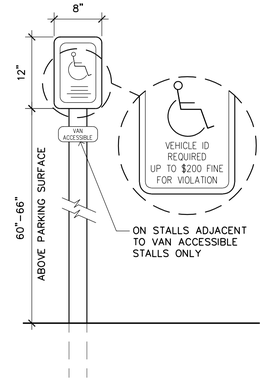
LA CHAMPEER CTS



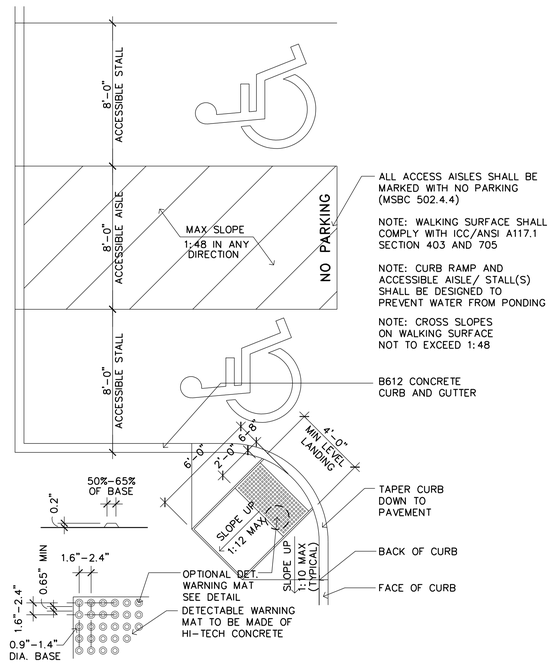
7 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"



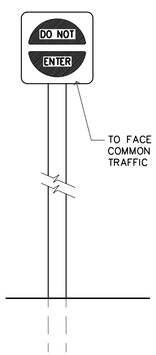
6 / A1 NO PARKING SIGN
SCALE: 1" = 1'-0"



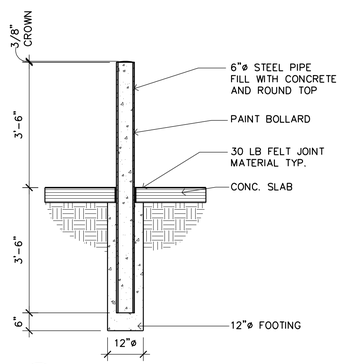
5 / A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



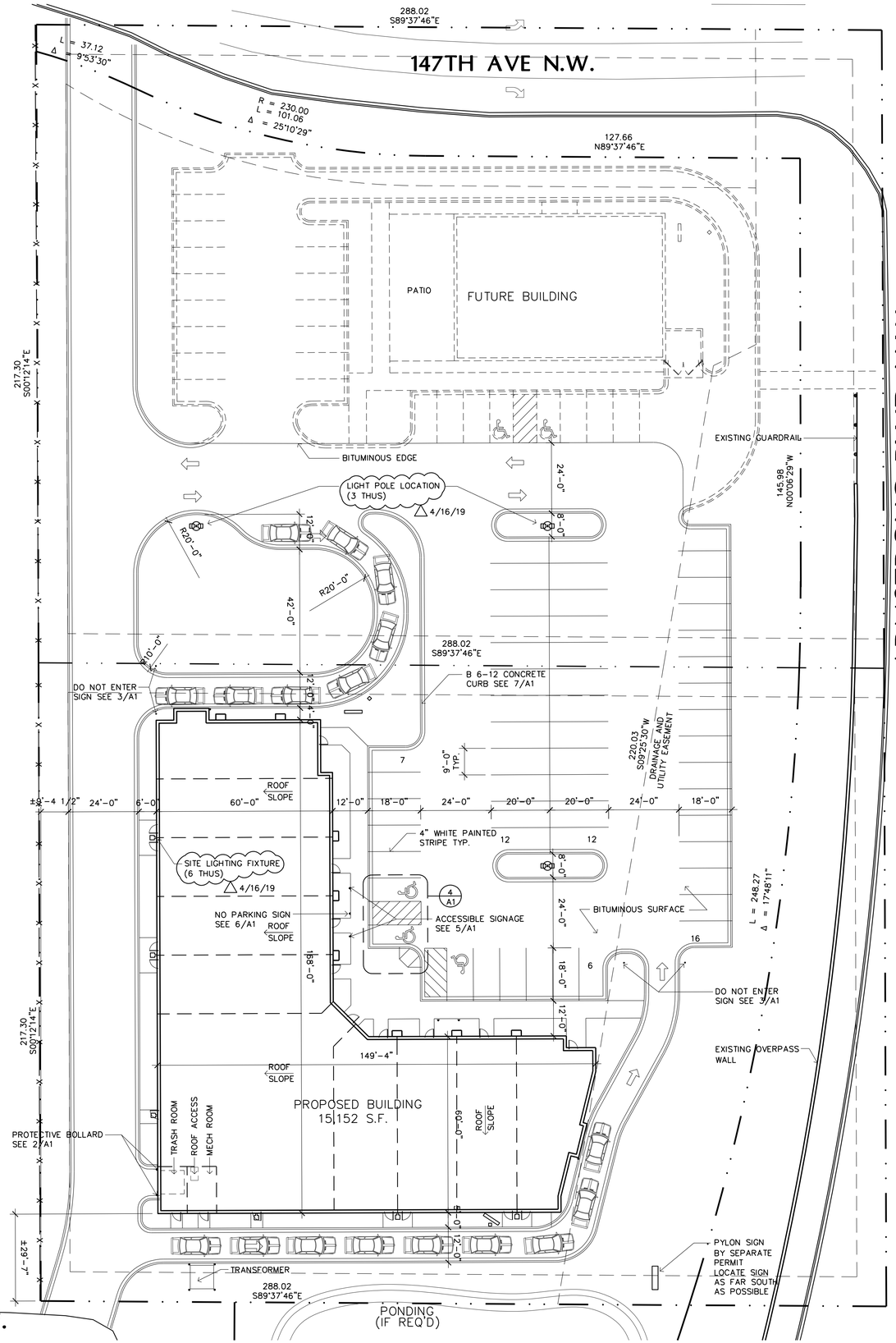
4 / A1 ACCESSIBLE CURB CUT DETAIL
SCALE: 1/4" = 1'-0"



3 / A1 DO NOT ENTER SIGN
1" = 1'-0"



2 / A1 CONCRETE BOLLARD
SCALE: 1/2" = 1'-0"



1 / A1 SITE PLAN
SCALE: 1" = 20'-0"

NORTH

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

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Ramsey, Minnesota

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

3/20/19	PRELIMINARY
3/25/19	PROGRESS SET 50%
4/3/19	ISSUE FOR PERMIT

SITE PLAN DETAILS
Sheet Number

A1

Project No. 190205-2

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-A1

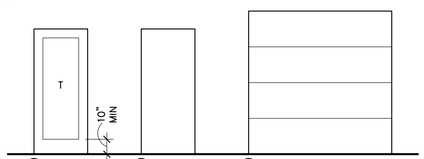
[1] 1 HOUR 3-5/8" METAL STUD WALL

One Layer 5/8" Type 'X' Gypsum Wallboard Or Gypsum Veneer Base Applied At Right Angles Or Parallel To Each Side Of 3-5/8" Steel Studs 24" o.c. With 1" Type S Drywall Screws 8" o.c. To Vertical Joints And 12" o.c. At Wall Perimeter And Intermediate Studs. Face Layer 5/8" Type 'X' Gypsum Wallboard Or Gypsum Veneer Base Applied Parallel Or At Right Angles to ONE SIDE With 1 5/8" Type S Drywall Screws 12" o.c.
Joints Staggered 24" Each Layer And Side. Sound Tested With 3 1/2" Glass Fiber Friction Fit In Stud Space

GA FILE NO. WP 1052 STC RATING = 50-54

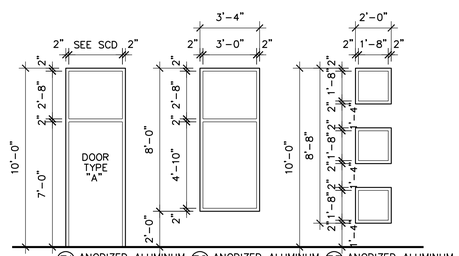


4/A2 WALL TYPES
SCALE: 1" = 1'-0"

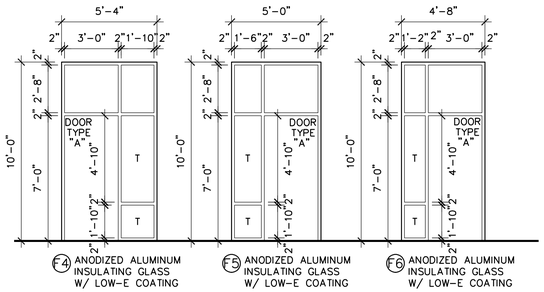


(A) ANODIZED ALUMINUM INSULATING GLASS
(B) PTD. HOLLOW METAL
(C) UPWARD ACTING OVERHEAD DOOR

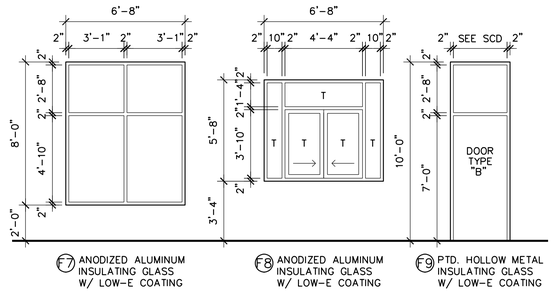
3/A2 DOOR TYPES
SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



(F1) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING
(F2) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING
(F3) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING



(F4) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING
(F5) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING
(F6) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING



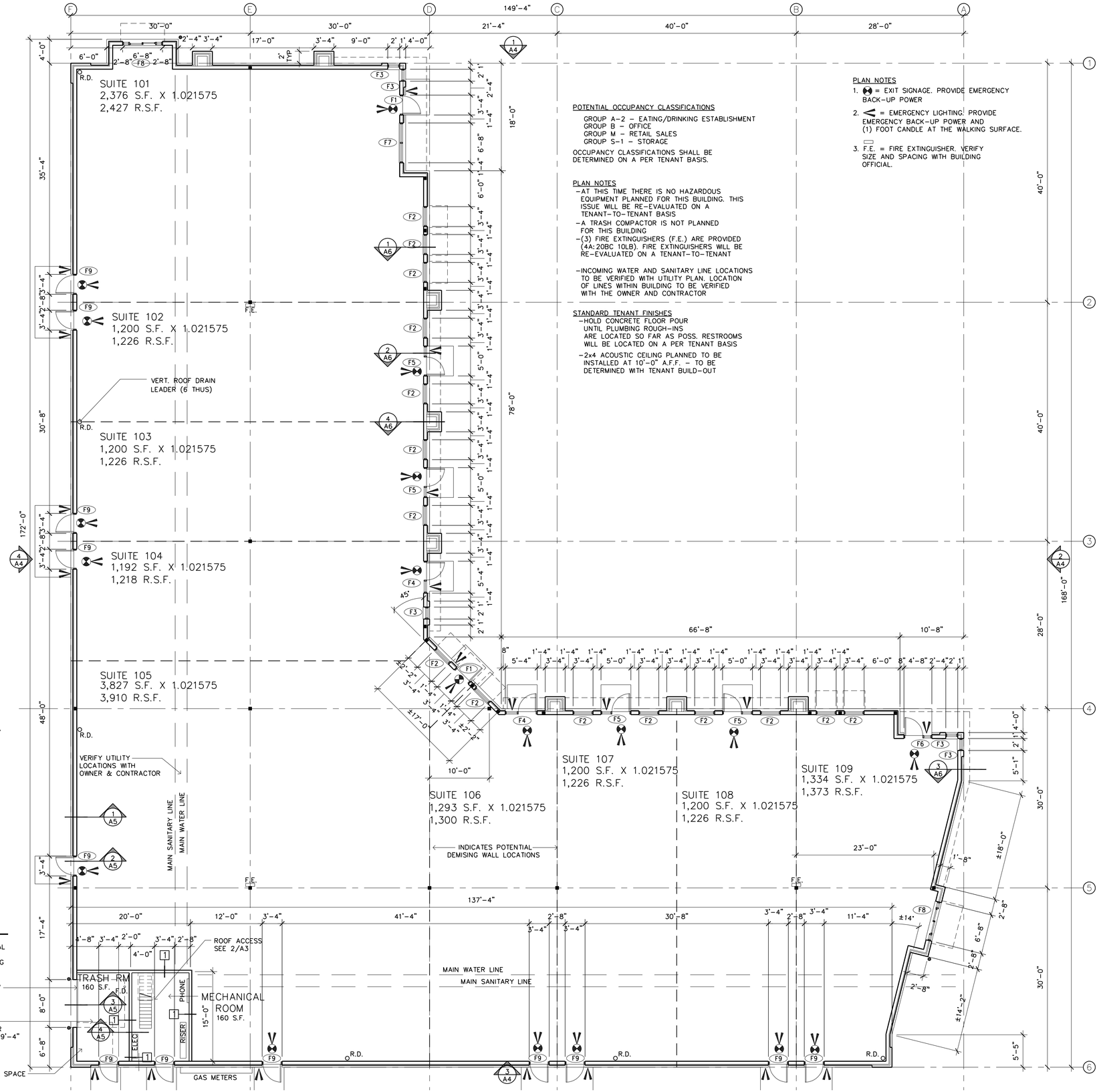
(F7) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING
(F8) ANODIZED ALUMINUM INSULATING GLASS W/ LOW-E COATING
(F9) PTD. HOLLOW METAL INSULATING GLASS W/ LOW-E COATING

2/A2 FRAME TYPES
SCALE: 1/4" = 1'-0" T = TEMPERED GLASS

NORTH

1/A2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

15,152 S.F. COMMON AREA FACTOR 15,152/ 14,832 = 1.021575



POTENTIAL OCCUPANCY CLASSIFICATIONS

GROUP A-2 - EATING/DRINKING ESTABLISHMENT
GROUP B - OFFICE
GROUP M - RETAIL SALES
GROUP S-1 - STORAGE

OCCUPANCY CLASSIFICATIONS SHALL BE DETERMINED ON A PER TENANT BASIS.

PLAN NOTES
-AT THIS TIME THERE IS NO HAZARDOUS EQUIPMENT PLANNED FOR THIS BUILDING. THIS ISSUE WILL BE RE-EVALUATED ON A TENANT-TO-TENANT BASIS
-A TRASH COMPACTOR IS NOT PLANNED FOR THIS BUILDING
-(3) FIRE EXTINGUISHERS (F.E.) ARE PROVIDED (4A:20BC 10LB). FIRE EXTINGUISHERS WILL BE RE-EVALUATED ON A TENANT-TO-TENANT

-INCOMING WATER AND SANITARY LINE LOCATIONS TO BE VERIFIED WITH UTILITY PLAN. LOCATION OF LINES WITHIN BUILDING TO BE VERIFIED WITH THE OWNER AND CONTRACTOR

STANDARD TENANT FINISHES
-HOLD CONCRETE FLOOR POUR UNTIL PLUMBING ROUGH-INS ARE LOCATED SO FAR AS POSS. RESTROOMS WILL BE LOCATED ON A PER TENANT BASIS
-2x4 ACOUSTIC CEILING PLANNED TO BE INSTALLED AT 10'-0" A.F.F. - TO BE DETERMINED WITH TENANT BUILD-OUT

PLAN NOTES
1. ⊛ = EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. ⋖ = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-A2

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St. Paul, MN 55102
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lampert@lampert-arch.com

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Ramsey, Minnesota

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

Revisions

2/19/19	PRELIMINARY
3/25/19	PROGRESS SET 50%
4/3/19	ISSUE FOR PERMIT

FLOOR PLAN COMPONENT TYPES

Sheet Number

A2

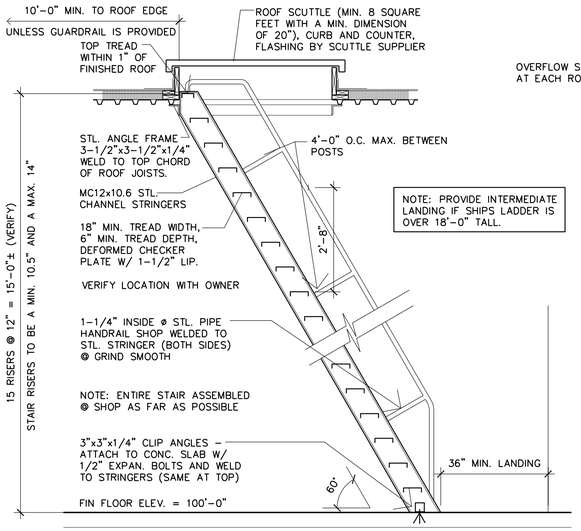
Project No. 190205-2

PLAN NOTES:

1. ROOF SLOPES 8" OVER 58'-0" (1.1%)
2. ROOF TOP UNIT LOCATIONS MUST BE CONFIRMED WITH MECHANICAL DRAWINGS (DESIGN BUILD) ROOF TOP UNITS TO BE LOCATED AWAY FROM THE PARAPET EDGE SO FAR AS POSSIBLE TO MINIMIZE THEIR APPEARANCE FROM THE GROUND.
3. ROOF DRAIN AND DRAIN LEADER DESIGN IS BY PLUMBING CONTRACTOR LEADERS TO BE TIED INTO ONSITE STORM DRAIN – SEE CIVIL PLAN FOR STUB LOCATION

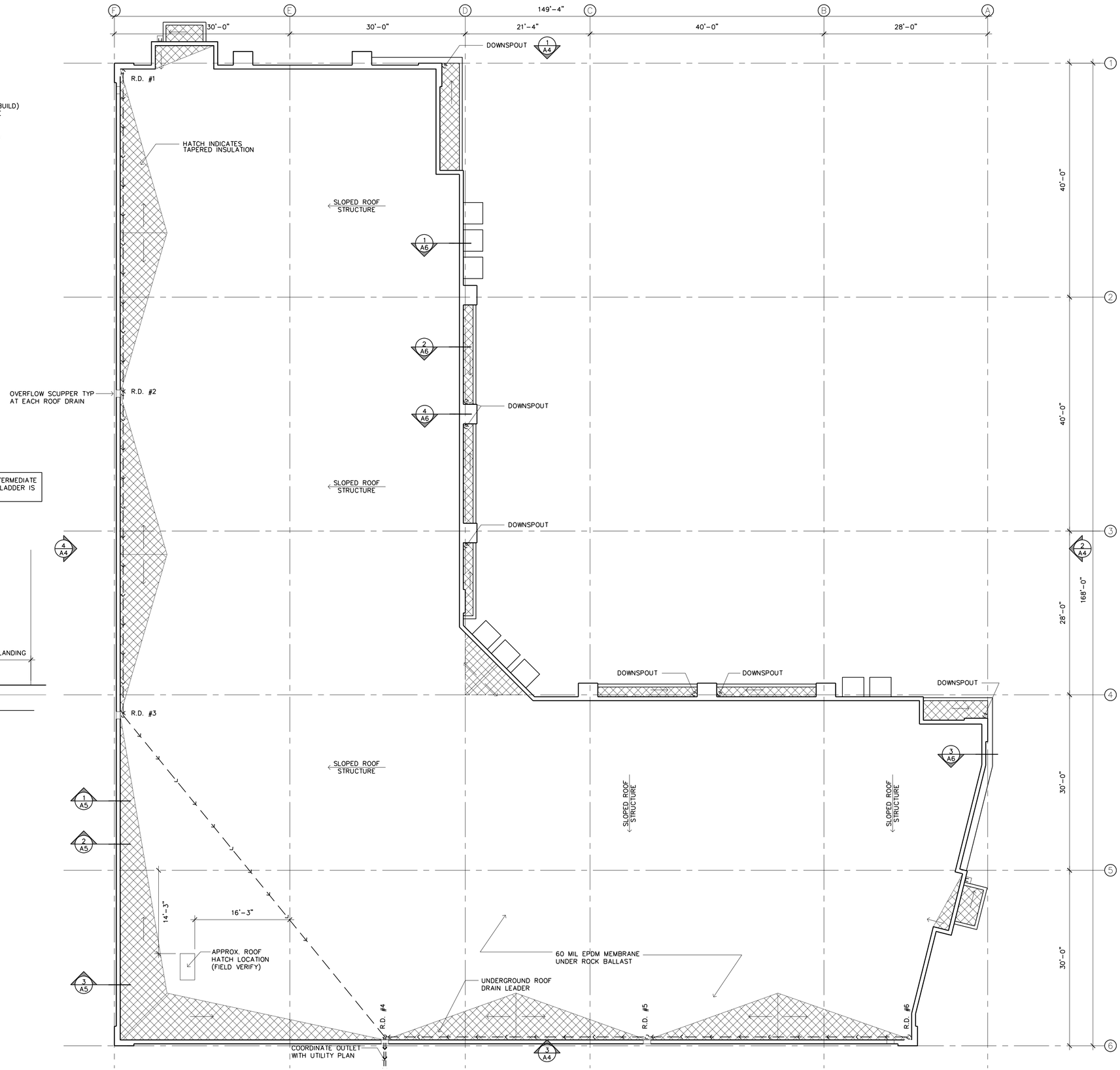
AREA SERVED BY ROOF DRAIN

ROOF DRAIN #1 ± 1,592 S.F.	ROOF DRAIN #4 ± 2,282 S.F.
ROOF DRAIN #2 ± 3,190 S.F.	ROOF DRAIN #5 ± 2,598 S.F.
ROOF DRAIN #3 ± 3,172 S.F.	ROOF DRAIN #6 ± 1,693 S.F.



2 A3 SHIPS LADDER DETAIL
SCALE: 1/2" = 1'-0"

NOTE: PROVIDE INTERMEDIATE LANDING IF SHIPS LADDER IS OVER 18'-0" TALL.



NORTH

1 A3 ROOF PLAN
SCALE: 1/8" = 1'-0"

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-A3

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420 Summit Avenue
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Drawn By: JRB
Checked By: LL
Revisions

3/25/19	PROGRESS SET 50%
4/3/19	ISSUE FOR PERMIT

ROOF PLAN
SCUPPER DETAIL
SHIPS LADDER DETAIL

Sheet Number

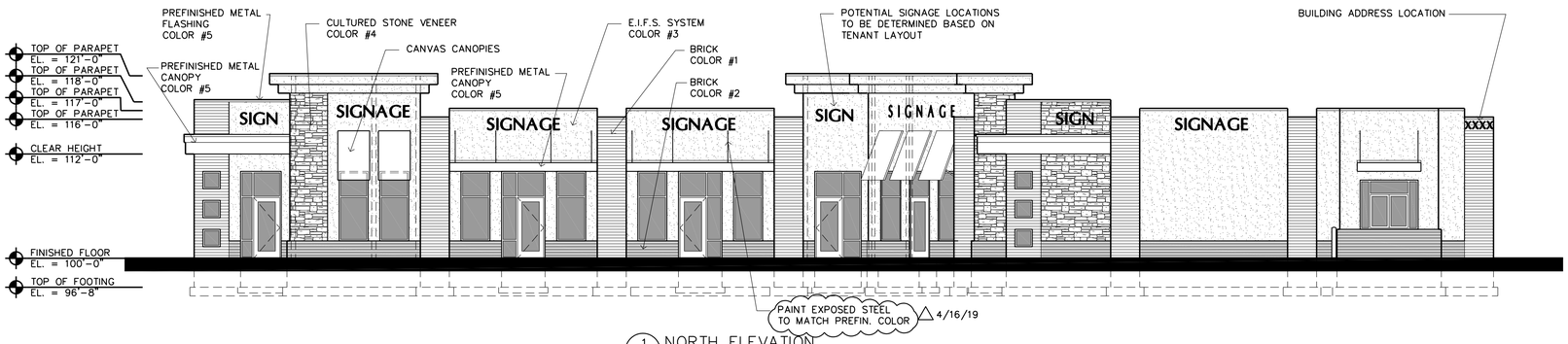
A3

Project No. 190205-2

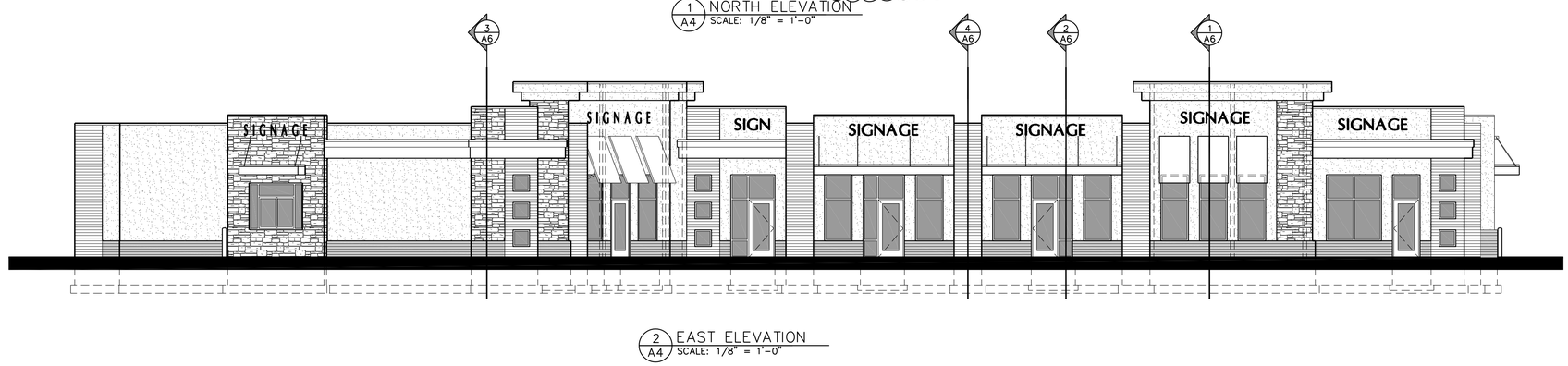
COLOR KEY

COLOR #1
INTERSTATE BRICK – TERRA COTTA
OR EQUAL
COLOR #2
INTERSTATE BRICK – MIDNIGHT BLACK
OR EQUAL
COLOR #3
SENERGY – SADDLESOAP, #3097
SAHARA FINISH (OR EQUAL)
COLOR #4
CORONADO – EASTERN MOUNTAIN LEDGE
GREY QUARTZITE (OR EQUAL)
COLOR #5
FIRESTONE – MATTE BLACK
OR EQUAL
STOREFRONT FRAMES
DARK BRONZE
CANVAS CANOPIES
BLACK

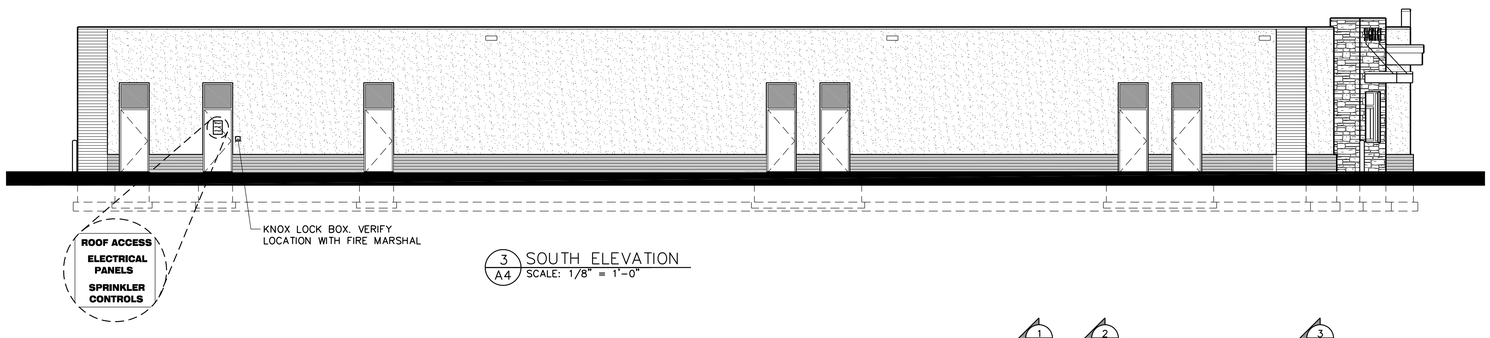
△ 4/16/19



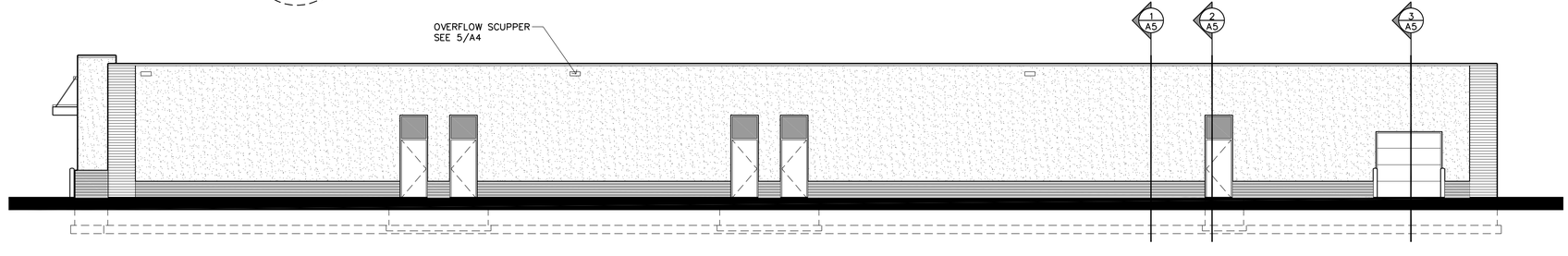
1/A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



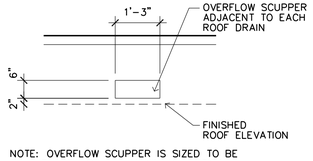
2/A4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



NOTE: OVERFLOW SCUPPER IS SIZED TO BE
3X THE AREA OF THE MAXIMUM VERTICAL
LEADER SIZE ASSUMED TO BE 6" DIAMETER.
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5/A4 OVERFLOW SCUPPER DETAIL
SCALE: 1/2" = 1'-0"

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-A4

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Ramsey, Minnesota

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

Revisions

2/19/19	PRELIMINARY
3/25/19	PROGRESS SET 50%
4/3/19	ISSUE FOR PERMIT

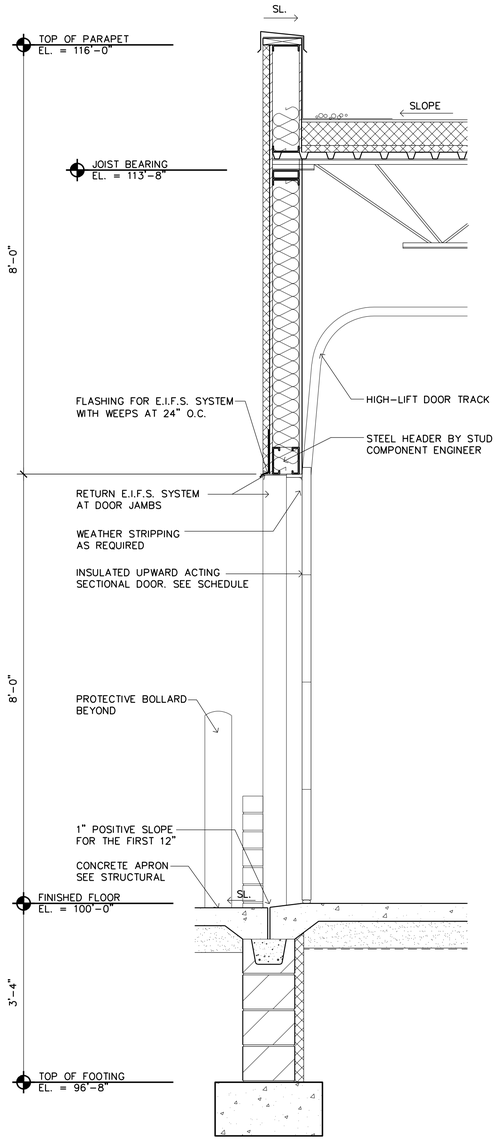
BUILDING ELEVATIONS
SCUPPER DETAIL

Sheet Number

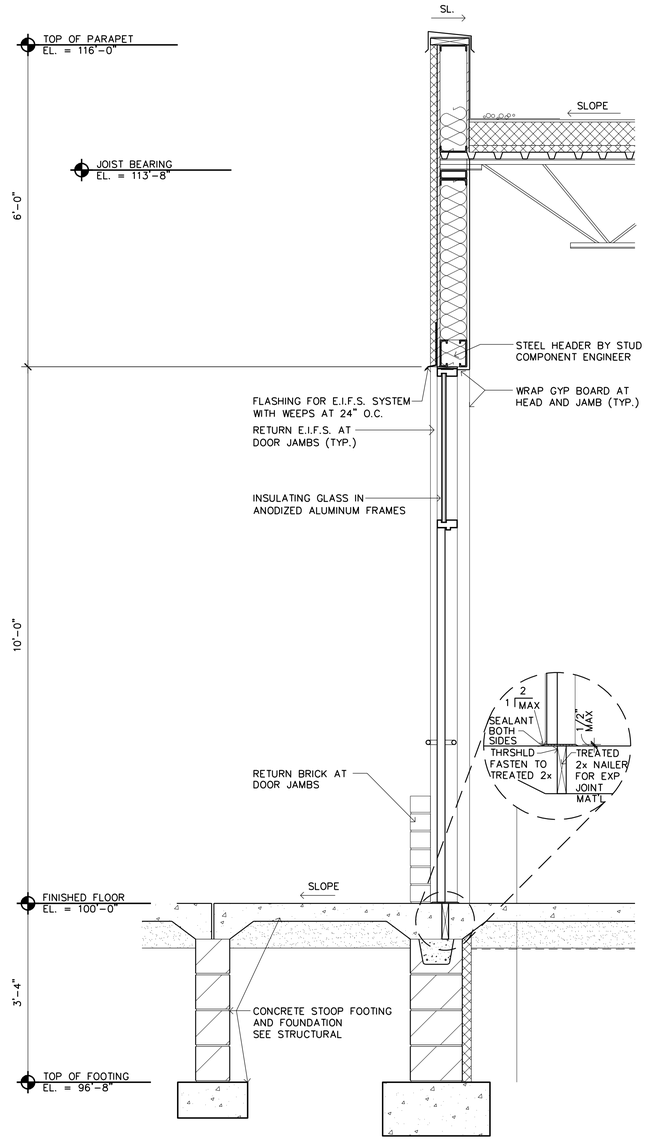
A4

Project No. 190205-2

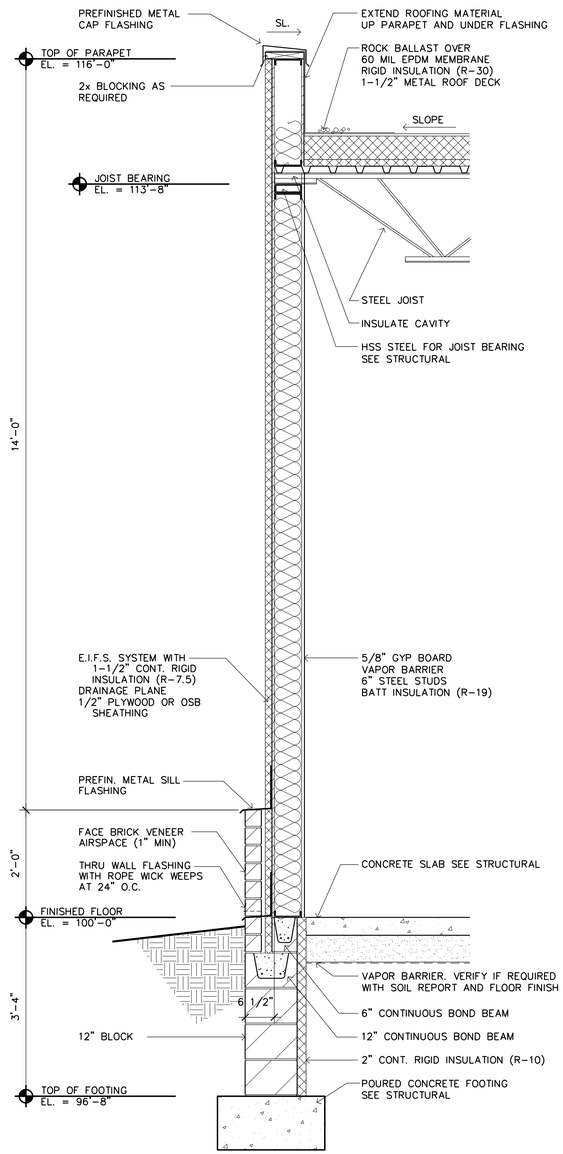
4 A5 WALL SECTION AT STEP IN SLAB
SCALE: 3/4" = 1'-0"



3 A5 WALL SECTION AT O.H. DOOR
SCALE: 3/4" = 1'-0"



2 A5 WALL SECTION AT DOOR
SCALE: 3/4" = 1'-0"



1 A5 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-A5

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

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LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
4/3/19
DATE

ARMSTRONG RETAIL
Ramsey, Minnesota

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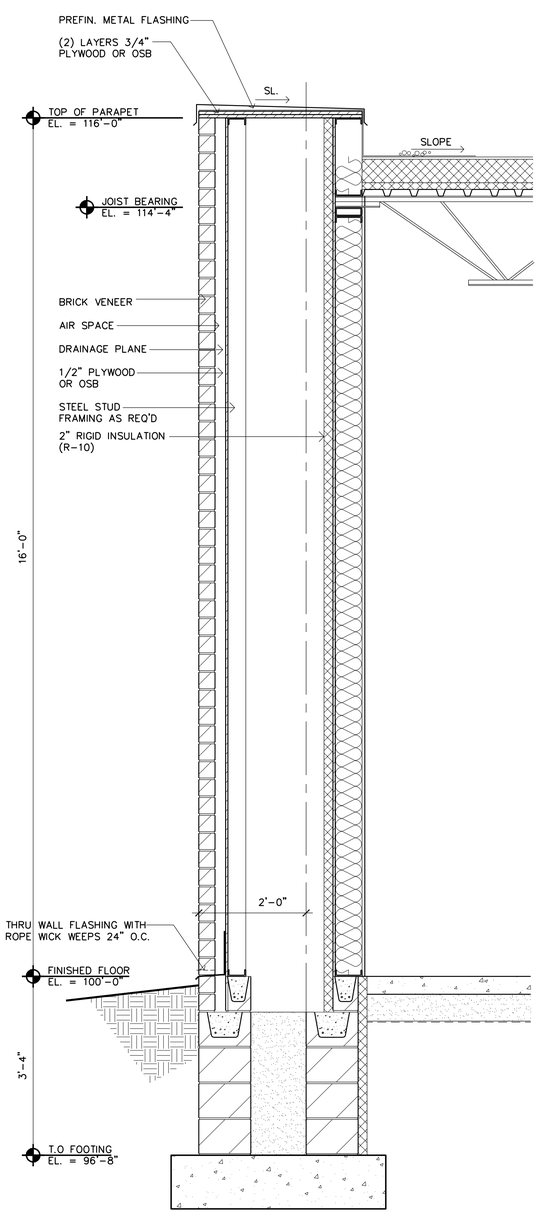
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

3/25/19	PROGRESS SET 50%
4/3/19	ISSUE FOR PERMIT

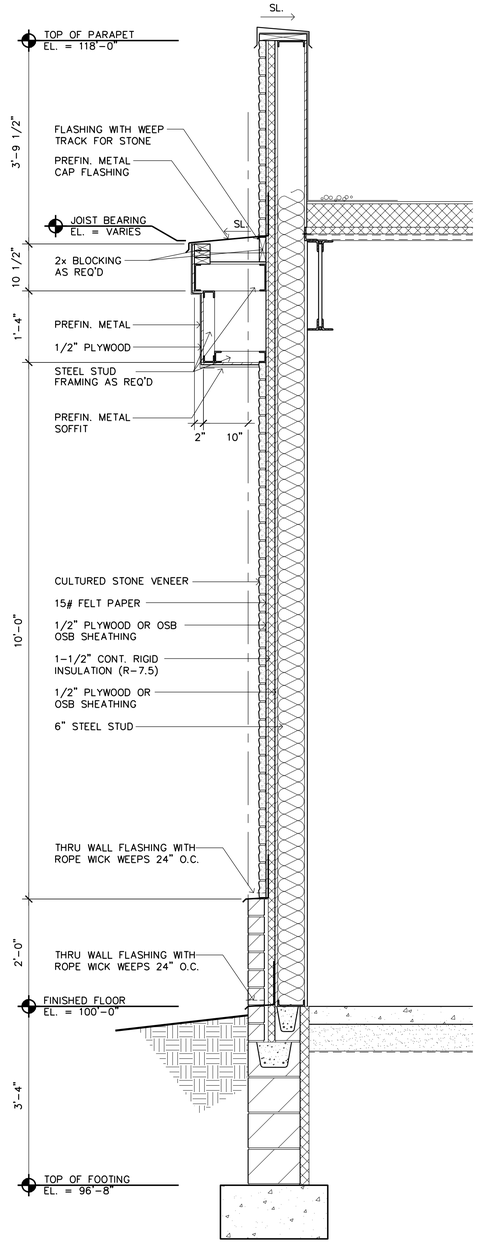
WALL SECTIONS

Sheet Number
A5

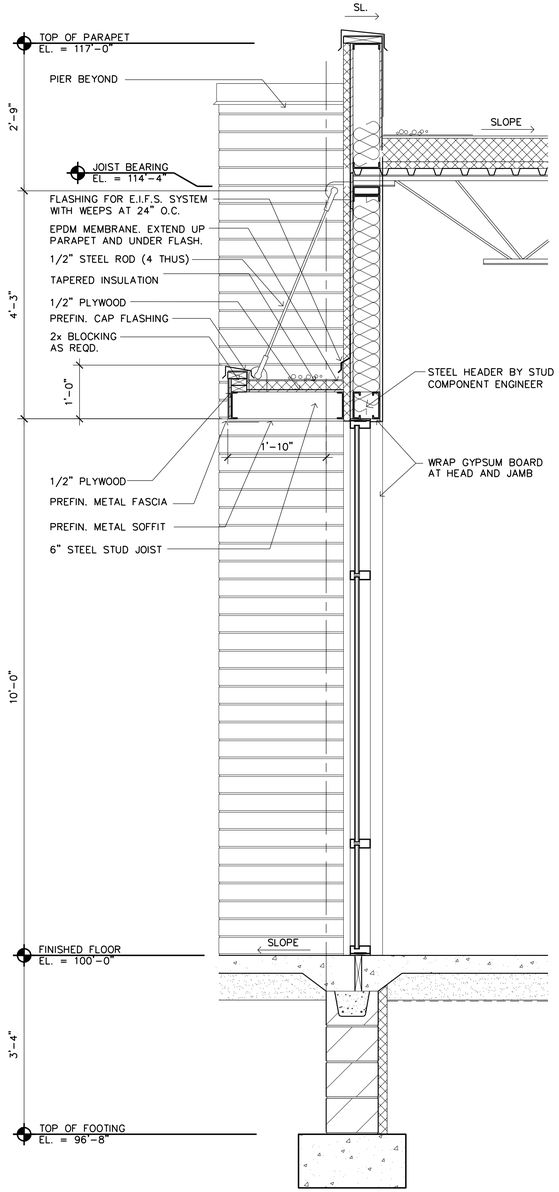
Project No. 190205-2



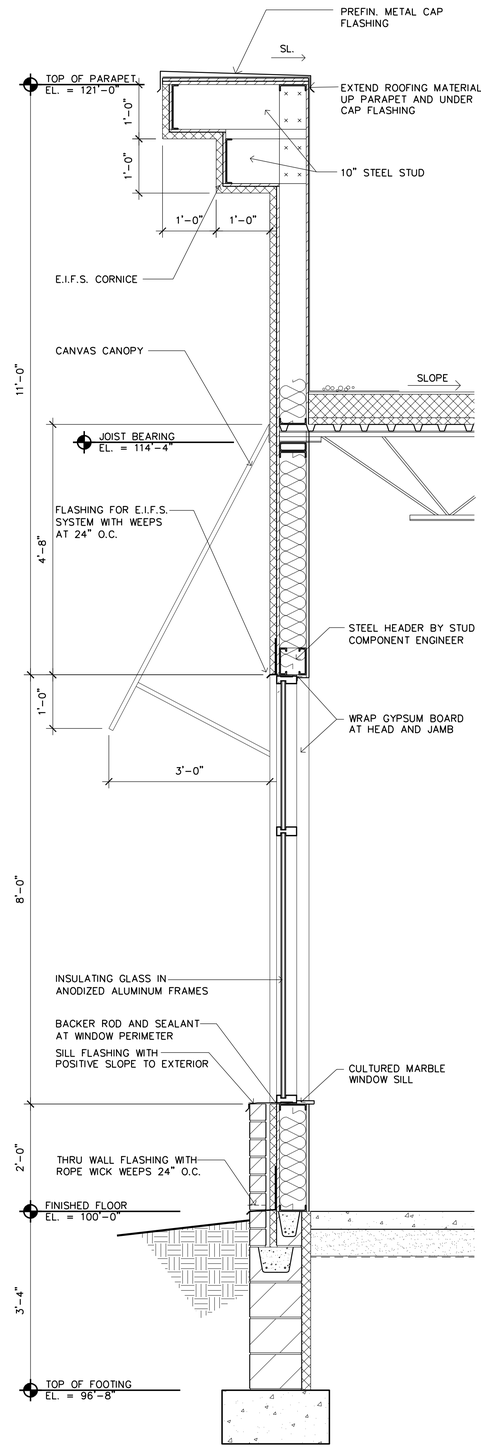
4 A6 WALL SECTION AT PIER
SCALE: 3/4" = 1'-0"



3 A6 WALL SECTION AT STONE
SCALE: 3/4" = 1'-0"



2 A6 WALL SECTION AT CANOPY
SCALE: 3/4" = 1'-0"



1 A6 WALL SECTION AT CANOPY
SCALE: 3/4" = 1'-0"

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WALL SECTIONS

Sheet Number

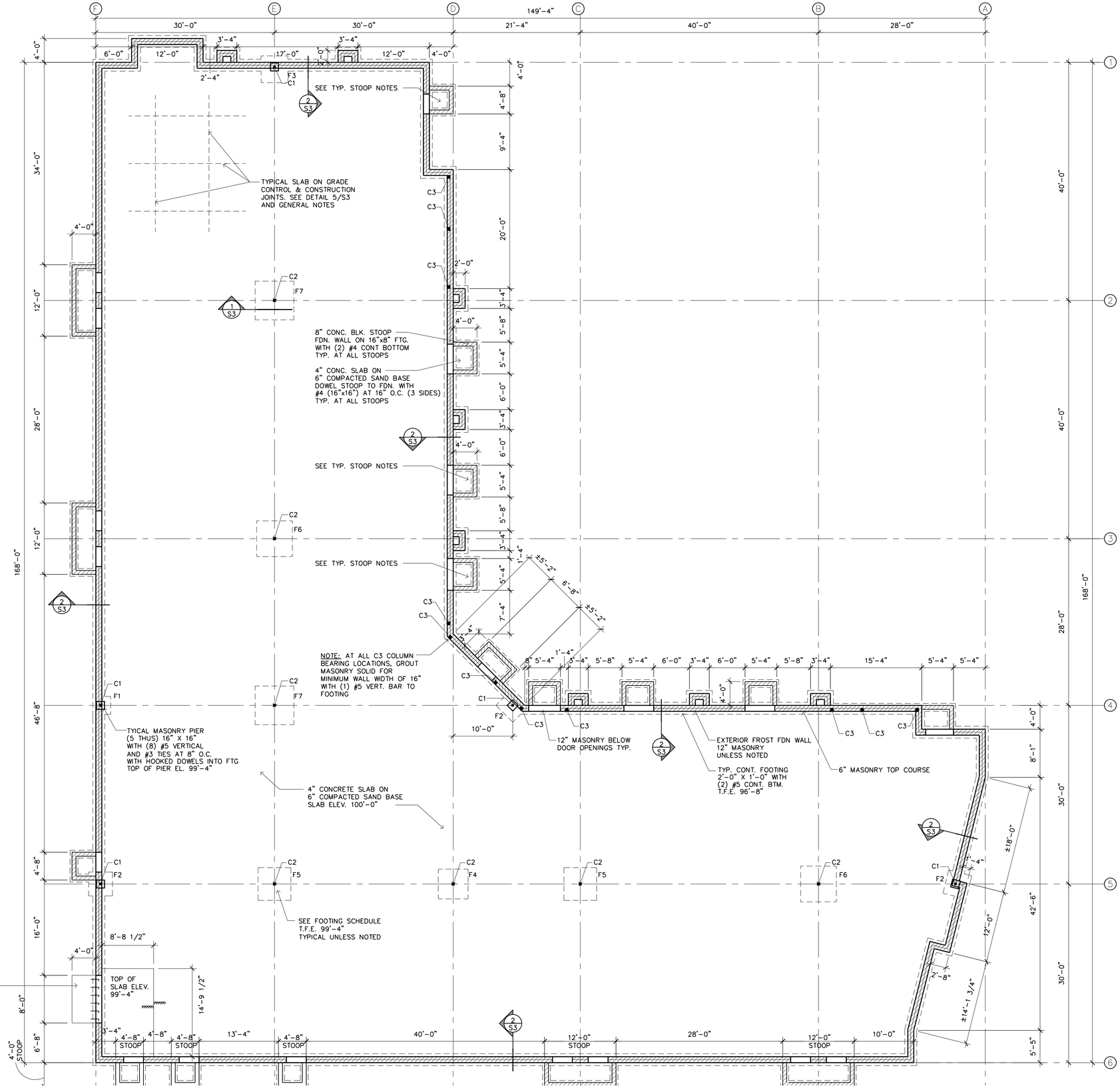
A6

Project No. 190205-2

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	3'-0"X3'-0"X12"	(3) #5 EACH WAY BOTTOM
F2	4'-0"X4'-0"X12"	(5) #5 EACH WAY BOTTOM
F3	4'-6"X4'-6"X12"	(5) #5 EACH WAY BOTTOM
F4	5'-0"X5'-0"X12"	(5) #5 EACH WAY BOTTOM
F5	5'-6"X5'-6"X12"	(6) #5 EACH WAY BOTTOM
F6	6'-0"X6'-0"X14"	(7) #5 EACH WAY BOTTOM
F7	6'-6"X6'-6"X16"	(6) #6 EACH WAY BOTTOM

FOOTINGS DESIGNED FOR MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. (TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER)

STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLT
C1	HSS 4X4X1/4	3/4"X12"X1'-0"	(4) 3/4" DIA BENT ANCHOR BOLTS
C2	HSS 5X5X1/4	3/4"X13"X1'-1"	(4) 3/4" DIA BENT ANCHOR BOLTS
C3	HSS 6X6X1/4	3/4"X14"X1'-2"	(4) 3/4" DIA BENT ANCHOR BOLTS



1 S1 FOOTING AND FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-S1

Stroh ~ ENGINEERING
P.O. BOX 78148
P.A.I., WI 98178
PH/FAX: 808-463-2256

ENGINEER CERTIFICATION:
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4/3/19
DATE

ARMSTRONG RETAIL
Ramsey, Minnesota

Structural Engineer: B. STROH
Drawn By: JRB
Checked By: BS

Revisions

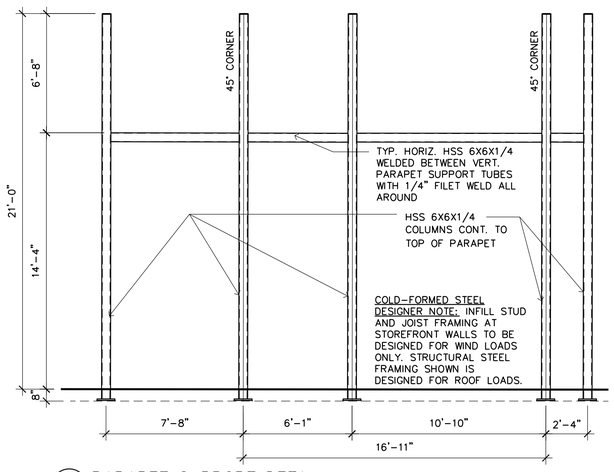
2/19/19	PRELIMINARY
4/3/19	ISSUE FOR PERMIT

FOOTING AND FOUNDATION PLAN SCHEDULES

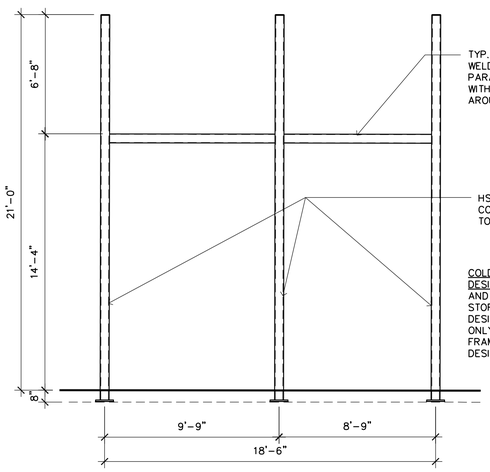
Sheet Number

S1

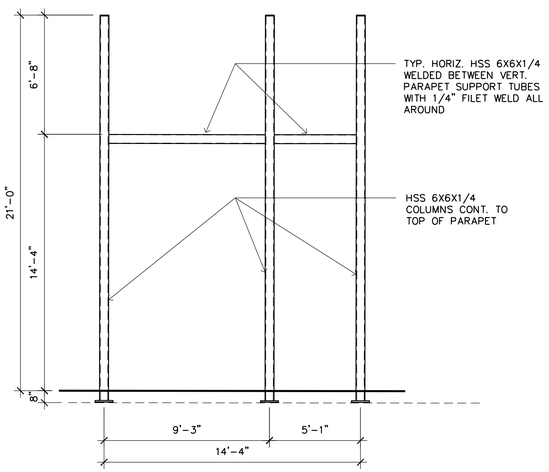
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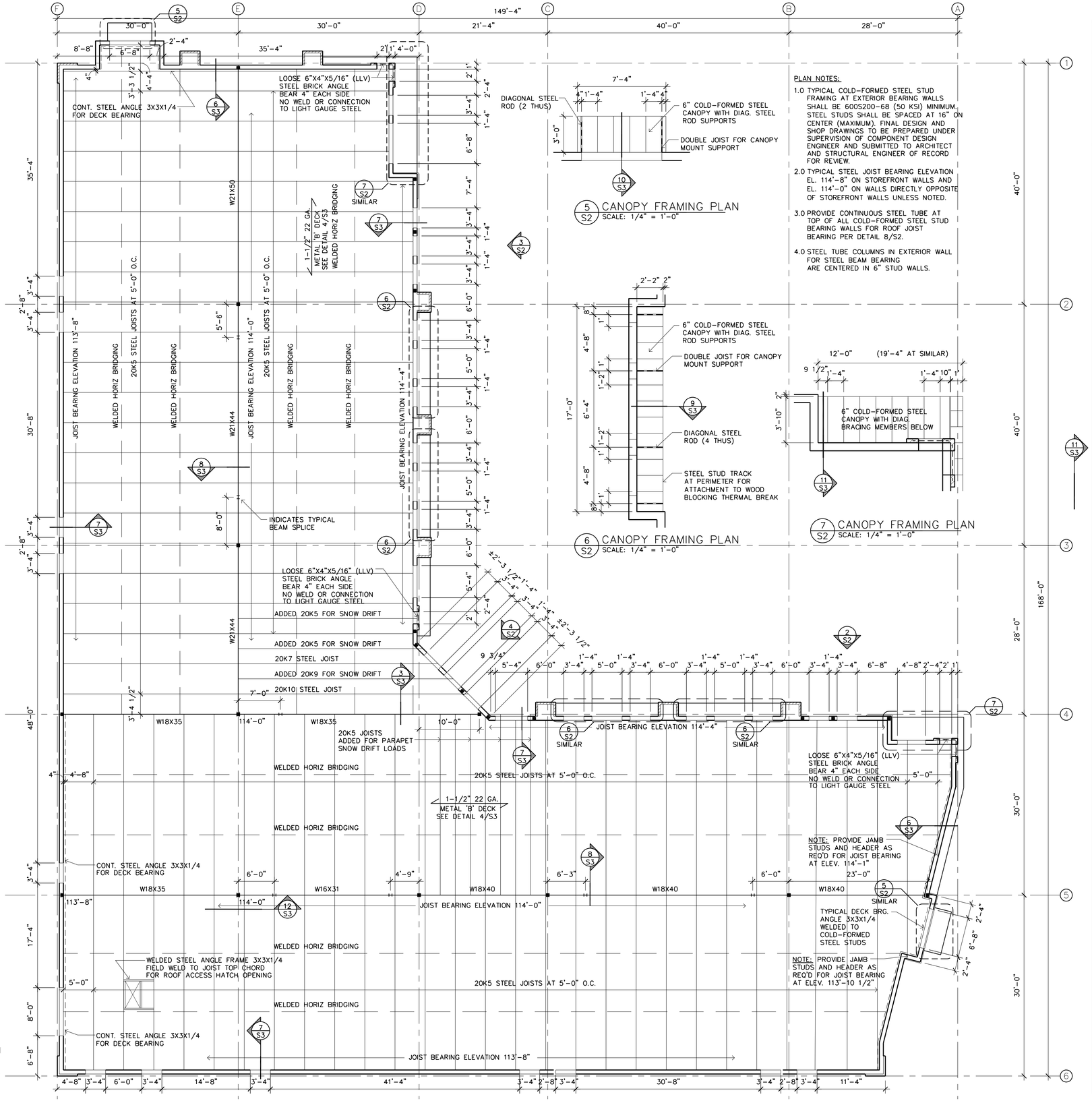
4 / S2 PARAPET SUPPORT DETAIL
SCALE: 1/4" = 1'-0"



3 / S2 PARAPET SUPPORT DETAIL
SCALE: 1/4" = 1'-0"



2 / S2 PARAPET SUPPORT DETAIL
SCALE: 1/4" = 1'-0"



5 / S2 CANOPY FRAMING PLAN
SCALE: 1/4" = 1'-0"

6 / S2 CANOPY FRAMING PLAN
SCALE: 1/4" = 1'-0"

7 / S2 CANOPY FRAMING PLAN
SCALE: 1/4" = 1'-0"

1 / S2 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

NORTH

PLAN NOTES:

1.0 TYPICAL COLD-FORMED STEEL STUD FRAMING AT EXTERIOR BEARING WALLS SHALL BE 600S200-68 (50 KSI) MINIMUM. STEEL STUDS SHALL BE SPACED AT 16" ON CENTER (MAXIMUM). FINAL DESIGN AND SHOP DRAWINGS TO BE PREPARED UNDER SUPERVISION OF COMPONENT DESIGN ENGINEER AND SUBMITTED TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD FOR REVIEW.

2.0 TYPICAL STEEL JOIST BEARING ELEVATION EL. 114'-8" ON STOREFRONT WALLS AND EL. 114'-0" ON WALLS DIRECTLY OPPOSITE OF STOREFRONT WALLS UNLESS NOTED.

3.0 PROVIDE CONTINUOUS STEEL TUBE AT TOP OF ALL COLD-FORMED STEEL STUD BEARING WALLS FOR ROOF JOIST BEARING PER DETAIL 8/S2.

4.0 STEEL TUBE COLUMNS IN EXTERIOR WALL FOR STEEL BEAM BEARING ARE CENTERED IN 6" STUD WALLS.

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ARMSTRONG RETAIL
Ramsey, Minnesota

Structural Engineer: B. STROH
Drawn By: JRB
Checked By: BS
Revisions

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ROOF FRAMING PLAN
PARAPET DETAILS

Sheet Number

S2

Project No. 190205-2

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-S1

GENERAL STRUCTURAL NOTES:

1. BUILDING CODE:
   STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODE (IBC) & MINNESOTA STATE BLDG. CODE (MSBC 2015)

2. DESIGN LOADS:

WIND LOAD	
BASIC WIND SPEED (3 SECOND GUST)	90 MPH (115 MPH ULT.)
WIND IMPORTANCE FACTOR, I	1.0
EXPOSURE	B
INTERNAL PRESSURE COEFFICIENTS, GC	±0.18 pi
ROOF LOAD	
LIVE LOAD (L.L.)	35 PSF **
DEAD LOAD (DESIGN D.L.)	20 PSF

3. ROOF SNOW LOAD:

GROUND SNOW LOAD, Pg	50 PSF
FLAT ROOF SNOW LOAD, Pf	35 PSF
SNOW EXPOSURE FACTOR, Ce	1.0
SNOW LOAD IMPORTANCE FACTOR, I	1.0
THERMAL FACTOR, Ct	1.0

** PLUS SNOW ACCUMULATION AS REQUIRED BY IBC, CHAPTER 16, SECTION 1608.

COORDINATION:

1. STRUCTURAL MEMBERS INCLUDING SLABS, BEAMS, JOISTS, COLUMNS AND WALLS ARE DESIGNED FOR "IN PLACE LOADS" CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, WITHOUT OVERSTRESSING, ALL STRUCTURAL ELEMENTS (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.

FOUNDATIONS:

1. FOOTINGS WERE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. SOIL BEARING PRESSURE SHALL BE VERIFIED PRIOR TO THE CONSTRUCTION OF THE FOOTINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. LOWER THE FOOTING ELEVATIONS SHOWN IF NECESSARY TO OBTAIN THE REQUIRED BEARING PRESSURE.

CONCRETE:

1. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF.) MINIMUM 28 DAY COMPRESSIVE STRENGTH, AS SPECIFIED BELOW:
   FOOTINGS AND FOUNDATION WALLS.....3000 PSI.
   SLAB ON GRADE.....4000 PSI.
2. PROVIDE 3" CLEAR COVER ON BOTTOM AND SIDES FOR FOOTING REINFORCING.
3. MAX. DISTANCE BETWEEN SLAB CONTROL OR CONSTRUCTION JOINTS SHALL NOT EXCEED 15'-0"
4. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE REINFORCED WITH 6X6-10/10 WELDED WIRE MESH OR FIBERMESH.
5. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE 4" THICK CONCRETE.
6. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS. ALL SLAB CONCRETE SHALL BE 4000 PSI. W/ WATER CONTENT RATIO LESS THAN .50 AND PLASTERCIZER ADDED AT JOB SITE.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM (GRADE 60).
2. WELDED WIRE FABRIC SHALL BE NEW BILLET STEEL, COLD DRAWN AND CONFORMING TO ASTM A185 AND A82.
3. BAR SUPPORTS, DESIGN, DETAILING, FABRICATION AND PLACING OF REINFORCING BARS AND MESH SHALL BE IN ACCORDANCE WITH THE ACI CODE AND DETAILING MANUAL.
4. UNLESS NOTED OTHERWISE, ALL REINFORCING LAP SPLICES SHALL BE 40 BAR DIAMETERS OR 12", WHICHEVER IS GREATER.

STEEL JOISTS:

1. ALL JOISTS SHALL COMPLY WITH THE STEEL JOIST INSTITUTE RECOMMENDED "CODE OF STANDARD PRACTICE FOR STEEL JOISTS FOR FABRICATION AND ERECTION."
2. ALL K SERIES JOISTS SHALL HAVE HORIZONTAL WELDED BRIDGING AS SHOWN ON PLANS OR PER SJI RECOMMENDATIONS.
3. FOR DRAINAGE, STEEL JOISTS HAVE BEEN SIZED FOR PONDING CONSIDERATION PER IBC SEC. 1611

STEEL DECK:

1. STEEL ROOF DECK SHALL BE 1-1/2" X 22 GA. "TYPE B-WIDE RIB DECK" MANUFACTURED AND ERECTED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE.
2. STEEL DECK SHALL BE WELDED TO SUPPORTING MEMBERS WITH 5/8" DIA. PUDDLE WELDS AT 12" O.C. SIDELAP CONNECTIONS SHALL BE WELDED OR FASTENED WITH #12 TEKS SELF-DRILLING, SELF-TAPPING SCREWS (2 FASTENERS MINIMUM EQUALLY SPACED PER SIDELAP BETWEEN JOISTS).

COLD-FORMED STEEL FRAMING:

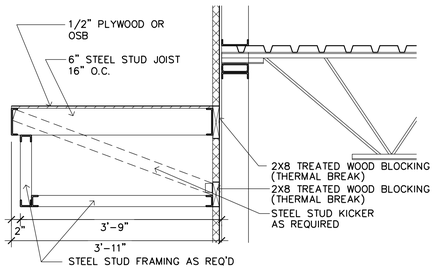
1. ALL STEEL STUDS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING AS SHOWN ON PLANS.
2. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" (LATEST EDITION).
3. ALL STUDS AND/OR JOISTS SHALL BE FORMED FROM HOT-DIPPED GALVANIZED STEEL, G-60 COATING, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, GRADE A, WITH A MINIMUM YIELD OF 33KSI.

MASONRY:

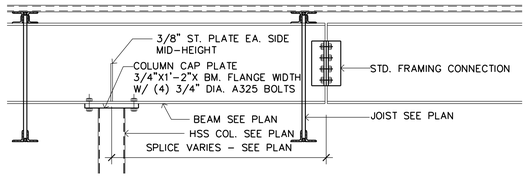
1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90.
2. MINIMUM COMPRESSIVE STRENGTH OF MSY. UNITS F'm 1500 PSI.
3. GROUT FOR HOLLOW MASONRY UNITS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. AND SHALL BE NORMAL WEIGHT PEA GRAVEL CONCRETE.
4. ALL MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING FABRICATED WITH 9 GAUGE SIDE RODS. THIS REINFORCING SHALL BE LOCATED AT EVERY OTHER COURSE.
5. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS WITH 40 BAR DIAMETER LAPS AT SPLICES UNLESS NOTED.

STRUCTURAL STEEL:

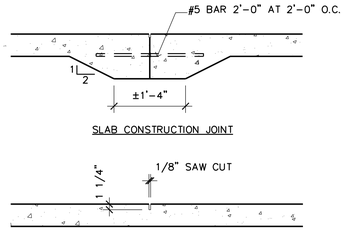
1. DESIGN, DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION"
2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 OR A992. STEEL PIPE SHALL CONFORM TO ASTM A501 OR ASTM A53. STEEL TUBES SHALL CONFORM TO ASTM A500 - GRADE B.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES AND SHALL CONFORM TO AWS STANDARDS.
4. ALL BOLTS SHALL BE 3/4" DIAMETER, ASTM A325.



11 S3 DETAIL AT CANOPY
SCALE: 3/4" = 1'-0"

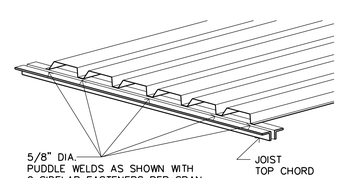


12 S3 TYPICAL DETAIL AT BEAM SPLICE
SCALE: 3/4" = 1'-0"



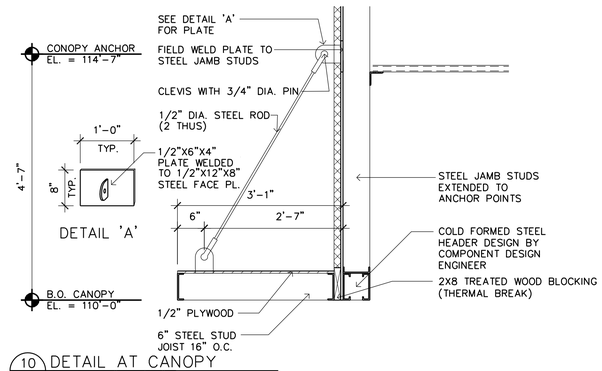
NOTES:
1. 1-1/4" DEEP SAW CUT WITH WET BLADE IMMEDIATELY AFTER FINISHING FOR 4" OR 5" SLABS. 1-1/2" DEEP FOR 6" SLABS.
2. ALL CONTROL/CONSTRUCTION JOINTS MUST BE CONTINUOUS AND NOT STAGGERED.
3. USE EXPANSION JOINT MATERIAL OR BOND BREAKER AT ALL WALLS AND TRENCH DRAINS.

5 S3 TYP. SLAB CONSTRUCTION/CONTROL JOINT DETAILS
SCALE: 3/4" = 1'-0"

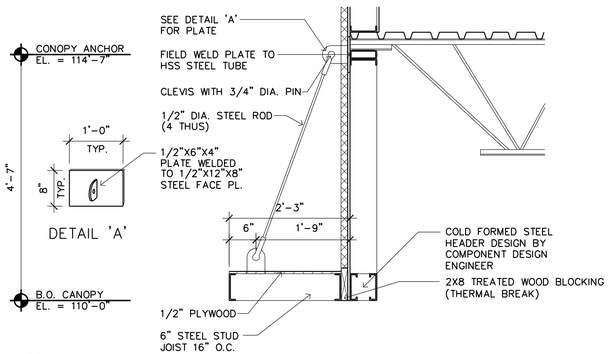


NOTE: MECHANICAL FASTENERS ARE ACCEPTABLE ALTERNATIVE TO DECK WELDING PER ENGINEERS' APPROVAL.

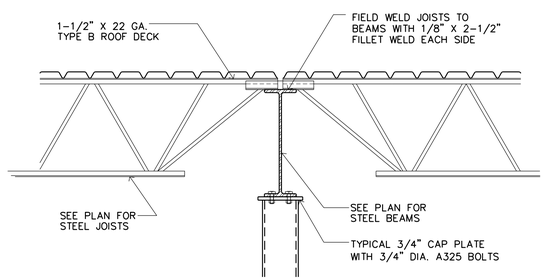
4 S3 TYPICAL DECK FASTENING DETAIL
SCALE: NOT TO SCALE



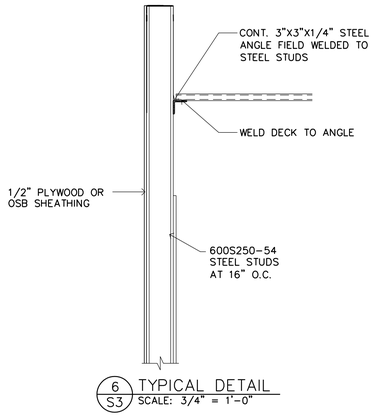
10 S3 DETAIL AT CANOPY
SCALE: 3/4" = 1'-0"



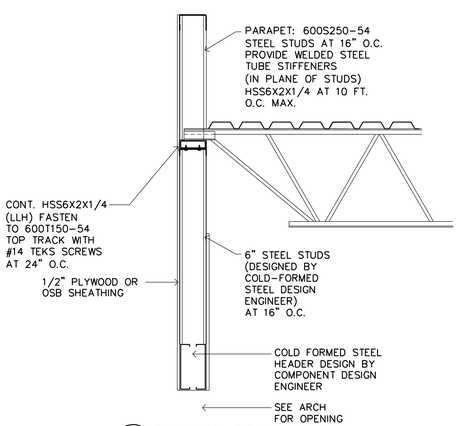
9 S3 DETAIL AT CANOPY
SCALE: 3/4" = 1'-0"



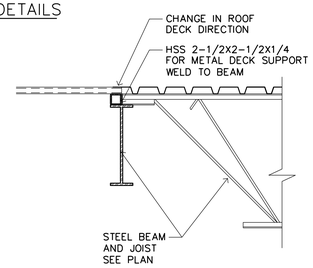
8 S3 TYPICAL DETAIL AT ROOF JOIST BEARING
SCALE: 3/4" = 1'-0"



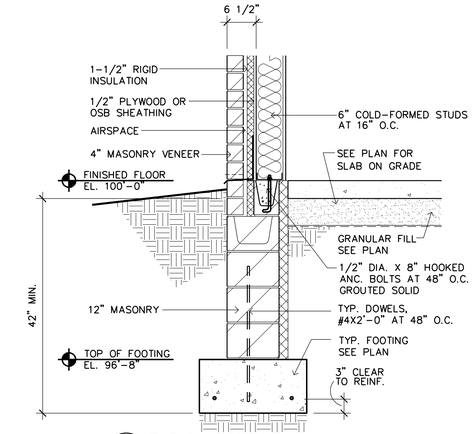
6 S3 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



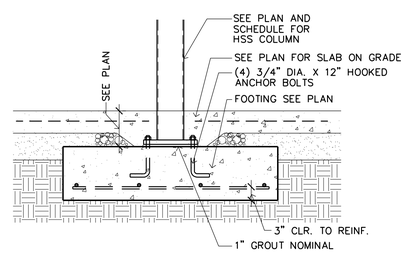
7 S3 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



3 S3 TYPICAL SECTION
SCALE: 3/4" = 1'-0"



2 S3 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



1 S3 TYPICAL STEEL COLUMN FOOTING DETAIL
SCALE: 3/4" = 1'-0"

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-S1

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Ramsey, Minnesota

Structural Engineer: B. STROH
Drawn By: JRB
Checked By: BS
Revisions

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NOTES DETAILS

Sheet Number

S3

Project No. 190205-2

ARMSTRONG RETAIL

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Armstrong Retail
B. PROJECT LOCATION: 8019 146th Ave NW
Ramsey, Minnesota
C. ZONING AND LAND USE: COR 2: Corridor (Commercial)
D. LOT SIZE: 2.29 Acres 100,003 s.f.
– VACATED RIGHT OF WAY: 0.22 Acres 9,467 s.f.

APPLICABLE CODES:

A. RAMSEY ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC)	2015 Edition
– INCLUDING –	
C. INT'L BUILDING CODE (W/ AMENDMENTS)	2012 Edition
D. INT'L FIRE CODE (W/ AMENDMENTS	2012 Edition
E. INT'L MECHANICAL CODE (W/ AMENDMENTS)	2012 Edition
F. MINNESOTA PLUMBING CODE	2015 Edition
G. NATIONAL ELECTRICAL CODE (NEC)	2017 Edition
H. MINNESOTA STATE ENERGY CODE	2015 Edition
J. MINNESOTA STATE ACCESSIBILITY CODE	2015 Edition
K. MINNESOTA CONSERVATION CODE /EX BLDGS	2015 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Potential Occupance Groups:
– Group A-2
– Group B
– Group M
– Group S-1
– Type of Construction V-B
– Area 15,152 s.f.
– Proposed Height 21'-0", 1 Story
– Group A-2 Is The Most Restrictive Occupancy
2. Mixed Occupancy (IBC 508)
– Occupancy Groups Intended To Be Non-Separated
3. Incidental Uses (IBC 509)
– None

B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Building Elements (IBC Tables 601 & 602)

Element	Rating
Structural Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

2. Exterior Wall Openings (IBC Table 705.8)
– Separation Distance 29'-7"

Classification	Area of Opening
Unprotected	No Limit
Protected	No Limit

3. Fire Walls (IBC 706)
– Not Required –
4. Fire Barriers (IBC 707)
– Not Required –
5. Fire Partitions (IBC 708)
– Not Required –

C. ROOF AND INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.9)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B – Groups A-2,B,M Class C – Group S-1
Exit Access Corridors/ Other Exit ways	Class B – Group A-2 Class C – Groups B,M,S-1
Rooms and Enclosed Spaces	Class C

2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class C
– (Contractor To Provide Class A Roof Assembly)

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (MN CHAPTER 1306.0020.3)

ALLOWABLE HEIGHT, ALLOWABLE AREA

(Group A-2 Is More Restrictive Than Group B, M, S-1)
A. ALLOWABLE HEIGHT (IBC Table 503)
Group A-2:
1. Group A-2, Type V-B
– 40'-0", 1 Story + Sprinkler Increase (IBC 504.2) = 60'-0", 2 Stories
2. Height Check
– 1 Story < 2 Stories
– 21'-0" < 60'-0"

B. ALLOWABLE AREA (IBC Table 503)
(Group A-2 Is More Restrictive Than Group B, M, S-1)
Group A-2:
1. Group A-2, Type V-B
– Tabular Area = 6,000 s.f.
– Frontage Increase (IBC 506.2)
$6{,}000 \times \left(\frac{(66.3') }{(66.3')} - .25 \right) \times \frac{(29.6')}{30'}$ = 4,440 s.f.
– Sprinkler Increase (IBC 506.3)
Tabular Area x 3 = 18,000 s.f.
Per Floor = 28,440 s.f.
2. Area Check
– Whole Building Area Check
15,152 s.f. / 28,440 s.f. (53.3%) < 100%

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Table 1004.1.2)
1. To Be Determined
B. EXITS
1. Number Required (IBC 1015/ 1021) = 2
2. Number Accessible Required (IBC 1007) = 2
3. Arrangement (IBC 1015.2)
– Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
– Exit Access (IBC 1016) = 250'/300'
– Common Path of Egress (IBC 1014.3) = 75'/100'
– Dead Ends (IBC 1018.4) = 20'/50'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
– Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = TBD
– Stairways (IBC 1009.4) = 44"
– Corridors (IBC 1018.2) = 44"
– Exit Passageways (IBC 1023.2) = 44"
– Exit Doors (IBC 1008.1.1) = 32" Min Clear
48" Max Nom
6. Doors
– Swing (IBC 1008.1.2)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1008.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1008.1.7)
Max Height = 1/2" – 1:2 Beveled Edge If 1/4"–1/2"
– Door Arrangement (IBC 1008.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1008.1.9)
Operable From Inside Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted With Sprinkler System.
– Panic/ Fire Exit Hardware (IBC 1008.1.10)
Required At Exit/Exit Access Doors In Group A-2

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. To Be Determined

OTHER

A. ACCESSIBILITY (MN State Accessibility Code)
1. Building is Accessible
B. ROOF ACCESS (IMC 306.5)
1. 60" Ships Ladder To 8 s.f. Roof Hatch (Min Dim 1'-8") Provided –Provide 42" Guard If Opening Is Within 10' Of Roof Edge.
C. CONCEALED SPACES
1. Floors (IBC 718.3)
– Draftstops Not Required in Sprinklered Building
2. Attics (IBC 718.4)
– Draftstops Not Required in Sprinklered Building
D. VENTILATION
1. Attics (IBC 1203.2)
– Not Required
2. Under-Floors (IBC 1203.3)
– Not Required
E. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
F. RECYCLING SPACE (MSBC 1303.1500)
1. .0025 x 15,152 s.f. = 38 s.f. Required
G. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

H. PARKING AND MANEUVERING (Ramsey Zoning Ordinance)
1. Parking Stall Calculation

	Minimum	Maximum
RETAIL 15,152 s.f. @ 2/1,000 s.f. (Minimum)	30 Stalls	
RETAIL 15,152 s.f. @ 4/1,000 s.f. (Maximum)		61 Stalls
Resteraunt 3,600 s.f. @ 3/1,000 s.f. (Maximum)	11 Stalls	
Resteraunt 3,600 s.f. @ 5/1,000 s.f. (Maximum)		18 Stalls
Total Stalls Required	41 Minimum	79 Maximum
Total Stalls Provided	53 Stalls	
Accessible Requirement Per 54 Stalls (IBC Table 1106.1)	3 Stalls	2 Provided at Future Pad Site

2. Stall Size – 9'-0" x 18'-0"
3. Aisle Size – 24'-0"
4. Striping – 4" White Stripes
5. Pavement Design
– All Drive Aisles And Truck Maneuvering Areas
2" Bituminous Wear Course MN. D.O.T. 2331 Type 41
2" Bituminous Binder Course MN. D.O.T. 2331 Type 31
8" Compacted Class 5 Base MN. D.O.T. 3138
– All Parking Areas
1 1/2" Bituminous Wear Course MN. D.O.T. 2331 Type 41
1 1/2" Bituminous Binder Course MN. D.O.T. 2331 Type 31
6" Compacted Class 5 Base MN. D.O.T. 3138
– Verify With Existing Soil Conditions And Adjust Accordingly

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.

ANSI/ASHRAE STANDARD 90.1-2010

Note: Compliance Is For Building Envelope Only. The Design-Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance Based On The Equipment Being Installed.

GENERAL

A. Space Conditioning Category (5.1.2)
1. Nonresidential Conditioned Space
B. Climate (5.1.4)
1. Zone 6 – Southern Minnesota

COMPLIANCE PATH

A. Prescriptive Building Envelope Option (5.2)

MANDATORY PROVISIONS

A. Components Of The Building Envelope Shall Comply With Section 5.4
1. Insulation (5.4.1) Shall Comply With Section 5.8.1.1 – 5.8.1.9
2. Fenestration/ Door Performance (5.4.2) Shall Comply With Section 5.8.2
3. Air Leakage (5.4.3)
The Building Envelope Shall Contain An Air Barrier And Be Sealed At The Following Areas:
– Joints Around Fenestration And Door Frames
– Junctions Between Walls and Floors, Walls At Building Corners, Walls and Roofs or Ceilings
– Penetrations Of Utility Services At Walls, Floors, and Roofs
– Building Assemblies Used As Ducts Or Plenums
– Joints, Seams, Conn. Between Planes Or Changes In Air Barrier Materials
Fenestration and Doors – According To 5.4.3.2
Loading Dock Weatherseals – Required According To 5.4.3.3
Vestibules – Required at Building Entrances According To 5.4.3.4

PRESCRIPTIVE REQUIREMENTS

Table 5.5-6 Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF: Entirely Above Deck	U-0.048	R-20 (ci)	R-30 (ci)
WALLS: Steel Frame	U-0.064	R-13.0 + R-7.5 (ci)	R-19 + R-7.5 (ci)
S. O. G. FLOORS: Unheated	F-0.540	R-10.0	R-10
OPAQUE DOORS: Swinging	U-0.700		U-0.20
OPAQUE DOORS: Non-Swinging	U-0.500		U-0.147
FENESTRATION: 0-40% Glazing	U-0.450 (0.40 SHGC)		U-0.340

SUBMITTALS

A. Contractor To Provide Product Submittals If Requested By The Building Official

PRODUCT INFORMATION AND INSTALL. REQ.

A. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product In Accordance With Section 5.8

DEVELOPMENT TEAM

OWNER
PSD LLC
7533 Sunwood Dr, Suite 315
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Phone: 763-427-5955
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CONSTRUCTION MANAGER
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St. Cloud, MN 56302
Phone: 320-267-1896
Contact: Joe Siefert

ENGINEER
STROH ENGINEERING
P.O. Box 792140
Paia, HI 96779
Phone: 808-463-2256
Contact: Bernie Stroh

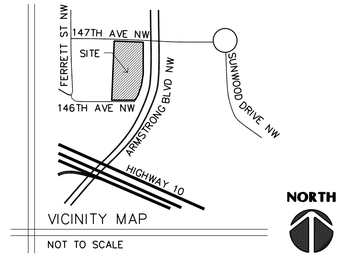
CIVIL ENGINEER
HAKANSON ANDERSON
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Phone: 763-427-5860
Contact: Shane Nelson

ARCHITECT
LAMPERT ARCHITECTS
420 Summit Ave
St. Paul, MN 55102
Phone: 763-755-1211
Contact: James Berthiaume

SHEET SCHEDULE

Sheet	Description
T1	Title Sheet
A1	Site Plan, Details
A2	Floor Plan, Component Types
A3	Roof Plan, Ships Ladder Detail
A4	Building Elevations, Scupper Detail
A5	Wall Sections
A6	Wall Sections
S1	Footing & Foundation Plan, Schedules
S2	Roof Framing Plan, Parapet Details
S3	Structural Details, Notes

VICINITY MAP



VICINITY MAP
NOT TO SCALE

LAMPERT ARCHITECTS
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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.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
4/3/19
DATE

ARMSTRONG RETAIL
Ramsey, Minnesota

Copyright 2019
Leonard Lampert Architects Inc.

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

2/19/19	PRELIMINARY
3/25/19	PROGRESS SET 50%
4/3/19	ISSUE FOR PERMIT

TITLE SHEET

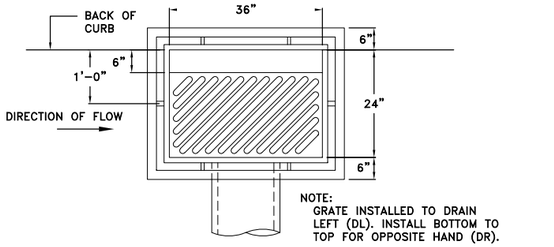
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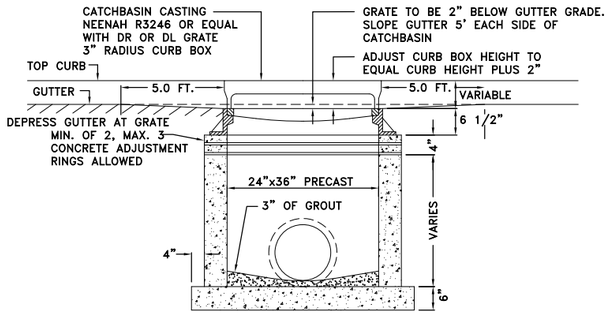
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GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. IF AVAILABLE, CONTRACTOR SHALL REVIEW THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAWCUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
7. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58S-28, MN/DOT SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

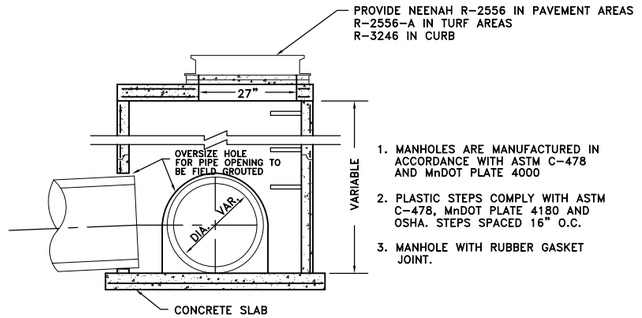


PLAN



SECTION

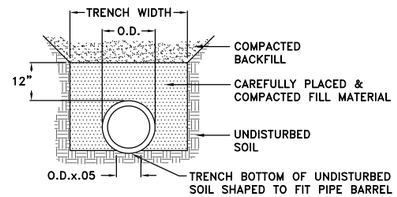
1/2 STANDARD CURB INLET
NO SCALE



1. MANHOLES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND MnDOT PLATE 4000
2. PLASTIC STEPS COMPLY WITH ASTM C-478, MnDOT PLATE 4180 AND OSHA. STEPS SPACED 16" O.C.
3. MANHOLE WITH RUBBER GASKET JOINT.

STANDARD STORM MANHOLE
48" THRU 72" DIAMETER

2/2 STANDARD CATCH BASIN MANHOLE
NO SCALE



NOTE: WORKING SPACE ON EACH SIDE OF PIPE SHALL BE NOT LESS THAN 12", OR ONE THIRD (1/3) THE INSIDE DIAMETER OF THE PIPE, BUT NOT TO EXCEED 24" EACH SIDE OF THE PIPE. IF THE TRENCH WIDTH EXCEEDS THIS MAXIMUM, THE CONTRACTOR SHALL FURNISH & INSTALL A BETTER GRADE OF BEDDING MATERIAL OR A HIGHER CLASS OF PIPE AS REQUIRED FOR THE ACTUAL TRENCH WIDTH AT NO EXTRA COST TO OWNER. SEE SPECIFICATIONS.

3/2 PIPE BEDDING
NO 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

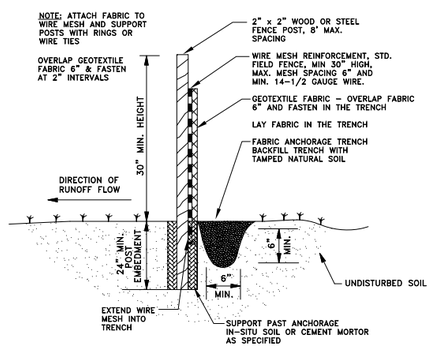
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3.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

APPROVED: 2-2003

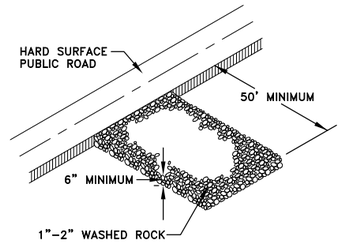
City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATION

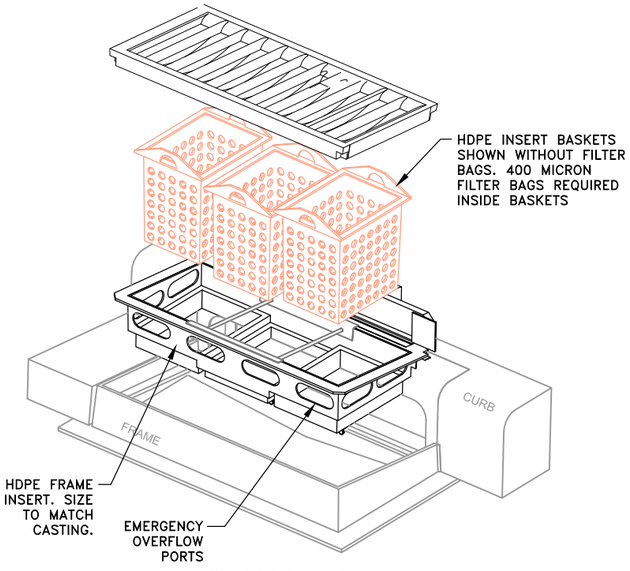
CITY PLATE No. STR-26



4/2 SILT FENCE DETAIL
NO SCALE



5/2 ROCK CONSTRUCTION ENTRANCE
NO SCALE



6/2 INLET PROTECTION
NO SCALE

DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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 5/9/19 Lic. No. 43381

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

Hakanson Anderson
Civil Engineers and Land Surveyors
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WEST ARMSTRONG RETAIL

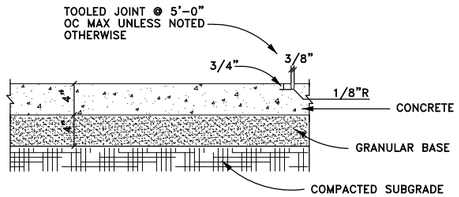
DETAILS

CITY OF RAMSEY, MINNESOTA

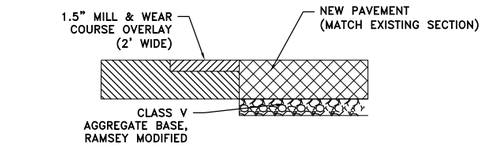
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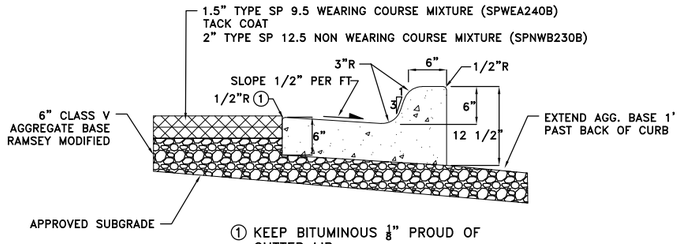
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1/3 CONCRETE JOINT DETAIL
NO SCALE

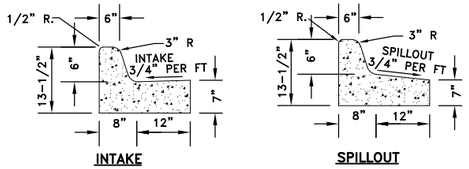


3/3 BITUMINOUS PATCH REPAIR SECTION
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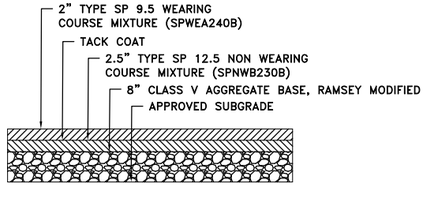
(1) KEEP BITUMINOUS 1/8" PROUD OF GUTTER LIP

5/3 TYPICAL PAVEMENT/CURB SECTION
NO SCALE

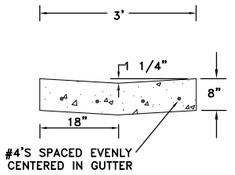


NOTE: ALL PARKING LOT TO HAVE B612 CONCRETE CURB & GUTTER DRAINAGE ARROWS INDICATE SPILLOUT AND INTAKE CONFIGURATION

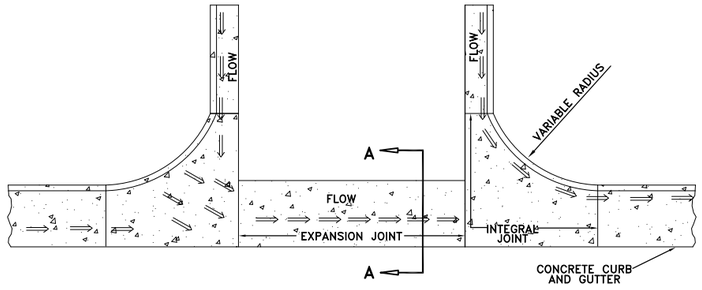
2/3 B612 CONCRETE CURB & GUTTER



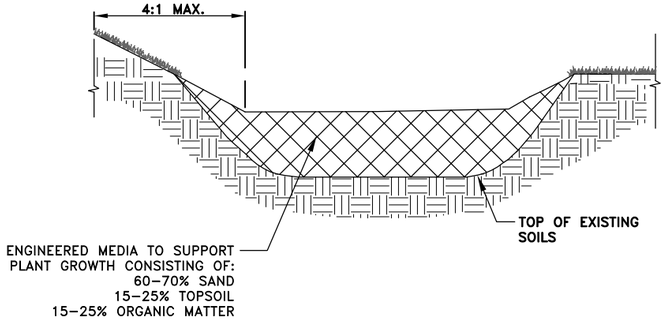
4/3 HEAVY-DUTY PAVEMENT SECTION
NO SCALE



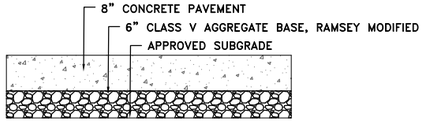
SECTION AA



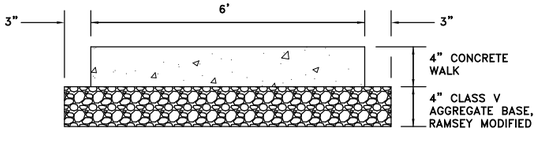
6/3 TYPICAL CROSS GUTTER
NTS



7/3 INFILTRATION BASIN DETAIL
NTS



8/3 CONCRETE PAVEMENT
NO SCALE



9/3 CONCRETE SIDEWALK
NO SCALE

DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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 5/9/19 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

WEST ARMSTRONG RETAIL

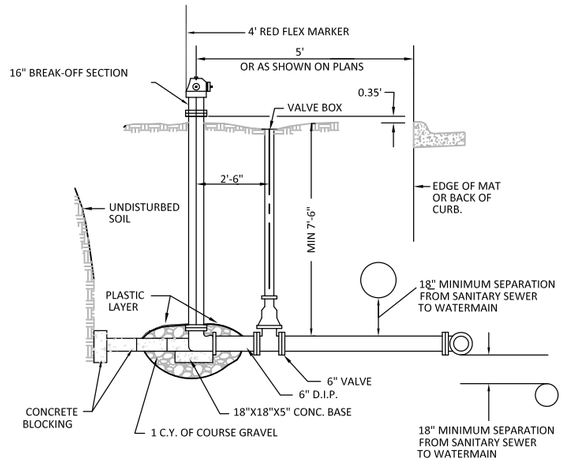
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 12 SHEETS

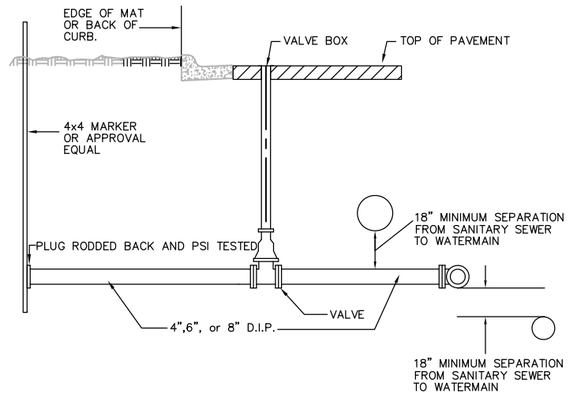
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May 24, 2019 - 2:03pm
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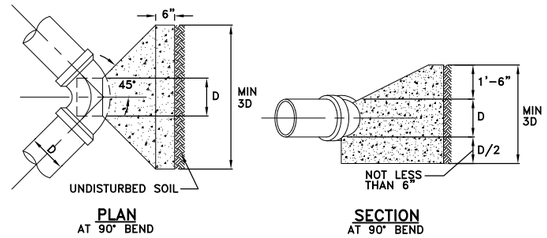
NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

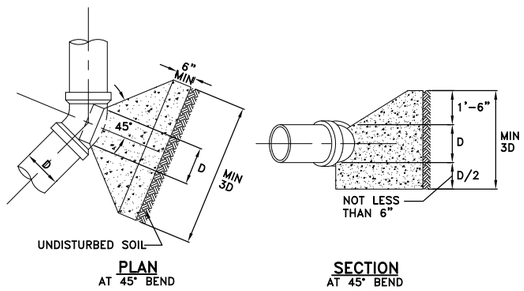
1/4 **TYPICAL HYDRANT LAYOUT**
NTS



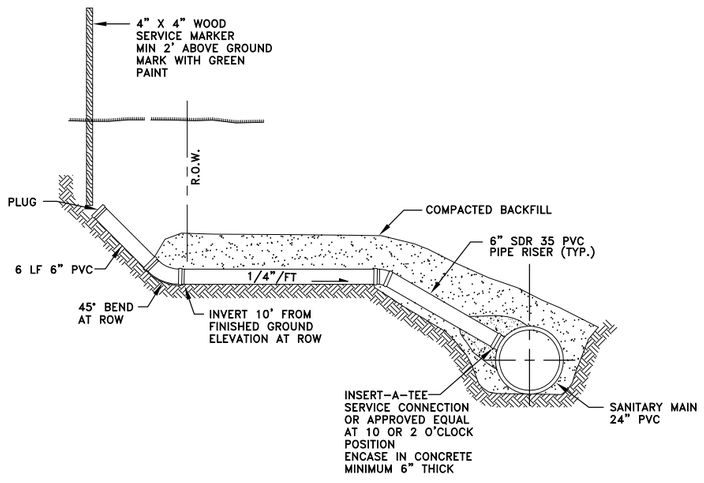
NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

2/4 **COMMERCIAL WATER SERVICE**
NTS



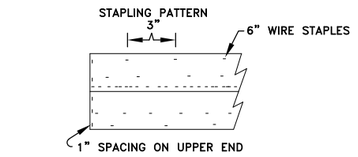


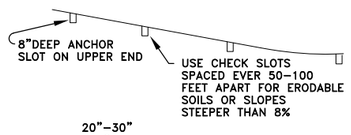
3/4 **REACTION BACKING**
NO SCALE



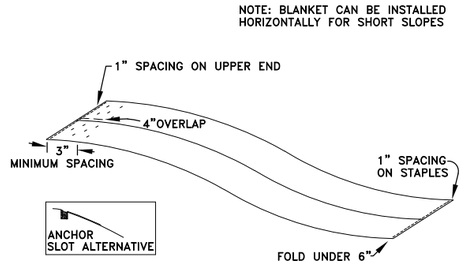
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

4/4 **SANITARY SERVICE CONNECTION**
NTS





BLANKET INSTALLATION IN AREAS OF CONCENTRATED FLOW



BLANKET INSTALLATION IN AREAS OF SHEET FLOW

5/4 **EROSION CONTROL BLANKET**
NTS

DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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 5/9/19 Lic. No. 43381

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

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WEST ARMSTRONG RETAIL

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 12 SHEETS

2325.09

May 24, 2019 - 2:03pm
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GENERAL NOTES:

1. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN AND PER DETAILS ON SHEET 2 PRIOR TO REMOVALS, GRADING, OR EARTH DISTURBANCE.
2. REVEGETATION AND STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF ROUGH GRADING.
3. 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.
4. 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.

SCALE 20 0 20 40 IN FT.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURES
- SILT FENCE, PER 4/2
- INLET PROTECTION, PER 6/2 OR EQUAL
- EROSION CONTROL BLANKET, PER 5/4

ARMSTRONG BOULEVARD

INSTALL EROSION CONTROL BLANKET ON FINISHED GRADED SLOPES

RIPRAP BASIN OUTLET INV=871.20

INFILTRATION BASIN BOT=867.00 NWL=871.20

FUTURE BUILDING FFE=876.00

PROPOSED BUILDING FFE=875.00

147TH AVENUE

R.872.38

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

DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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EROSION CONTROL PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 12 SHEETS

2325.09

May 24, 2019 - 2:04pm
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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 CITY OF RAMSEY PRIOR TO WORK WITHIN 147TH AVENUE.

LEGEND

- REMOVE BITUMINOUS PAVEMENT
- REMOVE TREE
- REMOVE CONCRETE CURB
- FULL DEPTH SAWCUT
- 856 EXISTING CONTOUR

SCALE 20 0 20 40 IN FT.

ARMSTRONG BOULEVARD

147TH AVENUE

SEALED WELL
REMOVE CASING AND ALL APPURTENANCES
PER STATE REGULATIONS
4IN STEEL PIPE

SAWCUT 68LF
BITUMINOUS PAVEMENT
REMOVE 26 SY
BITUMINOUS PAVEMENT

SAWCUT & REMOVE 60LF CONC. CURB & GUTTER
REMOVE EXISTING CB FRAME & GRATE

PROTECT 8 EXISTING
TREES TO REMAIN

SAWCUT 84LF
BITUMINOUS PAVEMENT
REMOVE 53 SY
BITUMINOUS PAVEMENT

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DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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WEST ARMSTRONG RETAIL

EXISTING CONDITIONS & REMOVALS PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 12 SHEETS

2325.09

May 24, 2019 - 2:03pm
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GENERAL NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE OF GUTTER LINE, CONCRETE WALK OR BITUMINOUS PAVEMENT, UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED BY "TC".
2. MAXIMUM PAVED SLOPES SHALL NOT EXCEED 12:1. MAXIMUM SLOPES IN GREEN SPACE SHALL NOT EXCEED 4:1 EXCEPT AS NOTED WITHIN STORMWATER BASINS.

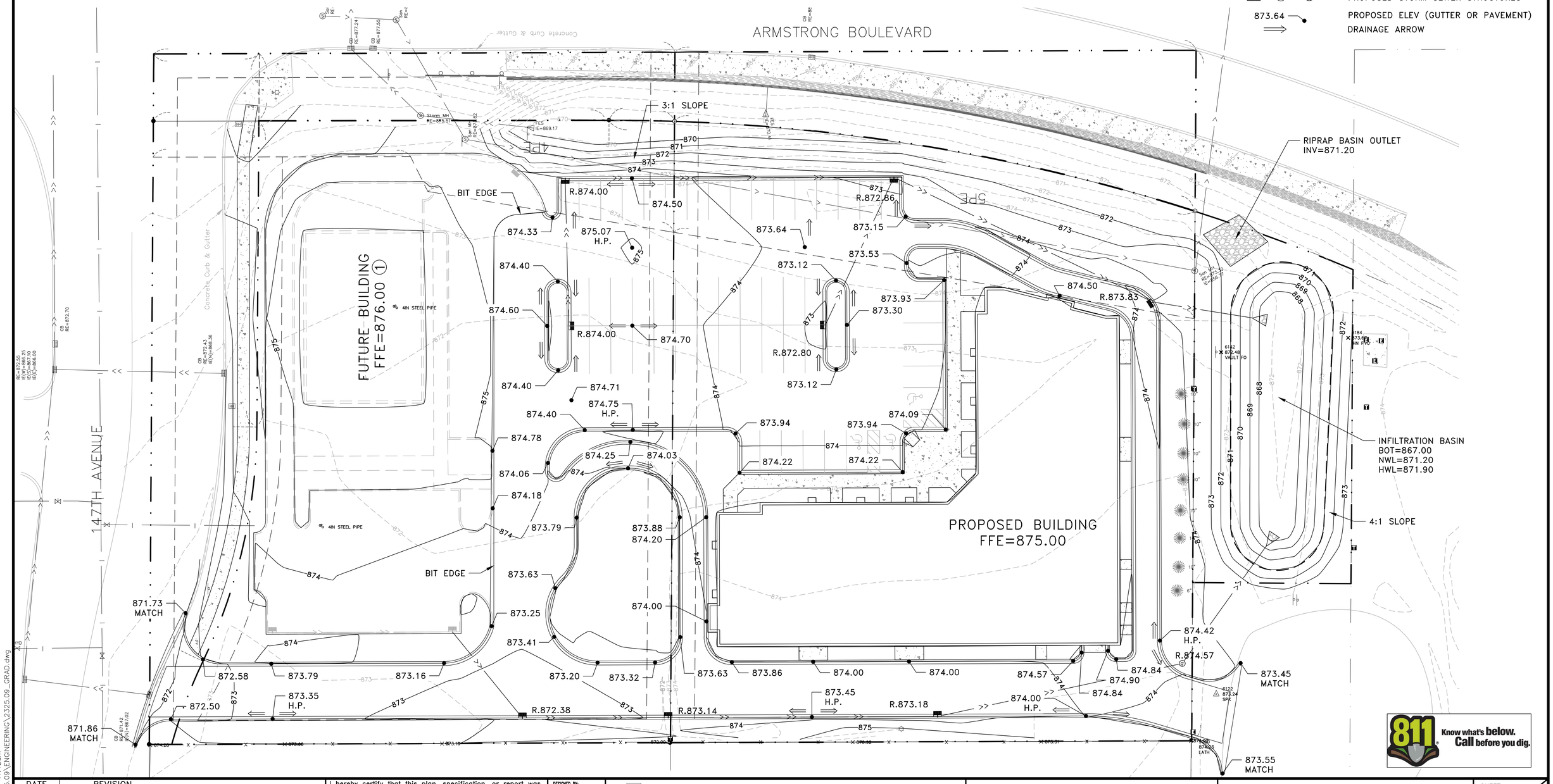
REFERENCE NOTES:

① FUTURE BUILDING PAD AND PARKING AREA SHALL BE GRADED WITH A 1 FOOT HOLDDOWN.

SCALE 20 0 20 40 IN FT.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED ELEV (GUTTER OR PAVEMENT)
- DRAINAGE ARROW



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DATE	REVISION
5/24/19	CITY SUBMITTAL SET
6/5/19	REVISED BASIN HWL PER WATERSHED COMMENT

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GRADING & DRAINAGE PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 12 SHEETS

2325.09

Jun 05, 2019 - 11:12am
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REQUIRED PLANT MATERIALS

PARCEL B = 918 L.F. = 918/50 = 18.4 TREES
RETAIL BLDG. = 15,155 S.F. = 15,155/1000 = 15.2 TREES

PARCEL B = 918 L.F. = 918/30 = 30.6 SHRUBS
RETAIL BLDG. = 15,155 S.F. = 15,155/300 = 50.5 SHRUBS

TOTAL REQUIRED = 18 TREES & 31 SHRUBS

TOTAL PROVIDED = 21 TREES & 110 SHRUBS

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	
TREES					
4	CH	Celtis occidentalis	Common Hackberry	2–1/2"	B&B
5	SH	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust	2–1/2"	B&B
10	BHS	Picea glauca densata	Black Hills Spruce	6'–0"	B&B
2	AP	Pinus nigra	Austrian Pine	6'–0"	B&B
21	TREES			1–1/2"	B&B
SHRUBS					
1	ISL	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac	7 Gal.	Pot
5	JTL	Syringa reticulata	Japanese Tree Lilac	7 Gal.	Pot
14	DWE	Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	5 Gal.	Pot
42	GFS	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	2 Gal.	Pot
18	CL	Syringa vulgaris	Common Lilac	5 Gal.	Pot
16	SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal.	Pot
14	HMA	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	5 Gal.	Pot
110	SHRUBS				
PERENNIALS & GRASSES					
90	BD	Hemerocallis 'Baja'	Baja Daylily	1 Gal.	Pot
48	KFG	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1 Gal.	Pot
138	PLANTS				

SOD & SEED

Sod, placed 6' behind all curbed areas.
Sod shall be seed grown and drought tolerant. Prior to installation, the Contractor shall supply a sample of the sod for approval by the Owner. Check with the following vendors for availability.

- Speciality Turf and Ag
- Anoka Turf Farm
- A & L Sod
- Central Turf Farm

Seed areas noted on the plan. The suggested seed mixture shall be approved by the Owner and and the City prior to installation. The Contractor shall also supply all tags from the installed seed bags, with a written letter stating the rate of application, any soil preparations, any soil amendments, and any annual cover seed to be used to help prevent erosion.

Commercial Turf Lawn Mix MnDOT 25–131
Short Dry Native Prairie Mix MnDOT 35–221
Wet Native Stormwater Mix MnDOT 33–261
Erosion Control Stabilization Mix MnDOT 22–112

PLANTING NOTES:

Contractor shall call and verify locations with all utilities prior to any digging or installation of plants.

Contractor shall provide a two year guarantee of all plant materials. The guarantee begins on the date of the Owner's written acceptance of the initial planting. Replacement plant materials shall have a one year guarantee commencing upon planting. Owner is responsible for maintenance after all is accepted by the Owner.

All plants to be northern–grown and hardy. Plants to be installed as per standard AAN planting practices.

All landscaping and sod areas shall be irrigated with an in ground system. The system shall have water efficient technology, such as a smart controller and/or soil moisture sensors.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth–barked trees–fasten top and bottom. Remove by April 1.

Remove burlap, twine, rope, and wire from top of BB materials; remove pot on potted plants; split and break apart peat pots.

Prune only dead and damages branches on plants as necessary. All pruning shall be made just outside of branch collar area.

All boulevard trees shall have the lowest branches begin no less than six feet above final grade.

Plants shall be immediately planted upon arrival at site. Properly heel–in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be drought tolerant.

Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4" – 5" of washed River Rock mulch or 4" –5" dark brown double shredded hardwood mulch and 4" vertical (commercial grade) black poly edging (where mulch is not contained by the building and sidewalk or curb. It is to be placed and staked in straight lines as shown on the plan.

Topsoil shall be a minimum of 4 inches deep. Topsoil shall consist of a pulverized black dirt with no more than 35% sand content.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all installed trees.

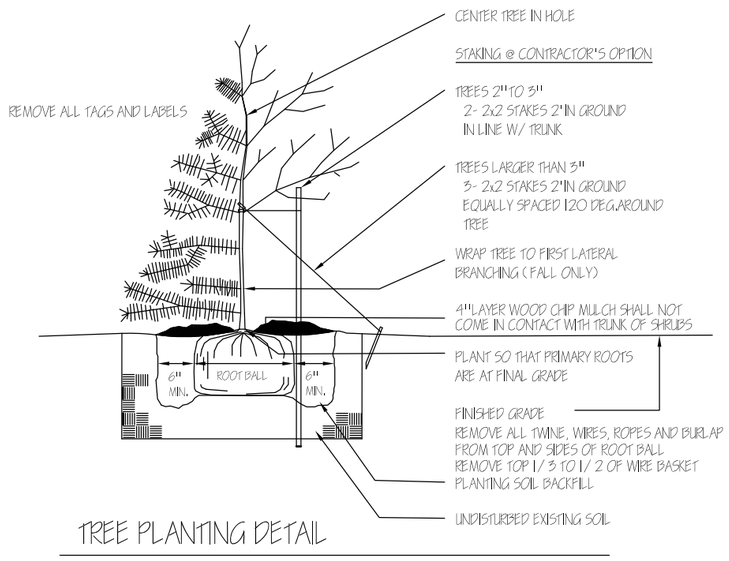
Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

Shrub sizes shall be a minimum of 24 inches in height or width at time of planting.

THE PLANTING BED ADJACENT TO THE BUILDING SHALL BE ADJUSTED IF NECESSARY TO FIT WITH THE BUILDING'S ARCHITECTURE SUCH AS WINDOW PATTERNS AND EXTERIOR WALL MATERIALS. IF THERE ARE ANY QUESTIONS OR CONCERNS, CONTACT THE OWNER PRIOR TO ANY PLANT INSTALLATION.

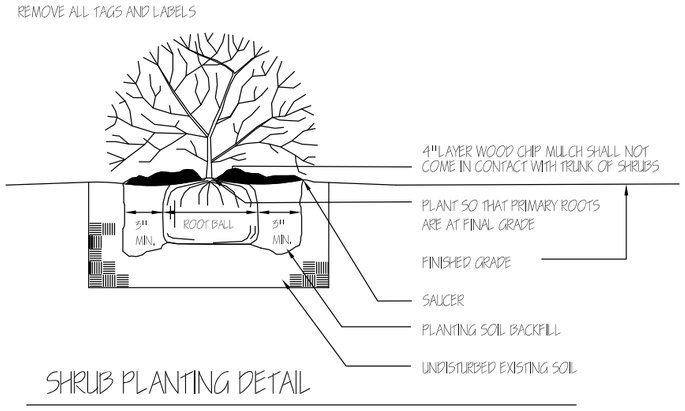
THE CITY REQUIRES A PRE–PLANTING MEETING WITH THE LANDSCAPE CONTRACTOR FOR ALL PLANTINGS WITHIN THE PUBLIC RIGHT–OF–WAY.

ANY DEVIATION FROM THE FINAL PLANT LIST REQUIRES APPROVAL OF CITY PRIOR TO INSTALLATION.



TREE PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale

BRODSHO CONSULTING
Landscape Architecture Site Planning

698 NORTHBRIDGE COURT
EAGAN, MN 55123
PHONE: 651–688–8023
FAX: 651–456–5748

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

Debra Brodsho

REG. NO. 23849 DATE 05–21–19

DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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Civil Engineers and Land Surveyors
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LANDSCAPE SCHEDULE & DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 12 SHEETS

2325.09

May 24, 2019 – 2:05pm
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SOD

MNDOT SEED MIX 25-131

MNDOT SEED MIX 33-262

MNDOT SEED MIX 22-111

BRODSHO CONSULTING
Landscape Architecture Site Planning

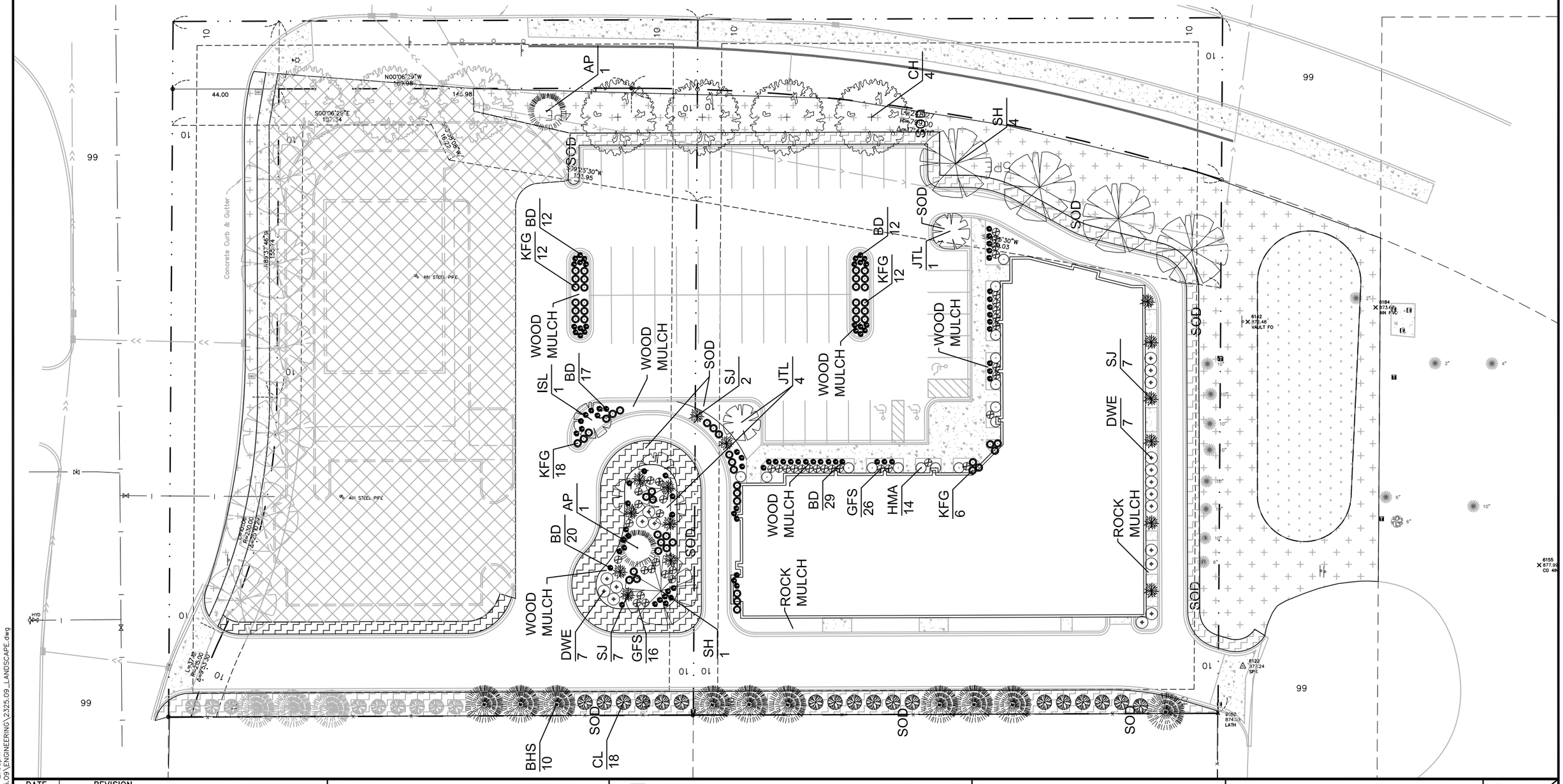
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Debra Brodsho

REG. NO. 23849 DATE 05-21-19

20 0 20 40
SCALE IN FT.



DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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WEST ARMSTRONG RETAIL

LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 12 SHEETS

2325.09

May 24, 2019 - 2:05pm
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LEGEND

- LIGHT DUTY PAVEMENT (2/2)
- HEAVY DUTY PAVEMENT (1/2)
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT PATCH (3/3)
- TIP-OUT CURB
- PROPERTY LINE

SCALE IN FT. 20 0 20 40

ARMSTRONG BOULEVARD

Concrete Curb & Gutter

4PE

5PE

FUTURE CURB

B612 CONC. CURB & GUTTER

CONC. WALK PER (9/3)

Concrete Curb & Gutter

FUTURE BUILDING
FFE=876.00

4IN STEEL PIPE

EDGE OF BITUMINOUS PAVEMENT

40'

25'

B612 CONC. CURB & GUTTER

CONC. WALK PER (9/3)

PROPOSED BUILDING

INFILTRATION BASIN

6142
872.48
VAULT FO

6184
873.62
8IN PVC

147TH AVENUE

4IN STEEL PIPE

FUTURE CURB

BITUMINOUS PATCH PER (3/3)

R=15'

CONC. WALK PER (9/3)

B612 CONC. CURB & GUTTER

R=15'

CONC. DW APRON & CROSS GUTTER PER (6/3)

R=15'

CONC. DW APRON & CROSS GUTTER PER (6/3)

BITUMINOUS PATCH PER (3/3)

6122
871.24
SPK

9060
874.03
LATE

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DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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SITE PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 12 SHEETS

2325.09

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 AND THE MNDOT EROSION CONTROL HANDBOOK.

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 AND AFTER FINAL STABILIZATION HAS BEEN APPROVED BY THE CITY OF RAMSEY.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	PSD, LLC	MATT KUKER	763-427-5955
CONTRACTOR	TBD	TBD	TBD
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)	2.5200
EXISTING IMPERVIOUS SURFACE (ACRES)	1.7500
PROPOSED IMPERVIOUS SURFACE (ACRES)	1.6400
PLANNED CONSTRUCTION START DATE	7/1/2019
ESTIMATED CONSTRUCTION COMPLETION DATE	11/1/2019
COUNTY	ANOKA
LATTITUE	45.2369
LONGITUDE	-93.4710

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.

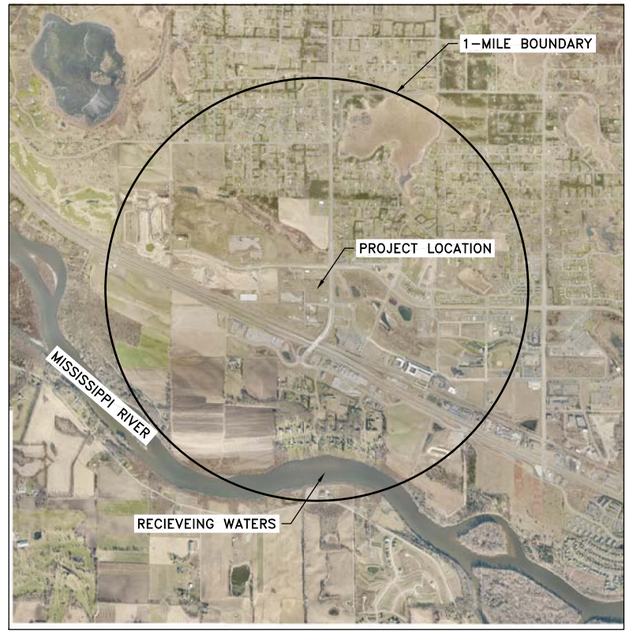
INFILTRATION BASIN	X
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	
HYDRODYNAMIC DEVICE	

ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL:SILT FENCE, BIO LOGS	1410	LIN FEET
STOM DRAIN INLET PROTECTION	11	EACH
STABILIZED CONSTRUCTION EXIT	1	EACH
WOOD FIBER BLANKET	175	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
5/24/19	CITY SUBMITTAL SET

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 5/9/19 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

WEST ARMSTRONG RETAIL

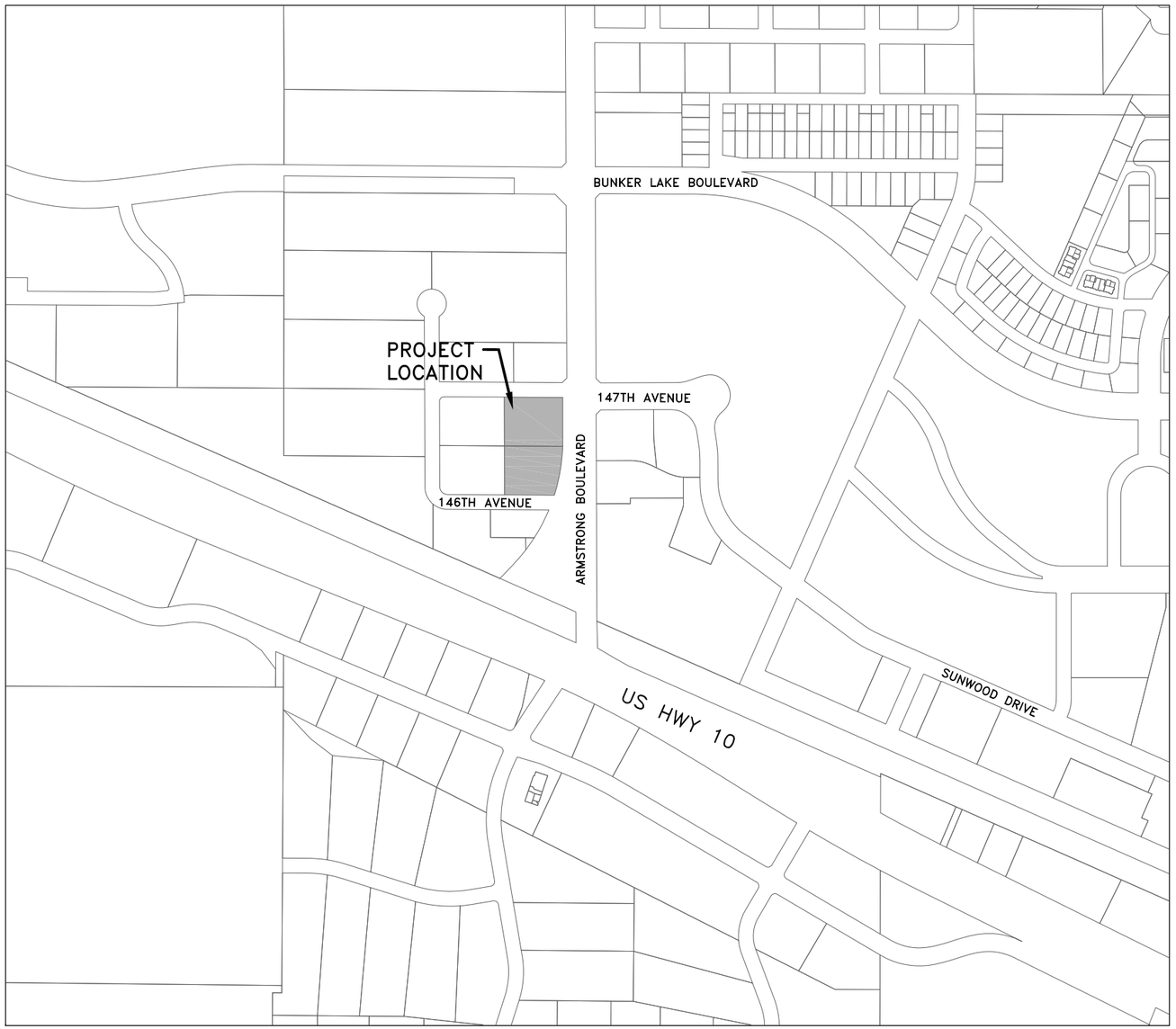
STORM WATER POLLUTION PREVENTION PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 12 SHEETS

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WEST ARMSTRONG RETAIL
CIVIL SITE CONSTRUCTION PLANS
CITY OF RAMSEY, MINNESOTA

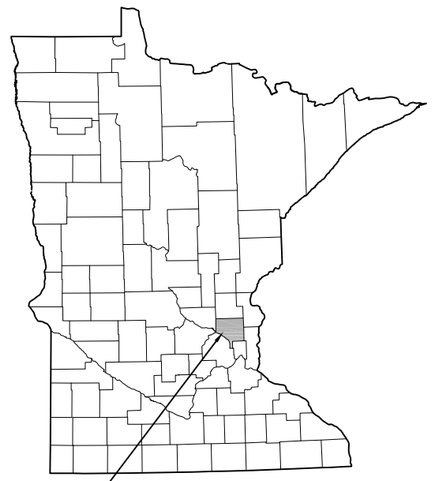


OWNER/DEVELOPER
PSD, LLC
7355 SUNWOOD DRIVE, SUITE 315
RAMSEY, MN 55303
MATT KUKER
matt.kuker@psdlanddevelopment.com
763-427-5955

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

300 0 300 600
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 12 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	DETAILS
5	EXISTING CONDITIONS & REMOVALS PLAN
6	SITE PAVING PLAN
7	GRADING & DRAINAGE PLAN
8	EROSION CONTROL PLAN
9	UTILITY PLAN
10	STORM WATER POLLUTION PREVENTION PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE SCHEDULE & DETAILS

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 5/9/19

DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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

May 24, 2019 - 2:03pm
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REFERENCE NOTES:

① INSULATE WATERMAIN/STORM SEWER/SANITARY SEWER CROSSING

② INSTALL 12" PVC CAP ON STORM SEWER STUB

GENERAL NOTES:

1. STORM SEWER PIPE SHALL BE PVC SCH 40 (ASTM D2729) OR APPROVED EQUAL.
2. WATERMAIN AND WATER SERVICE PIPE SHALL BE DIP CLASS 52.
3. SANITARY SEWER PIPE SHALL BE PVC SDR 35.
4. PROVIDE MIN. 7.5' COVER OVER WATERMAIN AND WATER SERVICES.

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURES

CB-411A (FUTURE)
RIM=874.09
INV (S)=869.70

20LF 12" PVC @ 1.00%

137LF 15" PVC @ 0.51%

CBMH-411
RIM=874.05
INV (N)=869.50
INV (W)=869.50
INV (S)=869.50

62LF 12" PVC @ 0.81%

CB-410
RIM=874.00
INV (E)=870.00

CBMH-412
RIM=872.87
INV (N)=868.80
INV (NW)=868.80
INV (SW)=868.80

68LF 12" PVC @ 0.59%

CB-412A
RIM=872.80
INV (SE)=869.20

CONNECT TO EXISTING SAN PIPE PER 4/4

120LF 18" PVC @ 0.50%

CBMH-413
RIM=873.83
INV (NE)=868.20
INV (S)=868.20
SUMP=865.20

45LF 18" PVC @ 0.45%

FES-414
INV=868.00

6" PVC SAN

CONNECT TO BUILDING PLUMBING (SEE BUILDING PLUMBING PLANS)

INFILTRATION BASIN

FES-406
INV=868.00

63LF 18" PVC @ 0.55%

CBMH-405
RIM=874.28
INV (N)=868.35
INV (SE)=868.35
SUMP=865.35

6" DIP PLUG RODDED W/ REACTION BLOCKING

6" GV & BOX

CONNECT TO BUILDING PLUMBING (SEE BUILDING PLUMBING PLANS)

6" DIP TEE
6" GV & BOX
18LF 6" DIP WM

104LF 18" PVC @ 0.53%

6" DIP 22.5° BEND

HYDRANT
6" DIP TEE
6" GV & BOX
15LF 6" DIP WM

CBMH-404
RIM=873.17
INV (N)=868.90
INV (S)=868.90

112LF 15" PVC @ 0.52%

CBMH-403
RIM=873.13
INV (N)=869.48
INV (S)=869.48

61LF 15" PVC @ 0.51%

6" DIP WM

CB-402A
RIM=872.38
INV (NE)=869.79
INV (S)=869.79

45LF 12" PVC @ 0.50%

CBMH-402 (FUTURE)
RIM=873.31
INV (N)=870.02
INV (SW)=870.02

75LF 12" PVC (FUTURE) @ 0.51%

CB-401 (FUTURE)
RIM=873.30
INV (S)=870.40

6" DIP 45° BEND

6" DIP PLUG RODDED W/ REACTION BLOCKING

6" DIP TEE
6" GV & BOX
20LF 6" DIP WM

CONNECT TO EXISTING WM STUB
6" GV & BOX

6" DIP WM (FUTURE)

6" DIP 45° BEND

FURNISH & INSTALL R-3205 FRAME & GRATE ON EXISTING STRUCTURE

6" PVC SAN (FUTURE)

EX. 24" PVC SAN

Concrete Curb & Gutter

DATE	REVISION
5/24/19	CITY SUBMITTAL SET

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 5/9/19 Lic. No. 43381

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

Hakanson Anderson
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WEST ARMSTRONG RETAIL

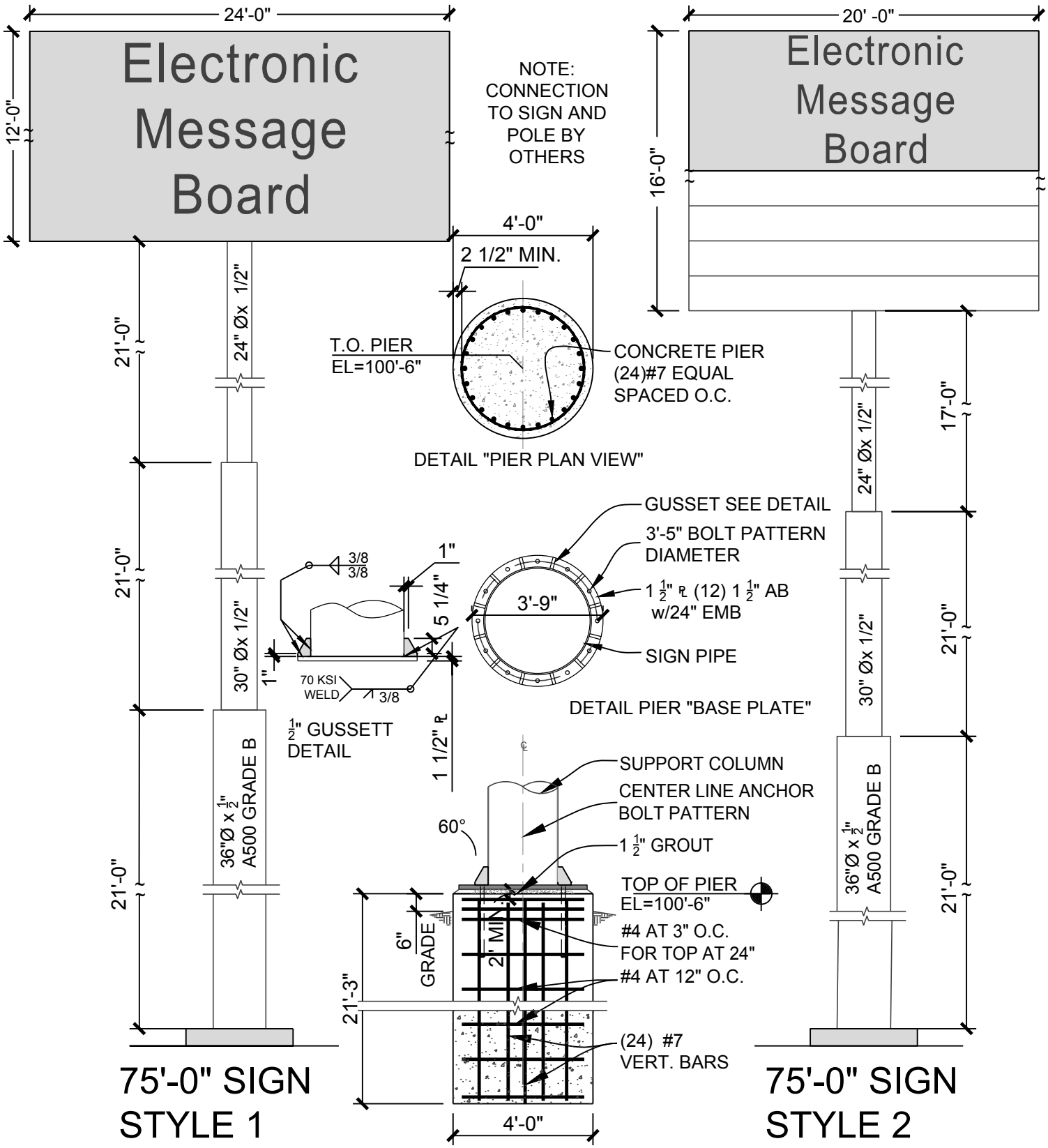
UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 12 SHEETS

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1 SECTION – SIGN PIER FND

NTS

DUFFY ENGINEERING AND ASSOCIATES, INC.
STRUCTURAL ENGINEERING
350 Highway 10 South
Saint Cloud, MN 56304
Phone: (320) 259-6575
Fax: (320) 259-6991
Email: mail@duffyeng.com

Project No.: 19109
Date: 04-03-19
Drawn by: GLW
Checked by: JH

Revisions

No.	Date	Description

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 ENGINEER under the laws of the state of MINNESOTA.

JOHN HOLT P.E.

04-03-19 Date

49214 License No.

DeMars Signs
PSD DEVELOPMENT
146 ARMSTRONG BLVD NW
COON RAPIDS, MN

S1 OF 1

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	6/11/19	Project Site	SW Corner of 147th Ave NW and Armstrong Blvd
Project Title	PSD Armstrong Retail		
Escrow #	117012		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Revisions

1. Plat property to provide fee title to the existing road right-of-way on north side
2. One building per property with driveway easements or a cross-access agreement for driveways on separate properties
3. Need to show an architectural wall on north side of building (similar to Casey's on Sunwood/Ramsey Blvd) instead of building property to 'build-to' line (COR Standards)
4. Connect existing trail on Armstrong Boulevard to existing pedestrian ramp
5. Sit down with Fire Marshal to discuss sprinkling and hydrants
6. Provide color renderings on sign for CUP

Final Plat

Process:

1. Site Plan – Planning Commission + City Council
2. Final Plat – City Council

Site Plan Review

General: The site is currently two separate lots, platted as Lots 2 and 3, Block 2 Highway 10, owned by the City of Ramsey. The site was acquired through a land exchange with the City. The City allows one building per property. There will be a required driveway easement to the site if crossing another property. The site is already platted, so only a final plat will be required. The site will be served with City utilities. The stormwater will be handled off-site which will be addressed in the required Development Agreement with the City.

The applicant does not have specific tenants yet, so the number of individual storefronts will change. The applicant has proposed a building with stone and red accents. The building will have a drive-thru. Staff not have concerns about the architecture at this time, but will require renderings of all building sides

(including end-caps). Staff will require an architecturally designed base for the bottom of the monument sign.

Zoning: The site is currently zoned COR within the MUSA Boundary. It is in the COR 2 Commercial District.

COR2 Objectives:

- "Accommodate larger, 'big box' retailing and auto-oriented uses within the COR2 sub-district only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc."
- Buildings should always be located at all four corners of intersections. In the COR2 sub-district, if the City finds that there are unique circumstances where buildings cannot be located on the corner, **the City may approve the use of fences, walls or other design elements to create that "street edge"**
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, or where streets intersect with parks, such as the streets that front on or end near the Municipal Plaza. These locations can often be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as The COR develops
- Use recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage

COR Standards COR 2 (Retail District) Subdistrict		
	Required	**Proposed**
Minimum Lot Size	None	
Build To Line*		
Front Yard*	15 feet from building front to right-of-way	Architectural wall – southern lot so unique situation
Side Yard	No requirement	
Side Yard	No requirement	
Rear Yard	No requirement	
*In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.		
Max Building Height	1 – 4 Stories	1 Story
Planter Style	Boulevard Sod	See architectural review
Tree Spacing (on center)	35 feet	
Boulevard Width	6 feet	

Parking:

Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a **decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4½') above the level of the parking lot, at the build-to line**. This screening may be broken into sections along the street edge provided it meets the forty (40%) percent required on all street frontages.

Signs:
In the COR2 District, the following signage shall be allowed:

A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet. Ground signs may be shared and combined at areas of shared entrances for multiple users. Shared ground signs shall not exceed 150 square feet. A shared sign shall be allowed for each entrance to the site (defined as bordered by public streets).
B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.
C. Directional signs.
    1. Directional or instructional signs are permitted in accordance with Section 117-463(l).
    2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5') in height, as measured from the established grade of the parking area to which such signs are accessory.
    3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.
D. Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.
E. Multi-tenant signage
    a. 50% of the sign face must be allocated to ground floor tenants

Parking: There are 53 proposed parking stalls onsite, with room for at least 17 cars to queue in the drive-thru lanes. The site does include shared parking with the future phase, which is a guideline/ recommendation for parking in the COR Design Framework. The COR Design Framework states there should be 2 - 4 parking spaces per 1,000 square feet of retail space. This would correlate to approximately 30 - 60 spaces onsite for this retail node, which includes the amount proposed.

Landscaping: See landscaping report.

Lighting: Provide lighting plan.

Utilities and Municipal Services: Site will be serviced with City utilities.

Development Agreement: An executed Development Agreement will be required prior to releasing the building permit. Need to include stormwater information in Development Agreement.

Sub-District Framework - COR2 Commercial

Public Realm / Streetscape

While the Commercial Sub-district encourages a mix of large and small floor plates accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential.

Site Development

Site Design Framework for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for The COR. Specifically, this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. However, the market realities suggest that the types of auto-oriented users in this district will have the potential for larger parking fields and drive-throughs that will make a true urban model challenging. The City will hold all users to this design vision while modifying the COR2 standards slightly to accommodate these types of more typical suburban land uses. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours.

Architecture

Buildings in the Commercial Sub-district make a significant contribution to first impressions of The COR. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just ‘commodity’ buildings, but instead should raise the bar in terms of overall design and specific details that make The COR unique, inviting and memorable. Architecture to be ‘4-sided’ at all locations visible to public areas. Emphasis will be on great design along public street frontage.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 26, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	ARMSTRONG RETAIL		
ESCROW #	117012		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson, dated May 24, 2019 and Lampert Architects, dated April 3, 2019:

Sheet A1

- A separate Permanent Sign Permit is required for the proposed ground/pylon sign. Note that a Conditional Use Permit may also be required depending on the proposed dimensions (height and square footage).
- Keep the pylon sign outside of all drainage and utility easements.

Sheet 6 (Paving Plan)

- Extend sidewalk adjacent to Armstrong Blvd north to connect with existing pedestrian ramp.

Sheet 7 (Grading and Drainage Plan)

- Tree Save Fencing needs to be added to this plan sheet (and all other applicable sheets) around the line of trees along the southern boundary that are proposed to be preserved. Tree Save Fencing shall be placed no closer than the dripline of trees and no activity shall occur within this area.

Sheet 11 (Landscape Plan)

- Add note to plan sheet identifying the plantings that will occur with the future phase.
- The boulevard area along the Extend sod line along the 146th Ave cul-de-sac bulb shall be sodded. Extend the proposed sod accordingly.
- The boulevard area along 147th Ave that will be created with the installation of a concrete sidewalk shall be finished with four (4) inches of topsoil and sod. Modify the plan sheet accordingly.

Sheet 12 (Landscape Schedule and Details)

- Update Planting Notes to specify that a permit is required for the in-ground irrigation system.
- Update Required Plant Materials to include parking lot landscaping (1 tree per every 10 parking stalls). Based on the site perimeter calculation and proposed parking stalls (53), a total of 23 trees are required.
- Update Required Plant Materials to clarify that the total required shrubs is fifty-one (51), not 31.
- Update Plant List to specify that the size of shrubs shall be twenty-four (24) inches. While this is addressed in the Planting Notes, the Plant List shall also be updated to reflect the minimum size as well.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Wednesday, July 10, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Torrey Johnson Commissioner Eric Peters
Members Absent:	Commissioner Cheri Gengler Commissioner Gary VanScoy Commissioner Matt Woestehoff
Also Present:	Planning Intern Elliot Mohler City Planner Chris Anderson City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Peters, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 6, 2019

Chairperson Bauer noted on page five, line two, it should state, "…second ~~flood~~ floor…" On page 18, the sixth paragraph, it should state, "…~~Chairperson~~ Commissioner VanScoy…" On page 20, Item 7.02 should be deleted.

Motion by Commissioner Peters, seconded by Commissioner Johnson, to approve the following minutes as amended: Planning Commission Meeting Minutes dated June 6, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Conditional Use Permit for Oversized Accessory Building at 15800 Traprock St NW, Case of James Couch (Project No. 19-123)

Public Hearing

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

Presentation

Planning Intern Mohler presented the staff report and recommendation to adopt Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building addition contingent upon compliance with Staff Review comments and conditions.

Chairperson Bauer referenced the comment that a driveway would not be required unless wear is noted on the grass. He stated that the aerial photograph shows wear on the grass already and asked if there is a concern.

Planning Intern Mohler stated that if the grass wear does continue, a driveway would be required.

Commissioner Anderson asked the square footage of the home.

Planning Intern Mohler estimated the home to be between 1,600 to 2,000 square feet.

James Couch, applicant, reviewed some of the outdoor recreational equipment and vehicles that he has on the property and explained that he would like to store the items under a structure rather than keeping them in the yard. He noted that this would protect the items and it would also clean up his yard.

Commissioner Anderson asked if there is an attached garage on the home.

Mr. Couch stated that the three-stall detached garage is the only garage on the property. He noted that the home is 2,100 square feet.

Commissioner Anderson asked the reason 24 feet in height is requested.

Mr. Couch stated that he would like to get a fifth wheel RV and that would require 16-foot doors. He explained at the height of the roofline would match the other buildings on the property.

City Planner McGuire Brigl stated that the height of the building was just noticed during review and therefore staff did not have adequate time to publish notice for a variance request for the 24-foot height. She stated that tonight the Commission can consider a height of 22 feet, as allowed by Code, and if the applicant desires the additional two feet in height, they would need to come back with a variance request.

Chairperson Bauer asked if the applicant would be comfortable with 22 feet in height for the building.

Mr. Couch replied that he would not be comfortable with 22 feet in height, as 16-foot doors would be needed and then with the roof style the height would be 32 feet. He noted that height is similar to another building found in the Traprock Commons area.

Commissioner Anderson stated that the rendering shows windows and asked if the applicant anticipates similar windows on the upper floor.

Mr. Couch stated that he would like to have windows to let in additional natural light.

Commissioner Johnson referenced the vehicles shown outdoors on the site and noted that the building seems to be much larger than what would be needed. He recognized that the applicant made reference to an additional trailer.

Mr. Couch noted the items that are not shown, including another trailer and two tractors.

Commissioner Johnson asked if the applicant has reviewed the amount of square footage that would actually be needed, as that could appease the neighbors. He stated that it would be nice to have building closer to 2,700 square feet.

Mr. Couch confirmed that he could reduce to 2,700 square feet. He noted that the 3,300 square feet would allow additional space to work on a vehicle when needed.

Commissioner Anderson stated that he does have a fifth wheel RV and that only requires a 14-foot door.

Mr. Couch stated that he intended for a 14-foot door with two feet above for clearance.

Commissioner Johnson confirmed with staff that the height of the building would not be discussed tonight, and the only discussion item would be the Conditional Use Permit for the oversized accessory building. He asked if a tow truck would also be parked in the building.

Mr. Couch replied that the tow truck would not be stored in the building and explained that one of his children works for First Choice Towing and takes the tow truck home two nights per week.

Citizen Input

Joe Galindo, 15645 Traprock St, stated that he has been at his home for almost 40 years. He explained that the development still operates under protective covenants. He provided information on an accessory building(s) that he has on his property which matches his home. He stated that Mr. Couch needs the building to help store his items. He stated that the only issue that he would have with the request is the height of the building, as 32 feet is a tall building. He believed that this could be built to a lower height, suggesting eight to ten feet lower.

Chairperson Bauer referenced two emails received from Ronald Bovine that will be entered into the record.

Chairperson Bauer asked if the Commission could recommend approval of the Conditional Use Permit with the lower height.

City Planner McGuire Brigl confirmed that the Conditional Use Permit could be approved with the allowed height and if the applicant desires a higher height, they could come back before the Planning Commission with that request.

Chairperson Bauer stated that it may be a better option to table the request tonight rather than approving the Conditional Use Permit with a lesser height than desired if the applicant is going to come back with a variance. He noted that there seems to be concern with the size and height of the building and asked the applicant for input.

Mr. Couch stated that he would not be opposed to the smaller size and height. He stated that he could reduce the building to 40 by 68, which would equate to 2,720 square feet and would have a height of 22.5 feet.

Chairperson Bauer noted that 22.5 feet would still require a variance.

Mr. Couch replied that he could reduce to 22 feet if needed. He stated that the higher slope assists in reducing the snow load. He noted that proposed slope would also better match the existing structures on his property.

Commissioner Johnson asked if the square footage of the proposed accessory building would be in addition to the existing 640 square foot accessory building on the property.

Mr. Couch confirmed that would be additional square footage.

Commissioner Johnson noted that the total allowed square footage for accessory buildings on this property would be 2,700 square feet and therefore the applicant would still be over that limit by roughly 700 square feet.

Mr. Couch stated that he would not want to remove the existing barn on the property. He stated that the restrictive covenant of the neighborhood is no longer in place. He stated that he could reduce the size to 2,700 square feet with a height of 22 feet.

Mr. Galindo stated that he has known Mr. Couch since he moved into the neighborhood. He stated that he has agreed to help in the process to the extent possible but simply believed that the height should be lowered.

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

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

Chairperson Bauer closed the public hearing closed at 7:31 p.m.

Commission Business

Commissioner Anderson asked if a Conditional Use Permit would be needed if the applicant reduces the size to 2,700 square feet and a 22-foot height.

City Planner McGuire Brigl replied that if all of the square footage of the accessory structures were below 2,700 square feet in total, that would not require a Conditional Use Permit. She explained that the detached garage, which is the principle garage, lowers the amount of available square footage for accessory buildings.

Commissioner Anderson stated that he is inclined to table this to the next meeting, as he would want to see new drawings that would meet the requirements.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to table Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building.

Further discussion

Commissioner Johnson stated that he would support the larger building. He stated that he would also want to see more information on the City Code related to square footage and acreage.

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

5.02: Public Hearing: Adopt Resolution #19-164 for Variance Request to Buffer Yard Requirements for Delta ModTech (Project No. 19-108); Case of Delta ModTech

Public Hearing

Chairperson Bauer called the public hearing to order at 7:36 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation to approve Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech.

Chairperson Bauer disclosed that he is a property owner immediately to the west and therefore he received a notice for the topic. He stated that as a property owner he does not have any objections to the request.

Commissioner Anderson asked why the entire site could not be moved 20 feet which would eliminate the need for a variance.

John Kinghorn, Kinghorn Construction, spoke on behalf of the applicant. He noted that when designing a project, they attempt to maximize the amount of developable space. He noted that the building is designed to the west to allow for additional room for expansion in the future to the east. He stated that this design supports better traffic flow and opportunity for future development.

Chairperson Bauer asked for additional details on the proposed buffer.

Mr. Kinghorn stated that they will continue to work with City staff on that topic. He noted that this site elevation is lower than the adjacent residential property and therefore with the lower elevation and staggered trees, that should provide adequate buffering.

Citizen Input

Emery Starkweather, 15151 Jackal St, stated that decisions made tonight are lasting decisions that will impact future property owners. He stated that he moved into the City with the understanding that there were reasonable restrictions as to what could be done with his property. He stated that he is offended that someone would come in, purchase the land, and the first request would be to reduce the zoning requirements. He stated that this would not provide a public benefit and would instead allow the applicant to make more money than they would be able to if they followed the City Code. He did not believe that the Commission should approve the request.

Matt Kuker, PSD, stated that he owns the three industrial properties to the south and advised that he was required to provide a 60-foot buffer to the adjacent Capstone residential development. He believed that the City should be consistent.

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

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

Chairperson Bauer closed the public hearing closed at 7:48 p.m.

Commission Business

Commissioner Anderson stated that he agrees with the comments from the residents, noting that the ordinances are in place for a reason. He stated that there is additional space on the land and therefore the building could be moved 20 feet which would reduce the need for a variance.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to deny Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech permitting an industrial bufferyard distance of 40 feet from a property line shared with a residential property.

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

City Planner Anderson stated that the applicant would have the opportunity to appeal the decision of the Commission, which would then be heard by the City Council.

5.03: Public Hearing: Review Site Plan Proposal for PSD Retail Node on Armstrong Boulevard (Project No. 19-111); Case of PSD, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:51 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-155 approving Site Plan, Final Plat and Conditional Use Permit for Armstrong West Retail Mall.

Commissioner Anderson asked where the retaining wall would begin along Armstrong.

City Planner McGuire Brigl identified the placement of the retaining wall and the continuation of the sidewalk.

Commissioner Anderson stated that the arrows on the west side seem to indicate that there would be an exit on 146th Avenue.

City Planner McGuire Brigl confirmed that would be one access and noted that there would also be a right out on 147th.

Matt Kuker, applicant, noted that the waterline under the drive line will also be redone to provide looping. He noted that part of the design was done to accommodate the County easement on the site. He provided additional details on the proposed materials, which will incorporate different colored bricks and stone to provide an elevated design. He stated that there will be nine bays, noting that a large user, such as a restaurant, could encompass more than one bay. He noted that currently he has interest from three parties. He stated that the sign height is requested to increase visibility because of the County sound wall.

Commissioner Peters referenced the reader board and asked if that would face residential properties.

Mr. Kuker stated that the reader board will only face the traffic on Highway 10.

Commissioner Anderson asked if this property is located within the MUSA.

City Planner McGuire Brigl confirmed that this is within the MUSA.

Mr. Kuker confirmed that the buildings would be fully sprinkled.

Citizen Input

No additional comments.

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

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

Chairperson Bauer closed the public hearing closed at 7:59 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner __, to recommend that City Council adopt Resolution #19-155 approving Site Plan, Final Plat, and Conditional Use Permit for Armstrong West Retail Mall.

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

6. COMMISSION BUSINESS

6.01: Consider Resolution #19-154 Approving Site Plan for Suite Living (Project #19-121); Case of Hampton Properties

Presentation

City Planner McGuire Brigl presented the Staff Report and recommendation to adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

Commission Business

Commissioner Anderson noted that the staff report mentions aligning with Jasper Street and asked if there was feedback from the developer.

City Planner McGuire Brigl stated that she did not have that discussion with the applicant.

Joe Larson, applicant, stated that a new plan was submitted to staff with the desired alignment and provided a copy.

Chairperson Bauer referenced the recommendation from MnDOT regarding the sound study and patio.

Mr. Larson stated that he would object to that as it is used for grilling and is located near the kitchen. He explained that if the patio is moved it would require a longer walk to serve residents.

Chairperson Bauer asked if the patio is used primarily for cooking or also used for recreation.

Mr. Larson stated that the patio is primarily used for cooking but could be used by residents on occasion.

Chairperson Bauer stated that any patio used by residents could be a safety concern which could be addressed by fencing the area.

Mr. Larson noted that typically the patio is secured to prevent wandering. He noted that the nearby townhomes have patios that face the highway and did not see a difference. He stated that there would be some landscaping and trees, but the residents like to watch the traffic and therefore he does not want to fully screen the area.

Commissioner Anderson acknowledged that the patio would be fenced. He agreed that residents like to watch activity, such as passing traffic.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

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

6.02: Consider Final Plat for Site Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center LLC (Bob Mikulak)

Presentation

City Planner Anderson presented the Staff Report and recommendation to approve the Final Plat and Site Plan for Ramsey Storage Center.

Commission Business

Commissioner Anderson stated that a previous request for this site showed a northeast corner there was a cul-de-sac bulb for snow removal on 148th and asked the difference in this plan, specifically whether the additional area on this request would be used for snow storage.

City Planner Anderson replied that by the end of the previous review process there was a snow storage agreement between the previous applicant and public works and public safety staff to extend 148th slightly beyond the manhole cover to allow City staff to push the snow slightly beyond that manhole to be stored on this property in lieu of the cul-de-sac. He noted that the plans match the previously approved plans.

Commissioner Anderson stated that it appears there is a small driveway to the south of the building and asked if that would extend to the bottom parcel.

City Planner Anderson noted that comment is contained within the Staff Review letter. He noted that in previous discussions Anoka County was only going to allow a single access from Ramsey Boulevard and the intention would be to provide a shared access to lot two when ultimately recorded. He noted that the applicant is discussing the possibility of another access from Bunker Lake Boulevard as well. He confirmed that the driveline would need to extend to the boundary in the case that lot two develops in the future. He noted that there are no pending applications or proposed projects for lot two at this time.

Commissioner Anderson asked if the County would differ from their right-in/right-out policy.

City Planner Anderson stated that he could not definitively answer that question but noted that a phased approach was previously approved and provided details. He stated that the applicant has stated that they would prefer to have the access in its final location rather than taking the phased approach.

Chairperson Bauer referenced the two separate lots and the County only allowing one access. He asked if that would restrict the current owner to maintain ownership of the second lot rather than providing ability to sell that lot for development.

City Planner Anderson explained that the shared access agreement would solve that problem. He noted that conceptual drawing showed an access onto Bunker but advised that would need further discussion and approval from the County.

Bob Mikulak, applicant, stated that the previous owner owned the entire parcel and has many ideas. He stated that his idea is to develop the self-storage and sell the corner lot. He stated that he is not interested in a phased access and would rather place the access in its final location to begin with. He highlighted the differences between this request and the previously approved request which includes elimination of the garage doors, elimination of the fencing, no site lighting, less blacktop and hardcover, increased greenspace, and downcast LED lighting on the building and along the entrance/exit. He stated that the previous request was roughly 125,800 square feet which would be constructed in several phases while this facility would be completed in one phase with similar square footage. He stated that this building will be much more efficient in terms of energy and technology. He stated that loading and unloading would all occur inside the facility rather than having outdoor units, which will make the quiet quieter and cleaner.

Chairperson Bauer asked the size of the interior loading/unloading space.

Mr. Mikulak replied that the doors would be 12 feet high and therefore could accommodate typical moving vans but would not accommodate a U-Haul type vehicle. He noted that the unloading section is 40 feet by 60 feet.

Ron Powell, architect representing the applicant, stated that his firm has experience with self-storage buildings and their experience is that most zoning laws do not provide for self-storage facilities in terms of parking requirements. He stated that a list of six buildings in the metro area was provided that range from seven to 12 parking stalls and therefore they feel the 25 required stalls would be excessive. He stated that they would be proposing 13 parking stalls. He noted that he also included national examples, which range from five to 12 parking stalls. He noted that one city has an updated zoning ordinance that bases the number of stalls on the number of storage units and using that calculation this facility would require 12 stalls. He stated that they would have 13 exterior parking stalls and four interior stalls, which they feel would be more than adequate.

Chairperson Bauer asked the basis of the staff request to add additional parking.

City Planner Anderson stated that recommendation was based on the recommendation of the civil engineer of the applicant, which stated 25 or 26 parking stalls. He clarified that the City does not have self-storage minimum parking standards within the zoning code. He stated that the City would typically look to see how others have addressed the issue and there are not a lot of standards out there specifically related to self-storage facilities. He stated that he did review the ordinance of Portland, Oregon and the parking proposed by the applicant would meet the parking proposal of the applicant. He stated that there is more greenspace on the site than existed in previous proposals. He noted that proof of parking could be accepted, as there would be space for additional parking on the site, should that become an issue in the future.

Mr. Mikulak replied that the civil engineer does not have the experience of self-storage parking and developed that number of stalls initially working with the previous applicant that desired additional parking that could be shared with a future user of the adjacent site when that is developed.

Commissioner Anderson asked for additional clarification from staff on the parking. He stated that the applicant is proposing 13 stalls, which appears to be enough. He asked how staff would recommend the proof of parking requirement.

City Planner Anderson stated that staff can work with the applicant to update the Site Plan to call out proof of parking. He noted that a condition would then be added to the Development Agreement that would stipulate that the proof of parking would become parking in the future if that becomes necessary.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-159 approving the Final Plat and Site Plan for Ramsey Storage Center contingent upon the comments within the Staff Review letter and proof of parking.

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

6.03: Review Site Plan Proposal and Final Plat for Name Brand Self Storage; Case of Josh Peterson (Project #19-120)

Presentation

City Planner McGuire Brigl presented the Staff Report and the recommendation to adopt Resolution #19-150 approving Site Plan, Final Plat and Development Agreement for Name Brand Storage.

Commission Business

Todd Olin, engineer representing the applicant, stated that from a site selection standpoint, this use fits the area well as it is in an E-1 zone surrounded by E-1 uses with the exception of the railroad and golf course. He noted that there is additional landscaping proposed adjacent to the golf course. He stated that the use does not require sewer or water hook-ups.

Commissioner Anderson asked if the stormwater holding pond is located to the lower left of the plan.

Mr. Olin confirmed that was done with the original plat process in 2008 and was created with conservative calculations. He noted that soil borings were done to determine the infiltration rates but believed the basin to be adequately sized.

Motion by Commissioner Johnson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-150 approving Site Plan, Final Plat, and Development Agreement for Name Brand Storage.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:46 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #19-155

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT, SITE PLAN, AND FINAL PLAT APPROVAL FOR AMSTRONG WEST RETAIL MALL AND DECLARING TERMS OF PERMIT

RECITALS

1. Armstrong West Retail Mall, LLC hereinafter referred to as the "Permittee", has properly applied for a Site Plan, Conditional Use Permit, and Final Plat for Armstrong West Retail Mall to construct a retail mall with drive-thru at property generally known as 8020 147th Ave NW and 8019 146th Ave NW and legally described as

   Lot 2 and Lot 3, Block 2, Highway 10 Ramsey, Anoka County, Minnesota

   Or upon recording:

   Lot 1 and Lot 2, Block 1, West Armstrong Addition, Anoka County, Minnesota

2. That the Permittee appeared before the Planning Commission and City Council for public hearings pursuant to Section 117-53 of the Ramsey City Code on July 10, 2019 and July 23, 2019, respectively, and that the public hearings were properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Subject Property is zoned COR, the downtown district, and is in the MUSA.

4. That retail malls are an allowed use in the COR 4 district, which is the retail district allowing for small and large retail developments.

5. That the Applicant is planning a future building on the northern property and said future phase will require site plan approval and a development agreement.

6. That the City of Ramsey allows 75 foot tall signs in this area if providing signage for multiple tenants near the Armstrong Interchange via Conditional Use Permit.

FINDINGS OF FACT

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

2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the proposed use **will be** constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use **will not** change the essential character of the area.

4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.

5. That the proposed use **will not** be detrimental to the economic welfare of the community.

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

7. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

1. That the Ramsey City Council hereby grants Final Plat approval for _____ contingent upon final approval by City Engineer approval and recording of Development Agreement.

2. That the Ramsey City Council hereby grants approval of the Conditional Use Permit for oversized signage and Site Plan (the "Permit") on the Subject Property contingent upon the following:

CONDITIONS:

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

3. That the **Permittee** shall obtain all necessary permits prior to commencing any site modifications or construction of the Building, including a Building Permit

4. That this **Permit** shall be contingent upon final review and approval by the Building Official, Fire Marshal, City Engineer, and a Certificate of Occupancy (CO).

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

6. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) and Chapter 30 (Nuisances) at all times.

7. That this **Permit** shall automatically expire if the use is not initiated within 365 days of the date of this approval

8. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.

9. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage.

10. That the future phase shall require proper permitting.

11. That the **Permittee** shall enter into a Development Agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy

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

CITY OF RAMSEY

By:_____ By:_____

Its Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

CC Regular Session **4. 10.**

Meeting Date: 07/23/2019

By: JoAnn Shaw, Community Development

Information

Title:

Adopt Resolution #19-157 Approving the Minor Plat for Ramsey Woods at 9020 173rd Ave NW (Project No. 19-122); Case of Island Rentals LLC

Purpose/Background:

The City has received an application from Brad Bethke of Island Rentals LLC (the "Applicant"), for a Minor Plat for the purpose of subdividing the parcel generally known as 9020 173rd Avenue NW (the "Subject Property"). The Applicant has proposed subdividing the Subject Property into three (3) separate lots. Lot 3 will contain the existing dwelling and accessory structures, while Lots 1 and 2 will remain vacant until purchased. The application meet all of the requirements of a subdivision in the R-1 Rural Developing district.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners with 700 feet of the Subject Property, as reflected by Anoka County Property Records. Final plats do not require a public hearing.

Observations/Alternatives:

General Information

The Applicant has proposed splitting the Subject Property into three (3) separate lots. Lot 3 will contain the existing dwelling and accessory structures while Lots 1 and 2 will remain vacant until purchased. Aerial photos depict multiple vehicles located where Lots 1 and 2 are proposed. These vehicles will need to be moved to Lot 3 and stored or parked in compliance with City Code Section 117-355 (Residential Off-Street Parking). The Subject Property is zoned R-1 Residential (Rural Developing), as are the surrounding properties. The intent of the R-1 Residential (Rural Developing) district is to accommodate single-family dwelling units on suitable land served by individual septic systems and wells. The minimum lot size in this district is 2.5 acres and all three (3) resulting lots will be at least 2.5 acres.

Wetlands

A small patch of wetland exists in the southeast corner of the Subject Property (on proposed Lot 3). No disturbance is proposed with this subdivision, meaning approval of the delineation by the Lower Rum River Watershed Management Organization is not required. The required drainage and utility easement of sixteen and a half feet (16.5) is included on the Final Plat. There are no floodplains identified on the Subject Property.

Streets and Access

The Subject Property gains access off 173rd Avenue NW. 173rd Avenue NW is a designated Minnesota State Aid (MSA) road and is designated as a Major Collector in the City's Comprehensive Plan. MSA roads require a right-of-way total of eighty (80) feet. The Final Plat will need to be revised to include forty (40) feet of right-of-way from the centerline of the street. The Subject Property already has two access points to 173rd Avenue NW (located on proposed Lot 3 with the existing dwelling and accessory buildings). Due to greater traffic volumes on MSA and Major Collector roads, Staff has worked with the Applicant to restrict access for Lots 1 and 2 to a single access point per each lot. The Final Plat will need to be revised to include restricted access along 173rd Avenue NW, with the exception of the existing access points on proposed Lot 3 and the proposed single access point for both Lot 1 and Lot 2.

Utilities and Municipal Services

Any future dwellings on proposed Lots 1 and 2 will be served by individual well and septic systems. The Applicant

provided soil borings, yet the proposed primary and secondary septic locations are not in the same location as those soil borings. This is allowed, but additional soil borings will be required at the time of permit application if the proposed location does not encompass the locations of the completed soil borings.

Tree Preservation and Landscaping
Significant woodland is present on proposed Lot 2. A tree preservation plan is not required at this time as there are no proposals for home construction on Lots 1 and 2. Even so, future home construction proposals should not have difficulty in complying with the City's Tree Preservation Ordinance, which requires retention of at least forty percent (40%) of the significant tree Diameter at Breast Height (DBH) inches on site. Each lot is required to have two (2) front yard trees, but preserving existing trees may satisfy this requirement, so long as said trees are not on the City's list of prohibited species.

Development Fees and Agreement
The proposed subdivision will require payment of development fees and execution of a Development Agreement. Note that the development fees are only applicable to the newly created vacant lots (Lot 1 and 2) and the fees collected are based on the rate in effect at the time of recording of the Plat. The development fees to be collected include park dedication, trail development, and storm water management.

Funding Source:
All costs associated with this project are the Applicant's responsibility.

Recommendation:
Staff recommends the City Council adopt Resolution #19-157 Approving the Minor Plat for Ramsey Woods, contingent upon compliance with staff review comments and execution of a development agreement.

Action:
Motion to adopt Resolution #19-157 Approving the Minor Plat and Development Agreement for Ramsey Woods.

Attachments

Plan Tech Review
Resolution #19-157
Development Agreement
Application
Site Location Map
Sketch Plan
Final Plat

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2019 09:48 PM
Kurt Ulrich	Kurt Ulrich	07/03/2019 09:26 AM
JoAnn Shaw (Originator)	JoAnn Shaw	07/18/2019 02:59 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:44 PM
Form Started By: JoAnn Shaw		Started On: 07/02/2019 12:35 PM
Final Approval Date: 07/18/2019		

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	6/14/19	Project Site	9020 173rd Avenue NW, Ramsey, MN 53033
Project Title	Ramsey Woods		
Escrow #	117011		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Elliot Mohler, Planning Intern Phone: (763) 576-4314 Email: emohler@cityoframsey.com		

The following comments are offered regarding the Sketch Plan and Final Plat, prepared by Hakanson Anderson and dated June 6, 2019:

Sketch Plan

- Drainage and Utility Easement width adjacent to unplatted parcels (western and southern boundaries of Lots 1 & 2) must be ten (10) feet. Adjust the easement width accordingly.
- 173rd Ave is classified as a Major Collector in the Comprehensive Plan and is also a designated Minnesota State Aid (MSA) road, which requires a total right-of-way width of eighty (80) feet. Adjust right of way to provide forty (40) feet from centerline.
- Existing septic system (tanks and drain field) on Lot 3 must be identified on the Sketch Plan to verify that it will meet minimum setbacks from new property boundaries.
- If the primary and secondary septic locations are not where the soil borings were conducted, new borings will be required at the time of permit application for the system.
- Due to the higher volumes of traffic currently and expected on 173rd Ave (again, an MSA road and a Major Collector), Lots 1 & 2 shall only be permitted a single access per lot. The Plat shall be updated to include restricted access or dedicated access to the City of Ramsey along the right-of-way boundary with the only exception being for the single, permitted access point on Lots 1 and 2.

Final Plat

- 173rd Ave is classified as a Major Collector in the Comprehensive Plan and is also a designated Minnesota State Aid (MSA) road, which requires a total right-of-way width of eighty (80) feet. Adjust right of way to provide forty (40) feet from centerline.
- Drainage and Utility Easement width adjacent to unplatted parcels (western and southern boundaries of Lots 1 & 2) must be ten (10) feet. Adjust the easement width accordingly.
- The Final Plat shall be revised to dedicate restricted access to the City of Ramsey along 173rd Ave, with the exception of a singular access point (up to thirty [30] feet in width) for both Lots 1 and 2.

General: The applicant is proposing to split their current lot at 9020 173rd Avenue NW (the "Subject Property") into three (3) separate lots. Proposed Lot 3 would contain the existing dwelling and accessory buildings while Lots 1 & 2 would be vacant until sold. It should be noted that recent aerial photos (2016) show multiple cars (10) and other machinery located on the Subject Property, in the vicinity of proposed

Lots 1 & 2. If these are still present on the Subject Property, they need to be removed and/or relocated to Lot 3 and stored in accordance with City Code Section 117-355 (Residential Off-Street Parking).

Zoning: The Subject Property is currently zoned as R-1 Residential (Rural Developing). The surrounding properties are also zoned as R-1 Residential (Rural Developing). The intent of the R-1 Residential (Rural Developing) District is to accommodate single-family dwelling units on suitable land served with individual septic systems and wells.

R-1 Residential (Rural Developing) Bulk Standards

Standard	*Required*	*Proposed*
Lot Size	2.5 Acres	3.23 Acres (1), 3.82 Acres (2), 2.54 Acres (3)
Density	1 Unit/2.5 Acres	1 Unit/3.32 acres
Lot Width	200 Feet	200.04 Feet (1), 200.04 Feet (2), 324.36 Feet (3)
Front Setback	40 feet	40 feet
Rear Setback	40 feet	40 feet
Side Setback	10 feet	10 feet
Maximum Building Height	35 feet	N/A

Floodplains: There are no floodplains identified on the Subject Property.

Wetlands: There is small wetland in the southeast corner of the Subject Property (on proposed Lot 3). A wetland delineation report has been submitted. Since there is no disturbance proposed with this subdivision, approval of the delineation by the Lower Rum River Watershed Management Organization is not required. Both the Sketch Plan and Final Plat include the required drainage and utility easement extending sixteen and a half feet (16.5') beyond the delineated boundary of the wetland.

Streets and Access: The Subject Property presently gains access off 173rd Avenue NW. 173rd Avenue is a Minnesota State Aid (MSA) road and is designated as a Major Collector in the City's Comprehensive Plan. MSA roads require a total right-of-way width of eighty (80) feet. The Final Plat must be revised to provide forty (40) feet of right-of-way from the centerline.

The existing home has two (2) driveway accesses already. However, due to the greater volumes of traffic on MSA and Major Collector roads, Lots 1 & 2 shall be restricted to no more than a single point of access, not wider than thirty (30) feet, per lot. Additionally, due to the Major Collector designation, the Final Plat shall be revised to provide restricted access along 173rd Ave, with the exception of the existing driveway access points, and the proposed access points for Lots 1 & 2.

Utilities and Municipal Services: Although no dwelling units are proposed in these plans, any future dwelling units will need to have their own well and septic systems. Soil borings were conducted and identified on the Sketch Plan. However, the proposed primary and secondary septic locations are not in the same locations as the soil borings. Please note that this is allowable but that additional soil borings will be required at the time of permit application.

Tree Preservation and Landscaping: There is a significant woodland on the property. At this time, there is no proposal for home construction on Lots 1 & 2. Thus, a tree preservation plan is not required at this time. Furthermore, based on aerial imagery, there appears to be sufficient tree cover that when homes are constructed, there should not be any difficulty complying with the City's Tree Preservation

Ordinance, which requires retention of at least forty percent (40%) of the significant tree Diameter at Breast Height (DBH) inches on site.

Regarding landscaping, each lot is required to receive two (2) front yard trees. However, existing preserved trees may satisfy that requirement, as long as they are not on the City's list of prohibited species. That list can be found here: http://www.ci.ramsey.mn.us/DocumentCenter/View/1592/Landscaping-Requirements-PDF.

Development Fees and Agreement: The proposed subdivision will require payment of development fees and execution of a Development Agreement. Note that development fees are only applicable to the newly created vacant lots (lot with existing home is not subject to these fees) and the fees collected are based on the rate in effect at the time of recording of the Plat. The estimated development fees payable are outlined below:

Fee	Rate	Quantity	Estimated Total
Park Dedication	$3,500.00 per lot	2 lots	$7,000.00
Trail Development	$1,000.00 per lot	2 lots	$2,000.00
Storm Water Management	$487.00 per lot	2 lots	$974.00

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

RESOLUTION #19-157

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR RAMSEY WOODS

RECITALS

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

   Generally known:

   9020 173rd Avenue NW, Anoka County, Minnesota

   Or legally described:

   The northeast ¼ of the northwest ¼ of the northeast ¼ of Section 07 Township 32 Range 25, except the east 100 feet of the south ½ thereof, together with the west 100 feet of the north ½ of the northwest ¼ of the northeast ¼ of Section 07 Township 32 Range 25; except roads; subject to easements of record

   Or upon platting:

   Lots 1-3, Block 1, RAMSEY WOODS

   (the "Subject Property")

2. The City of Ramsey received an application for Sketch Plan and Final Plat for Ramsey Woods prepared by Hakanson Anderson from the Developer on June 6, 2019.

3. The Subject Property is zoned R-1 Residential (Rural Developing), as are the properties surrounding the Subject Property.

4. The Subject Property is approximately 9.59 acres and upon platting Lot 1 will be 3.23 acres, Lot 2 will be 3.82 acres, and Lot 3 will be 2.54 acres.

5. Proposed Lot 3 will include the existing dwelling and accessory structures found on the Subject Property currently.

6. The Subject Property gains access off 173rd Avenue NW, a designated Minnesota State Aid (MSA) and Major Collector road.

7. The Subject Property is not located within the Ramsey floodplain.

8. The Subject Property contains a small portion of wetland in the southeast corner on proposed Lot 3.

9. Both the Sketch Plan and Final Plat include the required drainage and utility easement extending sixteen and a half feet (16.5') beyond the delineated boundary of the wetland.

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

1. That the City Council hereby grants approval of the Final Plat and Development Agreement for Ramsey Woods in accordance with relevant City Codes, subject to the following conditions:

    a. Compliance with City Staff Review Letter dated June 14, 2019.

    b. Final Plat subject to review and approval as to legal form by the City Attorney.

    c. Execution of Development Agreement subject to review and approval as to legal form by the City Attorney.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RAMSEY WOODS

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 Island Rentals LLC., a Limited Liability Corporation (Domestic) under the laws of the state of Minnesota (the "**PERMITTEE**").

RECITALS

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

2. The **PERMITTEE** has received approval from the **CITY** to subdivide the parcel generally referred to as 9020 173rd Avenue NW per Resolution #19-157.

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 Sketch Plan and Final Plat subject to satisfaction of the following conditions subsequent:

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

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

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

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Hakanson Anderson, dated June 6, 2019, revised _____. 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. 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 Water Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

5. Permitting. The **PERMITTEE** must apply for a Building Permit from the **CITY** before erecting any new structure. No permit shall be issued until the **PERMITTEE** has: (a) paid the fees described in Section 6 to the **CITY**, and (b) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY.**

6. **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).

7. 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. 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.

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

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

TO PERMITTEE:
Island Rentals LLC
18141 Robinson Circle PO Box 165
Dayton, MN 55327

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 5530

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

THE PERMITTEE:

Island Rentals LLC

By:_____, Bradley Bethke

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, personally appeared Bradley Bethke, the _____ of Island Rentals LLC, a Limited Liability Company (Domestic) 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

EXHIBIT A

Legal Description of the Subject Property

The northeast ¼ of the northwest ¼ of the northeast ¼ of Section 07 Township 32 Range 25, except the east 100 feet of the south ½ thereof, together with the west 100 feet of the north ½ of the northwest ¼ of the northeast ¼ of Section 07 Township 32 Range 25; except roads; subject to easements of record

Or upon recording of the Plat:

Lots 1-3, Block 1, Ramsey Woods

EXHIBIT B

Fees Payable to the City

Fee	Rate	Quantity	Estimated Total
Park Dedication	$3,500.00 per lot	2 lots	$7,000.00
Trail Development	$1,000.00 per lot	2 lots	$2,000.00
Storm Water Management	$487.00 per lot	2 lots	$974.00

Authentisign ID: A626C414-0F93-4815-9CB9-44DACB7A324D

City of RAMSEY

RECEIVED
JUN 06 2019
BY:

19-122

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:	Brad Bethke		
Street Address:	PO Box 165		
City, State, ZIP:	Dayton, MN 55327		
Home Phone:	612-760-4030	Work Phone:	N/A
Email:	bradleybethke84@gmail.com	Fax Number:	N/A
Name of Business (if applicable):	Premier Builders Inc.		
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	9020 173rd Avenue NW
PIN	07-32-25-12-0008
Legal Description	Part of the NE1/4 of Sec.7, T.32, R.25
Zoning District	R-1 Rural Developing

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

Authentisign ID: A626C414-0F93-4815-9CB9-44DACB7A324D

Property Owner Information

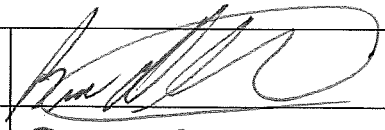
(If different than Applicant)

Name:	Michael Glanz		
Street Address:	9020 173rd Avenue NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:		Work Phone:	
Email:		Fax Number:	

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

We are requesting minor plat approval to subdivide two new residential lots from the existing property. This will result in three total residential lots, including the existing homestead on one lot and two new lots for future builds.

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

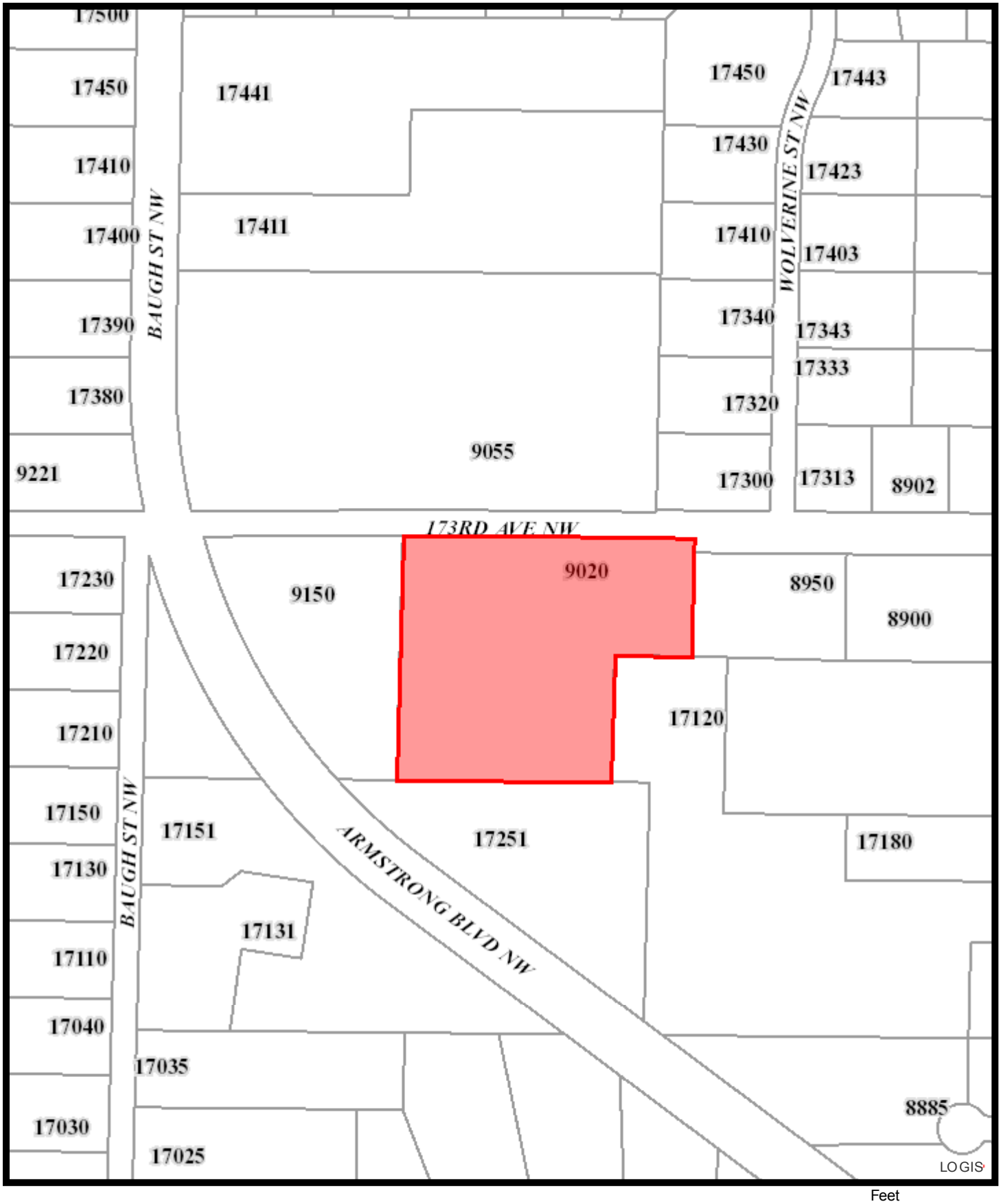
Applicant Signature		Co-Applicant Signature	
Printed Name	Brad Bethke	Printed Name	
Title		Title	
Date	6-6-19	Date	

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.

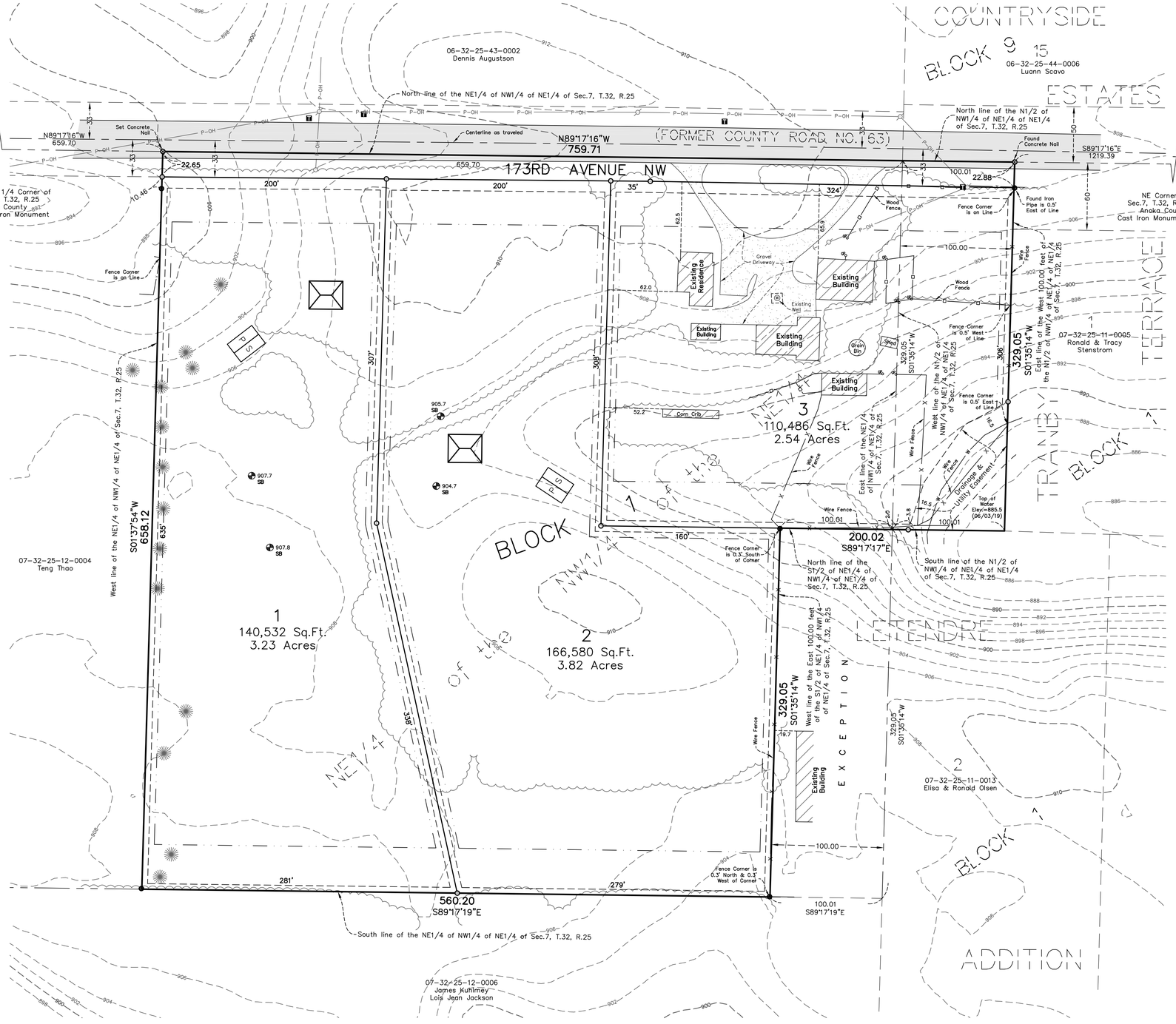
Property Owner Signature	Authentisign *Michael Glanz* 6/6/2019 3:34:39 PM CDT	Property Owner Signature	
Printed Name	Michael Glanz	Printed Name	
Title		Title	
Date	06/06/2019	Date	

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.

Site Location Map



Print Date: June 7, 2019



DESCRIPTION OF PROPERTY TO BE PLATTED:
PID NO. 07-32-25-12-0008-(PER DOC. NO. 2071285.010)

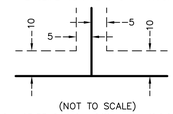
The Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, except the East 100 feet of the South 1/2 thereof, together with the West 100 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, Anoka 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 only. 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: Anoka County Benchmark No. 3079; Railroad spike in the South face of power pole No. 85138 in the Northwest Quadrant of the intersection of 173rd Ave. NW and Puma St. NW. Elevation=907.07 (NAVD 1988)
4. Soil Borings for Lots 1 and 2 were completed on May 31, 2019 by Vic Hagenah, MPCA No. 3987 of System Solutions.
5. Site Topography depicted per MnGEO LIDAR Contours (2 foot interval)-(NAVD 1988).

Municipality:	City of Ramsey	Building Setbacks:	Front yard: 40 feet Rear yard: 40 feet Side yard: 10 feet
Existing Zoning:	R-1 Rural Developing		
Proposed Zoning:	R-1 Rural Developing	Lot Summary:	3 Residential Lots
Proposed Use:	Rural Residential	Owner	Michael Glanz 9020 173rd Ave. NW Ramsey, MN 55303
Road Mileage:	0 LF or 0.00 Miles		
Street Lighting	as required	Subdivider	Premier Builders Inc. PO Box 165 Dayton, MN 55327 Brad Bethke (612) 760-4030
Proposed Utilities:	Sewer: Private (Septic) Water: Private (Well)		
Plat Area:	Total Area: 434,271 Sq.Ft. = 9.969 Acres Proposed ROW: 16,673 Sq.Ft. = 0.383 Acres Park Area: 0 Sq.Ft. = 0.000 Acres	Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860

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.

N

50 0 50 100
SCALE IN FEET

LEGEND

- ● = DENOTES IRON MONUMENT FOUND
- ○ = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- ⊗ = DENOTES CONCRETE NAIL
- 900 = DENOTES SURFACE CONTOUR
- = DENOTES UTILITY POLE
- = DENOTES GUY WIRE
- P-OH = DENOTES OVERHEAD ELECTRIC
- T = DENOTES TELEPHONE PEDESTAL
- = DENOTES GATE POST
- = DENOTES CONIFEROUS TREE
- = DENOTES EDGE OF WOODS
- W = DENOTES EDGE OF DELINEATED WETLAND
- SB = DENOTES SOIL BORING (BY OTHERS)
- = DENOTES BUILDING SETBACK LINE
- = DENOTES POSSIBLE HOUSE SITE
- P S = DENOTES POSSIBLE SEPTIC AREA

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, LS
Date 06/06/19 Lic. No. 49138

DESIGNED BY: SMM
DRAWN BY: SMM
CHECKED BY: BRP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

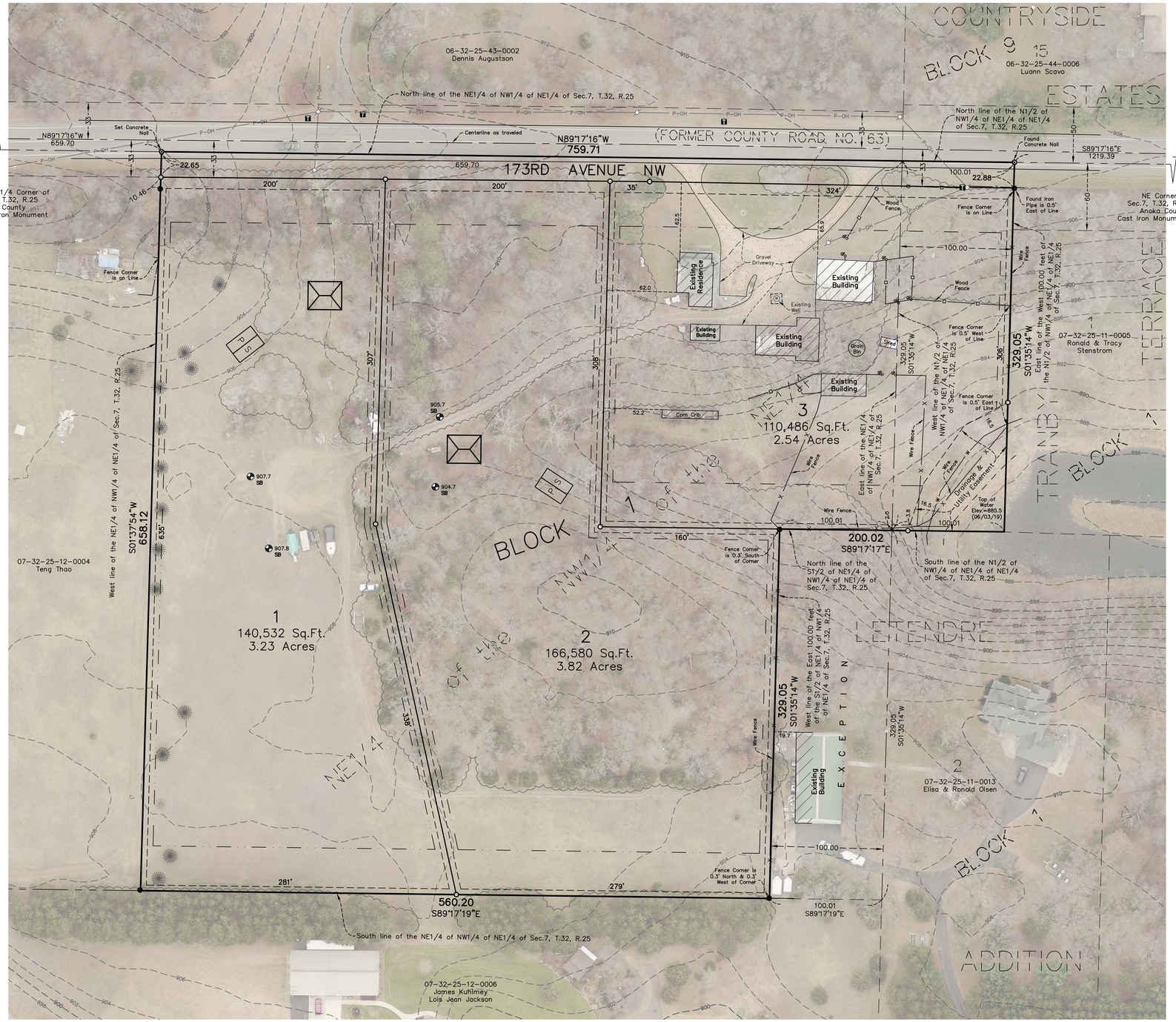
RAMSEY WOODS
PREMIER BUILDERS INC.

SKETCH PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 2 SHEETS

2786.04

Jun. 06, 2019 - 1:28pm
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DESCRIPTION OF PROPERTY TO BE PLATTED:
PID NO. 07-32-25-12-0008-(PER DOC. NO. 2071285.010)

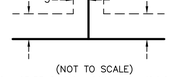
The Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, except the East 100 feet of the South 1/2 thereof, together with the West 100 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, Anoka 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 only. 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: Anoka County Benchmark No. 3079; Railroad spike in the South face of power pole No. 85138 in the Northwest Quadrant of the intersection of 173rd Ave. NW and Puma St. NW. Elevation=907.07 (NAVD 1988)
4. Soil Borings for Lots 1 and 2 were completed on May 31, 2019 by Vic Hagenah, MPCA No. 3987 of System Solutions.
5. Site Topography depicted per MnGEO LIDAR Contours (2 foot interval)-(NAVD 1988).

Municipality:	City of Ramsey	Building Setbacks:	Front yard: 40 feet Rear yard: 40 feet Side yard: 10 feet
Existing Zoning:	R-1 Rural Developing		
Proposed Zoning:	R-1 Rural Developing	Lot Summary:	3 Residential Lots
Proposed Use:	Rural Residential	Owner	Michael Glanz 9020 173rd Ave. NW Ramsey, MN 55303
Road Mileage:	0 LF or 0.00 Miles		
Street Lighting	as required	Subdivider	Premier Builders Inc. PO Box 165 Dayton, MN 55327 Brad Bethke (612) 760-4030
Proposed Utilities:	Sewer: Private (Septic) Water: Private (Well)		
Plat Area:	Total Area: 434,271 Sq.Ft. = 9.969 Acres Proposed ROW: 16,673 Sq.Ft. = 0.383 Acres Park Area: 0 Sq.Ft. = 0.000 Acres	Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860

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.

N

50 0 50 100
SCALE IN FEET

LEGEND

- ● = DENOTES IRON MONUMENT FOUND
- ○ = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- ⊗ = DENOTES CONCRETE NAIL
- -900- = DENOTES SURFACE CONTOUR
- = DENOTES UTILITY POLE
- = DENOTES GUY WIRE
- P-OH = DENOTES OVERHEAD ELECTRIC
- T = DENOTES TELEPHONE PEDESTAL
- = DENOTES GATE POST
- = DENOTES CONIFEROUS TREE
- = DENOTES EDGE OF WOODS
- W = DENOTES EDGE OF DELINEATED WETLAND
- SB = DENOTES SOIL BORING (BY OTHERS)
- = DENOTES BUILDING SETBACK LINE
- = DENOTES POSSIBLE HOUSE SITE
- P S = DENOTES POSSIBLE SEPTIC AREA

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, LS
Date 06/06/19 Lic. No. 49138

DESIGNED BY: SMM
DRAWN BY: SMM
CHECKED BY: BRP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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RAMSEY WOODS

PREMIER BUILDERS INC.

SKETCH PLAN

CITY OF RAMSEY, MINNESOTA

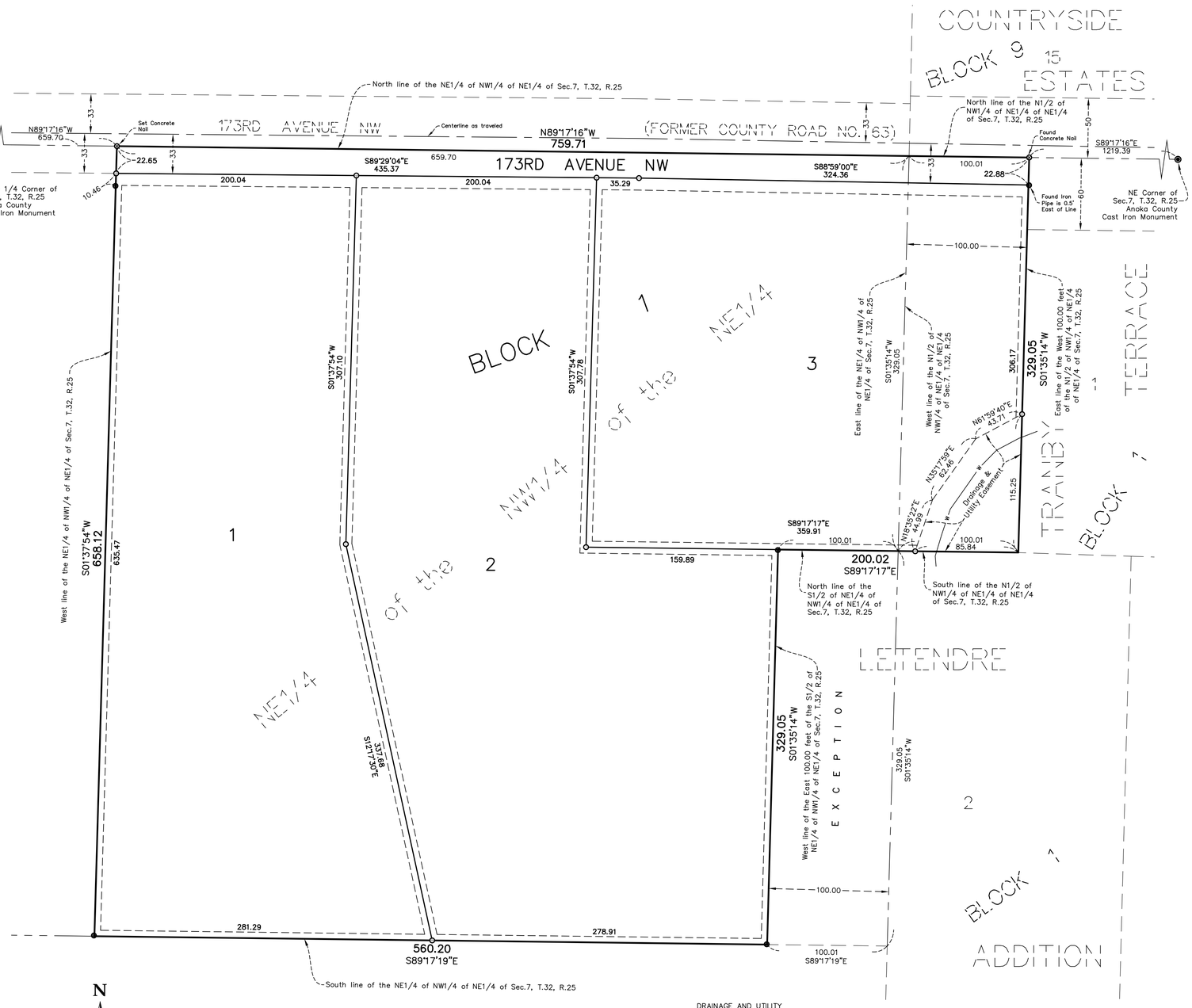
SHEET 2 OF 2 SHEETS

2786.04

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RAMSEY WOODS

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 7, T. 32, R. 25



N

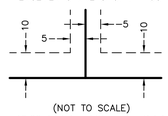
50 0 50 100
SCALE IN FEET

1 INCH = 50 FEET

- Denotes concrete nail
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138
- Denotes found iron monument
- —w— Denotes edge of delineated wetland

For the purposes of this plat the North line of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25 is assumed to bear N89°17'16"W.

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.

KNOW ALL PERSONS BY THESE PRESENTS: That Michael Glanz, a single person, owner of the following described property:

The Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, except the East 100 feet of the South 1/2 thereof, together with the West 100 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RAMSEY WOODS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Michael Glanz, a single person has hereunto set his hand this ___ day of _____ , 20___ .

_____
Michael Glanz

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20___ by Michael Glanz, a single person.

_____

_____

Notary Public, _____

My commission expires _____

I Brian 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 Person.

_____

_____

_____

Notary Public, Minnesota.

My commission expires _____

City Council, City of Ramsey, Minnesota

This plat of RAMSEY WOODS 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____ .

_____
Chuck 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 RAMSEY WOODS 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

Hakanson Anderson

CC Regular Session **4. 11.**

Meeting Date: 07/23/2019

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #19-159 Granting Approval of Final Plat and Site Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center LLC (Bob Mikulak)

Purpose/Background:

The City has received an application for Site Plan and Final Plat for a proposed self-storage facility to be located at the northeast corner of Ramsey Boulevard and Bunker Lake Boulevard (the "Subject Property"). The Subject Property consists of three (3) existing parcels, which, upon recording of the Final Plat, will be consolidated into two (2) lots. There is a dual zoning on the Subject Property, including both E-1 Employment and B-1 General Business.

Self-storage has been contemplated on the Subject Property dating back to at least 2004. In fact, most recently in 2017, the City Council did approve a Site Plan, Final Plat, Zoning Amendment, and Comprehensive Plan Amendment for a self-storage facility on the Subject Property. The previous applicant had requested and received approval for extensions to both approved Site Plan and Final Plat, that are valid through February of 2020. However, the current Site Plan has been modified from what received approval and thus, for transparency purposes, the Site Plan and Final Plat are being reviewed again by the Planning Commission and City Council.

Notification:

Letters were sent as notice of this review via Standard US Mail to all Property Owners within 700 feet of the Property. The Property Owner List was generated by the Anoka County Tax Database. A Public Hearing is not required for Site Plan or Final Plat. No additional notification was sent for this meeting.

Observations/Alternatives:

General Information

The Final Plat will consolidate three (3) parcels into two (2). Lot 1 (northern parcel) is zoned E-1 Employment District while Lot 2 (southern parcel) is zoned B-1 General Business District. The Site Plan is applicable only to Lot 1 and proposes a three (3) story, indoor, climate controlled self-storage facility. Self-storage is a permitted use in the E-1 Employment District. North and east of the Subject Property are existing single family residential neighborhoods; west of Ramsey Blvd are townhomes (R-2 Residential and PUD); south of Bunker Lake Blvd is E-2 Employment (Connexus Energy Campus).

Final Plat

The Final Plat generally matches the plat that had previously been approved. It has been updated with a new plat name (Ramsey Storage Center) and owner information has been updated as the Subject Property is now under new ownership. The only necessary revision to the Final Plat is to encumber the proposed storm water pond with drainage and utility easement (previously approved plat had this) since it will receive waters from both lots.

Site Plan

The Site Plan has been modified slightly from what had previously been approved. Most notably, all storage space has been consolidated into a single, climate controlled building rather than a combination of climate controlled units and more traditional self-storage units accessible directly from the exterior via overhead doors. This modification has resulted in additional tree preservation both in the northwest corner of the lot and south of the building. The exterior finish of the building has also been modified slightly from the previous approval. It consists of a

combination of precast concrete with varying textures, glass, and metal trim. While the previously approved building had a greater mix of materials and a larger percentage of glass, the proposed exterior finish meets the standards of the E-1 Employment District.

Access to the Subject Property is proposed via Ramsey Boulevard. The plans have been forwarded to Anoka County for review. Staff has been informed by Anoka County staff that as proposed, northbound and southbound turn lanes will be required. The previously approved project had proposed a phased construction that included one set of turn lanes with development of the self-storage site. However, that would have required relocating the access and adding a second set of turn lanes at the time that Lot 2 developed. The Applicant has stated that their preference would be to construct the access point in its final location rather than pursuing the phased approach.

Thirteen (13) parking stalls are proposed. While City Code does not expressly address parking standards for self-storage facilities, the proposed calculations on the Site Plan call for twenty-five (25) parking stalls. Staff originally recommended additional stalls be added to the plan to meet this calculation. However, the Applicant has provided information indicating that the proposed thirteen (13) stalls appear in line with many other multi-story, climate controlled self-storage facilities. Thus, Staff believes that Proof of Parking, reflected on the Site Plan, would sufficiently address the parking. Additionally, the northern most parking stall appears to be within the required setback and needs to be relocated. Finally, stall depth needs to be adjusted so that it is at least eighteen (18) feet in depth.

The proposed lighting for the site is less than what had previously been approved. Since the entire facility is now proposed as indoor, climate controlled storage, there is less need for security lighting around the property. There will be lighting at the access point as well as around the building, but there are no proposed light poles around the perimeter.

As previously noted, there are existing single family residential neighborhoods to the north and east of the Subject Property. The plans do provide the required sixty (60) foot wide bufferyard with enhanced plantings. While some modifications/additions are required, the project generally does comply with the landscaping, tree preservation, and bufferyard requirements. The Environmental Policy Board did review the plans at their June 17 meeting and recommended approval, contingent upon compliance with the Staff Review Letter.

The Planning Commission reviewed the Final Plat and Site Plan at their July 10, 2019 meeting. The Planning Commission supported the inclusion of Proof of Parking on the Site Plan in lieu of requiring the additional stalls being constructed initially. While there was not a formal Public Hearing, notices were mailed out to property owners within 700 feet of the Subject Property. There were no written or verbal comments received regarding this project.

Alternatives

Alternative 1: Motion to approve the Final Plat and Site Plan for Ramsey Storage Center. The current proposal is very similar to what was previously approved with the primary modification being the consolidation of multiple buildings into a single, indoor, climate controlled facility. The exterior finish of the building conforms to the standards of the E-1 Employment District. The Site Plan does comply with the standards of the zoning district, with several modifications outlined in the Staff Review Letter and via ProjectDox. Staff supports this alternative.

Alternative 2: Motion to not approve the Final Plat and Site Plan for Ramsey Storage Center. There is a valid, approved Final Plat and Site Plan for this project. There have been some modifications to the approved Site Plan that warranted review again by Planning Commission and City Council. Staff does not recommend this alternative as it appears that the modifications, overall, enhance the project compared to the previously approved Site Plan.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

The Planning Commission recommends approving the Final Plat and Site Plan for Ramsey Storage Center, contingent upon compliance with the Staff Review Letter, comments within ProjectDox, and inclusion of Proof of Parking on the Site Plan.

Action:

Motion to adopt Resolution #19-159 approving the Final Plat and Site Plan for Ramsey Storage Center.

Attachments

Site Location Map
Final Plat
Site Plan
Building Elevations
Color Rendering
Landscape Plan
Applicant's Description of Request
Staff Review Letter
ProjectDox Comments
DRAFT Devlopment Agreement
Draft Planning Commission Meeting Minutes Dated July 10, 2019
Resolution #19-159: Final Plat and Site Plan

Form Review

Inbox	Reviewed By	Date
Chris Anderson (Originator)	Chris Anderson	07/16/2019 11:08 AM
Tim Gladhill	Tim Gladhill	07/17/2019 06:38 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 01:48 PM
Form Started By: Chris Anderson		Started On: 07/15/2019 03:07 PM
Final Approval Date: 07/18/2019		

Site Location Map

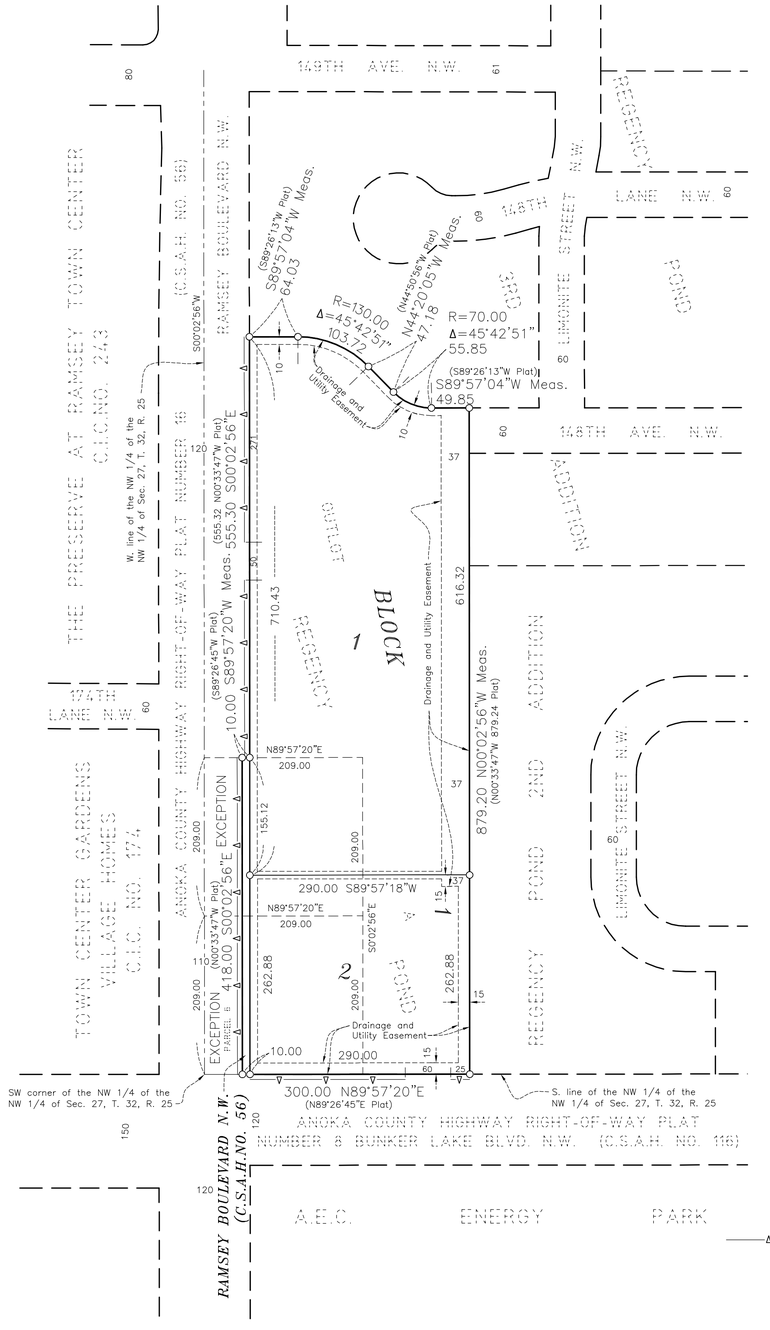


Feet
0 55 110 220 330 440

Print Date: June 11, 2019

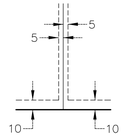
RAMSEY STORAGE CENTER

City of Ramsey
County of Anoka
Sec. 27, T. 32, R. 25



NORTH
1 INCH = 100 FEET
0 100 200
SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(NOT TO SCALE)



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines unless otherwise shown on the plat.

Δ Denotes Right of Access dedicated to Anoka County.

● Denotes 1/2 inch iron pipe monument found.

○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License no. 48176.

Bearings shown are based on the West line of the Northwest 1/4 of the Northwest 1/4 of Sec. 27, T. 32, R. 25, which has an assumed bearing of S00°02'56"E.

KNOW ALL PERSONS BY THESE PRESENTS: That Ramsey Storage Partners LLC., a Minnesota Limited Liability company, owner of the following described property:

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32 Range 25, Anoka County, Minnesota, described as follows:

Commencing at a point on the west line of said Section which point is 209 feet north of the southwest corner of said Northwest Quarter of Northwest Quarter, as measured along said west line; thence proceeding east and parallel with the south line of said Section for a distance of 209 feet; thence proceeding north and parallel with the west line of said Section for a distance of 209 feet; thence proceeding west and parallel with the first course to the west line of said Section; thence proceeding south along the west line of said Section to point of commencement;

Except ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16. And,

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at a point on the west line of said Section which point is 209 feet north of the southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line; thence proceeding east and parallel with the south line of said Section for a distance of 209 feet; thence proceeding south and parallel with the west line of said Section for a distance of 209 feet; thence proceeding west and parallel with the first course to the west line of said Section; thence proceeding north along the west line of said Section to point of commencement;

Except Parcel 6, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16. And,

Outlot A, REGENCY POND, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RAMSEY STORAGE CENTER and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Ramsey Storage Partners LLC., a Minnesota Limited Liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

RAMSEY STORAGE PARTNERS, LLC.

_____
Bob Mikulak, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Bob Mikulak, President of Ramsey Storage Partners LLC., a Minnesota Limited Liability company, on behalf of the company.

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

I Lynn P. Caswell 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____.

_____
Lynn P. Caswell, Licensed Land Surveyor
Minnesota License No. 13057

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Lynn P. Caswell.

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

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

By _____
Larry D. Hoium
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

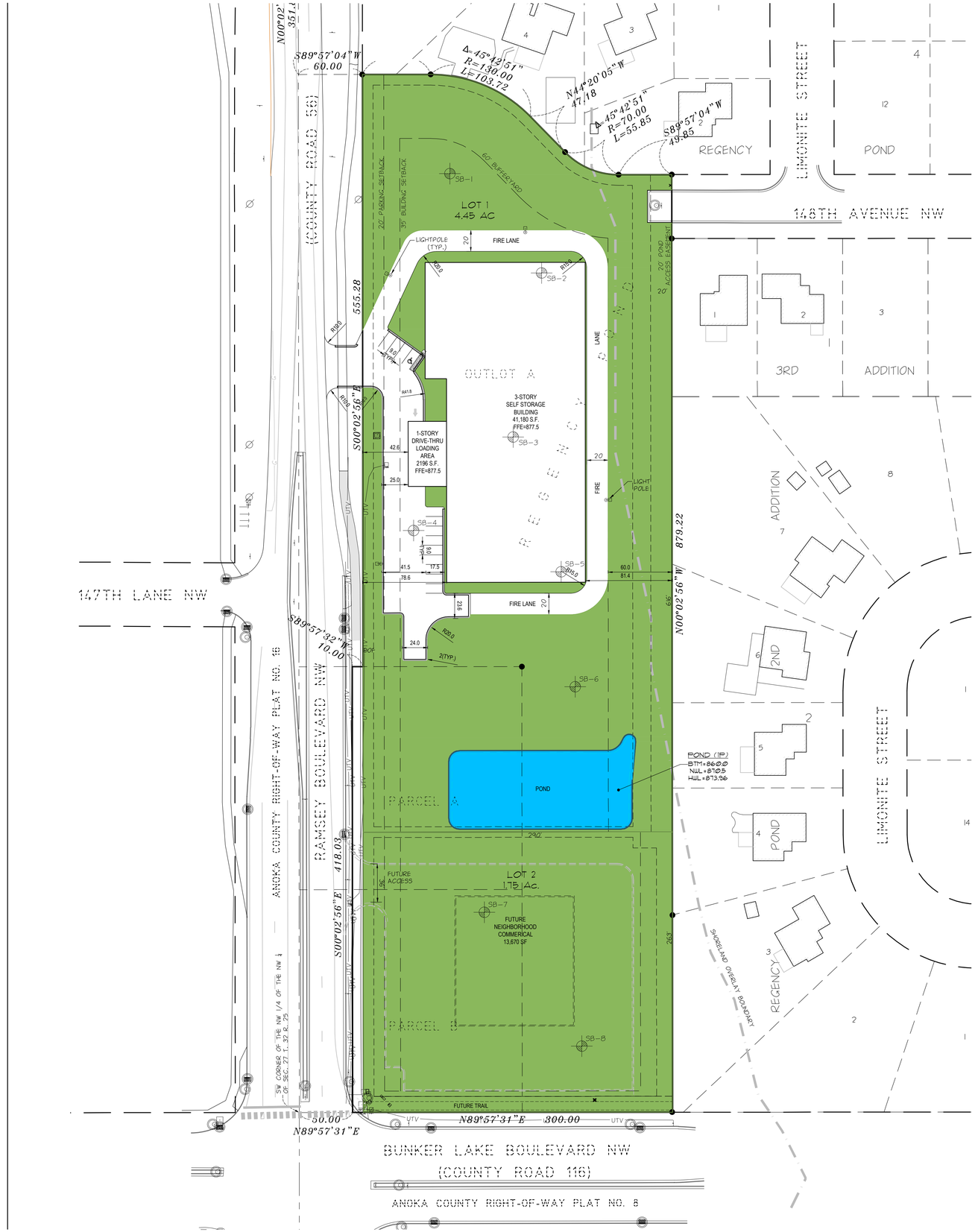
_____ By _____, Deputy
Property Tax Administrator

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

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

_____ By _____, Deputy
County Recorder/Registrar of Titles

LANDFORM
From Site to Finish



LEGEND

- GREEN SPACE (LANDSCAPE AREA)
- CLASS 5 GRAVEL
- CONCRETE
- RIP RAP
- SHORELAND OVERLAY BOUNDARY
- LIGHT POLE
- GATE
- CHAIN LINK FENCE

GENERAL NOTES

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

SITE PLAN NOTES

2. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
3. ENGINEER TO PROVIDE ALL UTILITY STAKING, CURB AND GUTTER STAKING ETC. SEE GENERAL NOTE 1/ SHEET C4.1.
4. BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
5. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
6. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
7. TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.
8. STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS PER DETAIL.
9. DELINEATE CROSSWALK WITH 2' X 8' STRIPES 4' ON CENTER

LOT SUMMARY

LOT 1	= 193,963 SQ.FT.+/-	4.45	AC.+/-
LOT 2	= 76,235 SQ.FT.+/-	1.75	AC.+/-
ROW (RAMSEY BLVD)	= 4,188 SQ.FT.+/-	0.096	AC.+/-
TOTAL SITE AREA	= 274,386 SQ.FT.+/-	6.3	AC.+/-
TOTAL GREEN SPACE AREA = 185,263 SQ.FT		4.25	AC = 67.5%

PARKING SUMMARY

REQUIRED PARKING:

0.2 STALLS PER 1000 SF OF BUILDING
123,540 SF TOTAL (41,180 x 3)
123,540 SF/1000 = 123.5 (0.2) = 25 STALLS

TOTAL PARKING STALLS REQUIRED	25 EA.

PROVIDED PARKING:

STANDARD STALLS	(9x18)	12 EA.
HANDICAP STALLS	(9x18)	1 EA.
TOTAL PARKING STALLS PROVIDED		13 EA.

LOT 1 AREA SUMMARY

EXISTING:

PERVIOUS	193,963	S.F.	100%
IMPERVIOUS	0	S.F.	0%
TOTAL (4.45 Ac)	193,963	S.F.	100.0%

PROPOSED:

PERVIOUS	96,207	S.F.	49.6%
IMPERVIOUS	97,756	S.F.	50.4%
TOTAL (4.45 Ac)	193,963	S.F.	100.0%

PROPOSED BUILDING FOOTPRINT

IMPERVIOUS	43,376	S.F.	22.4%

LOT 2 AREA SUMMARY

EXISTING:

PERVIOUS	76,235	S.F.	100%
IMPERVIOUS	0	S.F.	0%
TOTAL (1.75 Ac)	76,235	S.F.	100.0%

PROPOSED:

PERVIOUS	76,235	S.F.	100%
IMPERVIOUS	0	S.F.	0%
TOTAL (1.75 Ac)	76,235	S.F.	100.0%

ZONING AND SETBACK SUMMARY

CURRENT ZONING : E-1 EMPLOYMENT DISTRICT (OULOT A), B-1 BUSINESS (PARCEL A AND B)
PROPOSED ZONING : E-1 (LOT 1) B-1 BUSINESS (LOT 2)

	E-1	B-1
LOT SIZE		
MIN. LOT AREA	1.0 ACRE	0.5 ACRE
MIN. LOT WIDTH	200 FT	100 FT
MIN. LOT DEPTH	N/A	150 FT

	E-1	B-1
SETBACK REQUIREMENTS		
FRONT YARD	35 FT	35 FT
REAR	35 FT	35 FT
SIDE INTERIOR	20 FT	10 FT
FROM RESIDENTIAL	60 FT	35 FT
FROM ROAD	60 + FRONT	60 + FRONT

	E-1	B-1
PARKING SETBACKS		
FRONT	20 FT	20 FT
SIDE (STREET)	20 FT	20 FT
FROM RESIDENTIAL	40 FT	35 FT

Know what's Below. Call before you dig.

NORTH

0 50 100

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DEVELOPER

D/B DEVELOPEMENT
13472 SPRANDEL RD
FINLAYSON, MN 55735

MUNICIPALITY

City of RAMSEY

PROJECT

RAMSEY STORAGE CENTER

RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
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L2.1	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 JUN 2019	SITE PLAN SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY RCH DATE 06-06-2019

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund
License No: 19576 Date: 06-06-2019

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

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PRELIMINARY PLAT
06-06-2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C201KRZ001.DWG

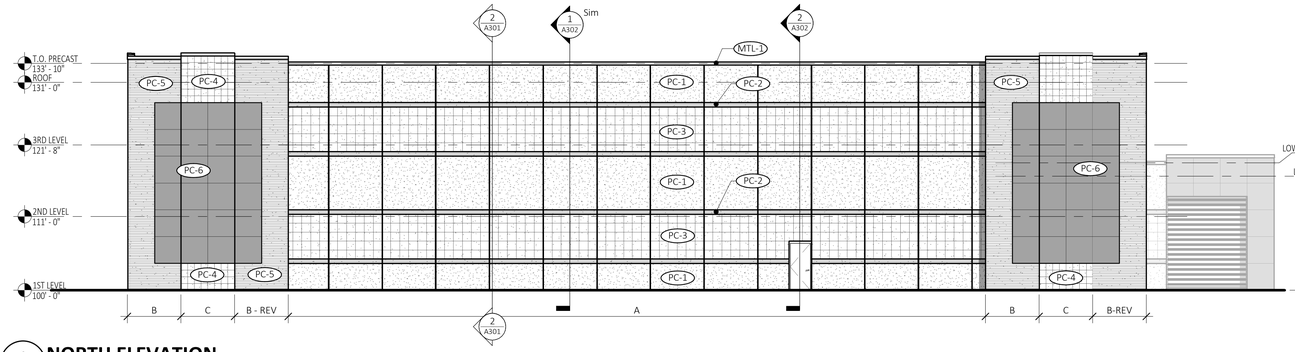
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SITE PLAN

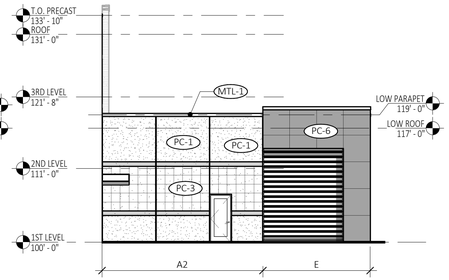
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SHEET NO. 3/15

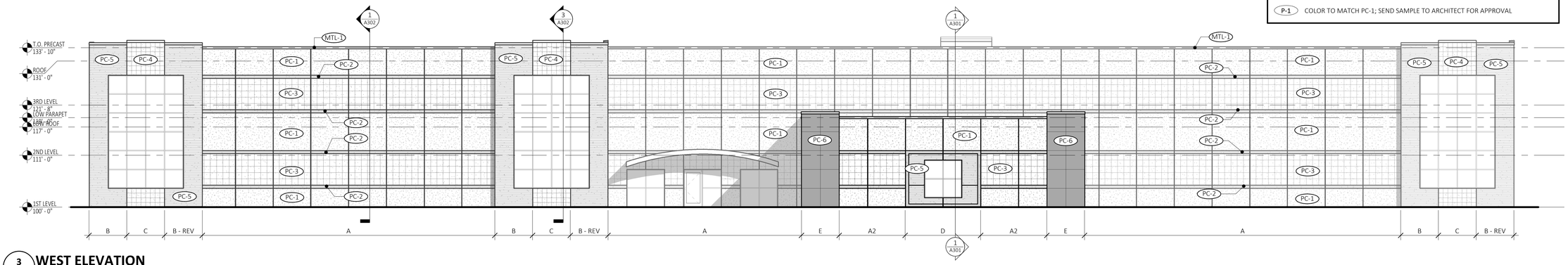
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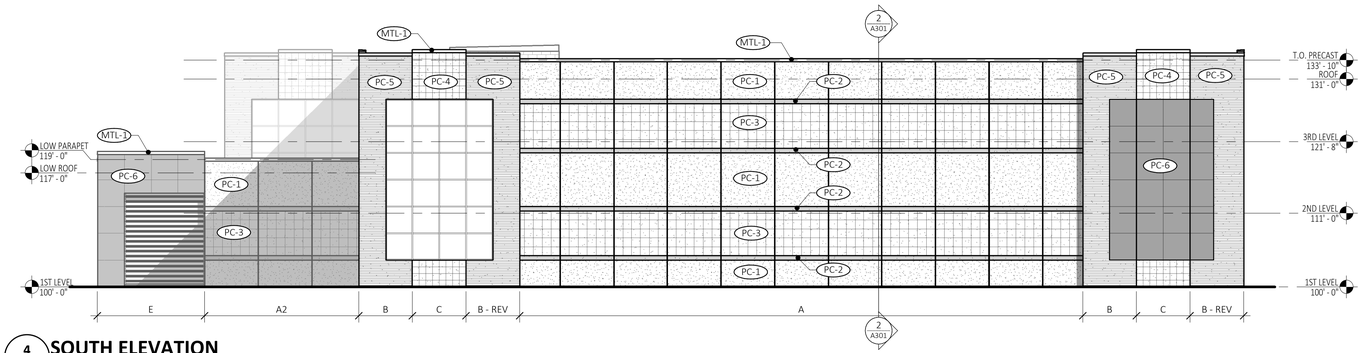
1 A300 NORTH ELEVATION
3/32" = 1'-0"



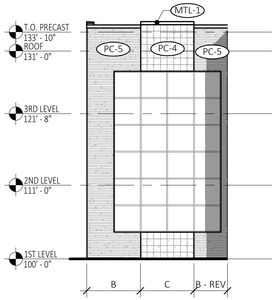
2 A300 NORTH ELEVATION (BEYOND)
3/32" = 1'-0"



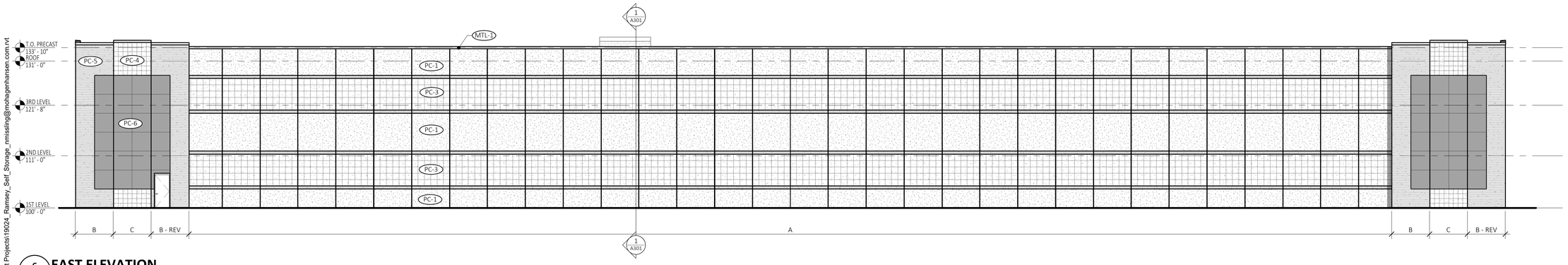
3 A300 WEST ELEVATION
3/32" = 1'-0"



4 A300 SOUTH ELEVATION
3/32" = 1'-0"



5 A300 SOUTH ELEVATION (BEYOND)
3/32" = 1'-0"



6 A300 EAST ELEVATION
3/32" = 1'-0"

C:\Revit Projects\19024_Ramsey_Self_Storage_mmissling@mohagenhansen.com.rvt

EXTERIOR MATERIALS LEGEND

PC-1	PRECAST CONCRETE FINISH: EXPOSED AGGREGATE PATTERN: COLOR: TAN
PC-2	PRECAST CONCRETE FINISH: SMOOTH FINISH W/ ACID ETCH PATTERN: COLOR: TAN
PC-3	PRECAST CONCRETE FINISH: EXPOSED AGGREGATE WITH 16"x16" REVEAL GRID PATTERN: COLOR: TAN
PC-4	PRECAST CONCRETE FINISH: EXPOSED AGGREGATE WITH 12"x12" REVEAL GRID PATTERN: COLOR: TAN
PC-5	PRECAST CONCRETE FINISH: 3" HORIZONTAL RAKE PATTERN: COLOR: TAN
PC-6	PRECAST CONCRETE FINISH: EXPOSED AGGREGATE WITH 24"x24" REVEAL GRID PATTERN: COLOR: DARK TAN
MTL-1	PREFINISHED METAL TRIM COLOR: DARK BRONZE
P-1	COLOR TO MATCH PC-1; SEND SAMPLE TO ARCHITECT FOR APPROVAL

PROJECT NAME

RAMSEY CLIMATE CONTROLLED SELF STORAGE
NEW CONSTRUCTION

14725 RAMSEY BLVD.
RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NUMBER:	19024.0BMK
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	Issue Date
COMPUTER DIRECTORY:	Path

SHEET DESCRIPTION

EXTERIOR BUILDING ELEVATIONS

PHASE

SCHEMATIC DESIGN

N

A300



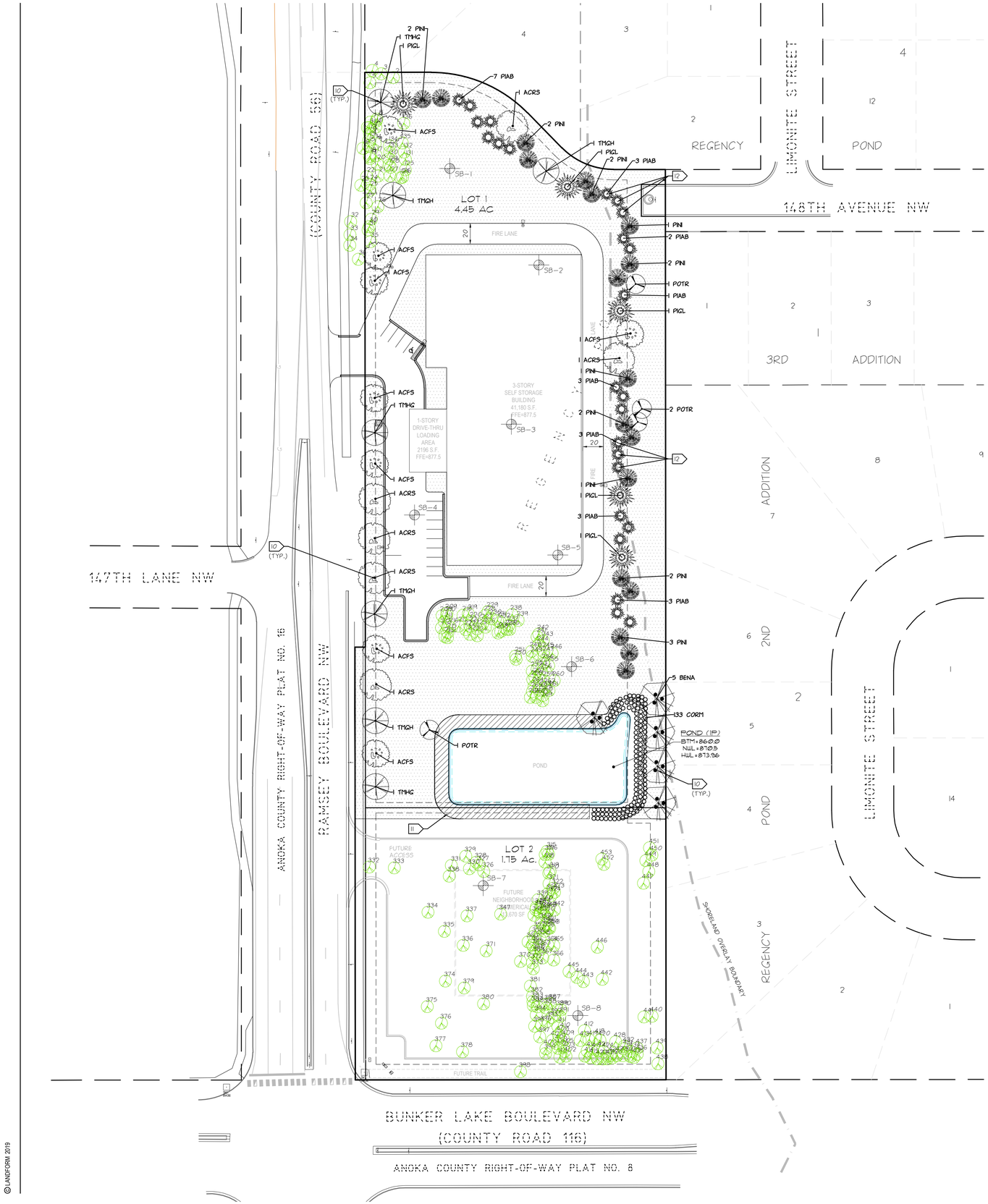
EXTERIOR RENDERING

RAMSEY, MN

6/4/2019 9:55:18 AM

RAMSEY CLIMATE CONTROLLED SELF STORAGE

MOHAGEN HANSEN
Architecture | Interiors



LANDSCAPE REQUIREMENTS

CITY OF RAMSEY, MN CITY CODE:
1 TREE PER 50 LINEAL FEET OF SITE PERIMETER (GREATER THAN BUILDING FOOTPRINT AREA REQUIREMENTS) = 45 TREES
BUFFERYARDS REQUIRE A 30% (OF TOTAL REQUIREMENTS) ADDITIONAL INCREASE OF LANDSCAPE PLANTINGS = 13.5 TREES
TOTAL TREES REQUIRED = 59
PROPOSED PLAN = 78 TREES
1 SHRUB PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA (GREATER THAN THE SITE PERIMETER REQUIREMENTS) = 102 SHRUBS
BUFFERYARD ADDITIONAL REQUIREMENTS = 31 SHRUBS
TOTAL SHRUBS REQUIRED = 133
PROPOSED PLAN = 133 SHRUBS

LANDSCAPE SCHEDULE

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ACFS	8	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	50'H X 30'W	2.5" CAL	B&B
ACRS	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	50'H X 40'W	2.5" CAL	B&B
TMHG	7	TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD MONGOLIAN LINDEN	40'H x 30'W	2.5" CAL	B&B
BENA	5	BETULA NIGRA	RIVER BIRCH	60'H X 45'W	2.5" CAL	B&B
POTR	4	POPULUS TREMULOIDES	QUAKING ASPEN	50'H X 20'W	2.5" CAL	B&B
PIAB	25	PICEA ABES	NORWAY SPRUCE	50'H X 25'W	6'	B&B
PIGL	5	PICEA GLAUCA	WHITE SPRUCE	50'H X 20'W	6'	B&B
PIN	18	PINUS NIGRA	AUSTRIAN PINE	50'H X 30'W	6'	B&B
CORM	133	CORNUS RACEMOSA 'MUSZAM'	MUSKINGUM GRAY DOGWOOD	3'H X 5'W	#5	CONT.

LEGEND

: DENOTES AREA TO BE SODDED

: DENOTES AREA TO BE BWSR SEED MIX NO. W7 (WETLAND FRINGE / SHORELAND BUFFER)

LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. SEED MIXTURES SHALL BE AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
4. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
5. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
6. ALL DISTURBED AREAS REQUIRE 4" OF TOPSOIL MEETING REQUIREMENTS OF ERO-6, C7.1/4
7. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
8. SEE DETAILS FOR DEPTH OF PLANTING SOIL.
9. INSTALL 3-4 INCH SHREDDED HARDWOOD MULCH AROUND SHRUBS.
10. INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.
11. AREA TO BE EDGED WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
12. 14'-18' NORWAY SPRUCE OR WHITE SPRUCE TREES TO BE SPADED IN PER DEVELOPER.

Know what's Below. Call before you dig.

NORTH

0 50 100

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DEVELOPER

D/B DEVELOPEMENT
13472 SPRANDEL RD
FINLAYSON, MN 55735

MUNICIPALITY

City of RAMSEY

PROJECT

RAMSEY STORAGE CENTER

RAMSEY, MN

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ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 JUN 2019	SITE PLAN SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY RCH DATE 06-06-2019

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

License No:

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

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PRELIMINARY PLAT
06-06-2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME L201NSS001.DWG

PROJECT NO. KRZ15001

LANDSCAPE PLAN
L2.1

SHEET NO. 15/15

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Ramsey Storage Center

Comparison of New Ramsey Storage Center and Old National Self Storage

Ramsey Storage Center will be very energy efficient (designed with Excel Energy Team). Built with precast wall panels for insulating factor, high efficiency HVAC and LED lighting motion controlled. The building will be high tech with low energy use. Loading and unloading of vehicles will take place inside of building to minimize noise and activity on site. Very concerned about existing trees would not disturb any where Building A was going to built in previous plans.

- Size of Buildings
  - The National Self Storage Development was to be built over several phases totaling approximately 125,843 square feet.
  - Ramsey Storage Center will be built all in one phase totaling 125,760 square feet.
- Site
  - Ramsey Storage Center will meet all setbacks(with NO variances). There will NOT be any garage doors facing Ramsey Blvd. or on the East facing the neighbors meaning NO traffic on this side of the building.
  - There will be more green space and less paving.
- Lighting
  - Signage will be illuminated letters.
  - There will be a light at main entrance, both vehicle entrance and exit and lobby for security and general safety.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 28, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	RAMSEY STORAGE CENTER		
ESCROW #	116999		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans and architectural plans prepared by Landform and Mohagen Hansen, dated June 6, 2019, to develop the northeastern corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property"):

Sheet A201

- Will there be an office on site and if so, where?
- Where will garbage receptacles (waste storage) be located? These need to be screened from view from adjacent residential properties and from view from the public road.

Sheet C0.1

- Update Sheet Title. This is not Preliminary Plat.

Sheet C2.1

- Multiple Easements/Agreements are needed for this project:
    - A twenty (20) foot wide Access Easement benefiting the City along the eastern border of the property that extends at least to the stormwater outlet shall be drafted and provided to the City for review and approval.
    - An Encroachment and Snow Storage Agreement for the area directly west of the terminus of 148th Ave (this is in lieu of constructing a cul-de-sac bulb).
    - Master Stormwater Maintenance Agreement between the developer and the City and a secondary Stormwater Maintenance Agreement addressing Lots 1 & 2.
    - A Cross Access Easement to ensure access across both Lots 1 & 2.
- Northbound and Southbound turn lanes will be required, per Anoka County. Plans must be revised to include the turn lanes. Written approval from Anoka County, as well as any applicable County Permits, will be required.
- Stormwater pond should be encumbered with drainage and utility easement.
- Extend drive lane south to the border with Lot 2.
- Drive lane width shall be at least twenty-four (24) feet (excluding fire lane, which needs to be at least twenty [20] feet in width).
- A second access to Ramsey Boulevard requires authorization from Anoka County. Coordinate with Anoka County to determine access options and turn lane requirements.
- Plan sheet shows light poles around the property. Per Developer, there will be no light poles installed. Update plan sheet(s) accordingly.
- Additional parking stalls must be added. Based on the Parking Summary provided, at least twenty-six (26) stalls must be provided; only thirteen (13) are included. It appears that the fire

land could be shifted south and another row of parking stalls could be added along the south wall of the building.
- The northern most parking stall is within the required twenty (20) foot parking setback and needs to be moved to another location.
- Depth of parking stalls shall be eighteen (18) feet.
- Where will waste storage be? This must be screened from view from adjacent residential properties and public roads.

Sheet C7.1
- The City's topsoil specification has been amended. Four (4) inches of topsoil is still required across all disturbed areas not otherwise improved with impervious surfacing. Topsoil shall not contain more than thirty-five percent (35%) sand content (the MnDOT Premium Topsoil Borrow is no longer required).

Final Plat
- Final Plat must be revised to include a drainage and utility easement encumbering the stormwater pond that will be receiving stormwater from both lots (see previously approved Final Plat for Regency Commons).

Sheet L1.1
- The note referring to Tree Protection Fence in the northwest corner of the site is not pointing to anything. Adjust accordingly. Also, add the Tree Protection Fence symbol to the legend on this plan sheet.
- It appears that a number of existing trees just south of the building and fire lane are now slated to be preserved. If so, Tree Protection Fence must be installed no closer than the dripline of these trees and it must be added to this plan sheet.

Sheet L2.1
- Landscape Note #12 states that 14'-18' Norway Spruce or White Spruce will be spaded onto the site in various locations. Staff does not object to this but that was originally proposed by the previous developer. Since the project was sold, this needs to be confirmed with the new developer. If this is still accurate, no additional revisions are necessary. If not, this note should be eliminated and the plan sheet(s) shall be updated accordingly.
- Based on building footprint (41,180 square feet) and site perimeter (1937.38 feet), the shrub calculation must be updated to 137 shrubs (41,180/300=137). Also, the bufferyard calculation must also be updated accordingly (137x0.30=41 bufferyard shrubs).
- The City's topsoil requirement has been revised and no longer requires the 'Premium Topsoil' but rather simply needs to consist of topsoil with not more than 35% sand content (this is an advisory comment only).
- If an irrigation system is to be installed, notes must be added to the plan stating that the irrigation system requires a permit from the City and it must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller.
- More than a single species of shrub should be incorporated into the Landscape Schedule to help reduce losses due to pests and/or pathogens.
- Shrubs must be added to the bufferyard to enhance screening between existing residential uses and the proposed industrial use. This should include a mixture of larger deciduous and coniferous shrubs.

- Relocate some of the proposed shrubs around the stormwater pond to the bufferyard to assist and enhance screening between the two differing uses.
- Relocate the Harvest Gold Linden and Sienna Glen Maple from the northwest corner of the site into the bufferyard to additional screening (currently, they are interspersed amongst some existing trees being saved).
- Update Landscape Schedule to specify that shrub size shall be twenty-four (24) inches in height at time of installation.

General: The Plat is generally consistent with what had been approved in February of 2017, with the exception of the name (now Ramsey Storage Center), the signatory blocks (to be consistent with current ownership), and drainage and utility easement encumbering the stormwater pond. The Plat consolidates three (3) existing parcels into two, with lot sizes of 4.45 acres (Lot 1) and 1.75 acres (Lot 2).

The Site Plan is only applicable to Lot 1 and is relatively consistent with the most recent approvals granted (February, 2017) for the Subject Property. The main difference is the current proposal consolidates all self-storage units within a single, climate-controlled building (previously, the plan was for multiple buildings on site with more pavement). There have been some slight modifications to the exterior finish of the building (discussed under architectural standards) as well as to the tree preservation plan (saving more trees with current proposal).

Zoning: The Subject Property currently has a dual zoning designation of E-1 Employment (Lot 1) and B-1 General Business (Lot 2). Indoor self-storage facilities are a permitted use in the E-1 Employment District.

Lot Coverage: The proposed building is three (3) stories and has a building footprint of 43,376 square feet. Lot 1 is 4.45 acres in size, equivalent to 193,842 square feet. The resulting lot coverage is approximately twenty-two percent (22%), well below the allowable building coverage of forty-five percent (45%).

Setbacks: The proposed building meets/exceeds the required setbacks of 60 feet (where adjacent to residential, which is the north and east boundaries), 20 feet (side), and 35 feet (front). Additionally, the required twenty (20) foot green space area adjacent to public roads is also provided, with the exception of one proposed parking stall that slightly encroaches and needs to be relocated.

Building Height: The proposed building would be thirty-five and a half (35.5) feet in height. This is well within the allowable building height of sixty-five (65) feet.

Architectural Standards: The exterior finish of the proposed building includes a combination of precast concrete with varying textures, glass, and metal trim. The proposed materials do comply with the standards of the E-1 District. While the previously approved site plan had a greater mix of materials and a larger percentage of glass, the current Site Plan has consolidated everything into a single building with access only from the front (Ramsey Blvd side), which Staff believes is more desirable.

Access: The proposed access is from Ramsey Blvd. With the previous approval, there was significant discussion between Anoka County Staff and the developer about the final location for the access. At that time, a phased access plan was approved that would have required modifying the access to Lot 1 in the future when Lot 2 developed. City Staff understands the intention with this project would be to construct the access for Lot 1 in its 'final' location rather than pursuing a phased approach. Please note that detailed plans for the road improvements, including northbound and southbound turn lanes, will be required and must be approved by Anoka County and the City.

The Site Plan does show a future access to Lot 2 from Ramsey Blvd. This future access, or any other access to either Ramsey Boulevard or Bunker Lake Boulevard, requires approval by Anoka County. Copies of all approvals shall be provided to the City.

Lighting: Per the Developer, on-site lighting is going to be minimal. The Site Plan will need to be modified as it does show light poles around the drive lane and fire lane. A cut sheet has also been provided showing the proposed fixtures. All lighting shall be arranged to deflect light away from an adjoining residential district and public roads. Any bulb(s) emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property (bulbs should be recessed inside the fixture).

Waste Storage: It is unclear from the plan submittal where waste storage will be located. Waste storage shall be screened from public view and adjacent lots. This shall be added to the Site Plan.

Off-Street Parking – Spaces Required: City Code does not specifically address parking standards for self-storage facilities. However, on-site parking, especially for a single, climate-controlled building, must be provided. This could be based on the industrial parking standard of one stall for every 1,000 square feet of floor space, which would equate for forty-three (43) spaces. This could, though, result in over parking of the site. The previously approved site plan had fewer parking stalls; however, that did have some units that were directly accessible from outside (which would lessen the need for dedicated on-site parking spaces).

The proposed Site Plan provides thirteen (13) stalls. The calculations assumed 0.2 stalls per 1,000 of building. Based on that threshold, there should be a minimum of twenty-six (26) stalls provided. There appears to be additional space for parking along the south wall of the building. This would require shifting the fire lane further south. With only a single building on the site, there are options to incorporate additional parking spaces.

Utilities: The Site Plan indicates that municipal water and sanitary sewer will be extended from 148th Ave south to the northern border of Lot 2. Please review all Engineering comments regarding utilities for any necessary corrections.

Screening/Bufferyard: The Subject Property does border existing residential neighborhoods to the north and east and therefore, a bufferyard is required between the proposed and existing uses. The Site Plan does include a sixty (60) foot bufferyard along the north and east boundaries. Per City Code, within the bufferyard, additional plantings, equivalent to thirty percent (30%) of the required landscaping, shall be installed. As noted above, shrubs need to be added to the bufferyard plantings.

Landscaping: Landscaping is required based on either the lineal feet of site perimeter or square feet of building footprint, whichever is greater. The proposed species and mix of coniferous and deciduous trees is generally acceptable. The combination of proposed landscaping and preserved trees appears to generally satisfy the landscaping requirements.

Development Fees: Development fees for both Lots 1 & 2 will be applicable and must be received before the Plat will be released for recording. Development fees include, but may not be limited to, Park Dedication, Trail Development, Stormwater Management, and Trunk Fees for Water and Sanitary Sewer. Estimated fees were provided to the developer via email on May 20, 2019.

Development Agreement: Execution of a Development Agreement, which will outline fees due, required sureties, and responsibilities for required improvements, will be required. This document is being drafted but an Engineer's Estimate for all improvements excluding the building is required. Please break down the cost estimates to materials, unit quantities, and cost per unit.

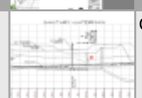
ProjectDox

Changemarks Report

Project Name: 19-119 Ramsey Storage Center

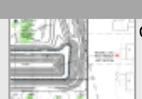
Workflow Started: 06/06/2019 8:43 AM

Report Generated: 07/15/2019 03:32 PM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	Civil Engineer		C703KRZ001.pdf	LL	Orifice Size	See discussion in Stormwater model regarding Orifice size.	06/26/2019 11:47 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C201KRZ001.pdf	LL	Colors	Plans must be produced in shades of black and grey only.	06/26/2019 10:38 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C101KRZ001.pdf	LL	Legend	All lines and symbols used on page must be shown in legend on that page.	06/26/2019 10:33 AM	Len Linton	
1	False	Unresolved	Engineering Tech - Plan Review		C401KRZ001.pdf	JJF	4.5' Cover Insulation	Provide documentation that the proposed insulation will work for 4.5' of cover.	06/26/2019 9:13 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C401KRZ001.pdf	JJF	Pond Shape/cover	With no building being proposed directly north of the pond, has consideration been given to adjusting the shape of the pond, and grading to achieve more cover on top of the sanitary and watemain?	06/26/2019 9:13 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C302KRZ001.pdf	JJF	NPDES Permit	The NPDES Permit was updated in 2018, please update the SWPPP to match the updated permit.	06/26/2019 9:09 AM	Joe Feriancek	

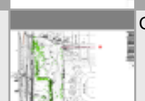
ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C302KRZ001.pdf	JJF	SWPPP Inspector	Calls out an outdated certifcation of design of construction swppp. 2018 experation.	06/26/2019 9:09 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C302KRZ001.pdf	JJF	Inspection Records	Send a copy of the weekly and 0.5" rainfall event inspection reports to the City Inspector.	06/26/2019 9:09 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C301KRZ001.pdf	JJF	North Basin	No infiltration is allowed on-site, this is within the 10-year capture zone of a municipal well. Revise to have straight grade to the back of curb / fire lane, or add a liner.	06/26/2019 9:04 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C301KRZ001.pdf	JJF	881 Berm	Call out the H.P. elevations along the berm.	06/26/2019 9:04 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C301KRZ001.pdf	JJF	East Grading	As shown grading from north to south along east side of fire lane doesn't work. 0.5% is below minimum slope - 2.0% slope is minimum. 1.0% is allowed with a certficate of grading being required prior to Occupancy.	06/26/2019 9:04 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C301KRZ001.pdf	JJF	Pond Elevations	The Pond calls out the bottom elevation at 860.0, but the contours only go to 863.	06/26/2019 9:04 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C201KRZ001.pdf	JJF	Lot 2 Future Access	County would have to approve a second access onto Ramsey Boulevard. Consider gaining acess from Lot 1. Coordinate with County to determine Access Requirements, and turn lane requirements.	06/25/2019 2:20 PM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C201KRZ001.pdf	JJF	Drive Lane to South	Recommend leaving lane >24' for future access to Lot 2.	06/25/2019 2:20 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C101KRZ001.pdf	JJF	Legend	Legend is incomplete	06/25/2019 1:16 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C101KRZ001.pdf	JJF	Color Lines/Symbols	Please don't rely on colors to differentiate lines/symbols, go with black and grays.	06/25/2019 1:16 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C001KRZ001.pdf	JJF	Building Official	Building Official is now Jesse Szykulski, 763-433-9849	06/25/2019 1:16 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C001KRZ001.pdf	JJF	Sheet C1.1	Sheet only shows existing conditions, where is the removals sheet?	06/25/2019 1:16 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer		COMBINED - Stormwater Narrative.pdf	LL	Orifice size	A 3" orifice will be subject to plugging. It must be revised.	06/27/2019 3:00 PM	Len Linton	
1	False	Unresolved	Civil Engineer		COMBINED - Stormwater Narrative.pdf	LL	Documentation	Provide P8 Input and output tables in Appendix.	06/27/2019 3:00 PM	Len Linton	
1	False	Unresolved	Civil Engineer		COMBINED - Stormwater Narrative.pdf	LL	Pond Liner	A pond liner will be required to retain the water in the pond so it can be used in the infiltratin basin. The liner may be a geomembrane or a clay liner meeting the requirements of the Minnesota Stormwater Manual.	06/27/2019 3:00 PM	Len Linton	

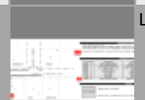
ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		COMBINED - Stormwater Narrative.pdf	LL	Water Reuse Detail	Provide water reuse system details. The details of the system must be included in the construction plans. The developer must also provide documentation to the City prior to the Certificate of Occupancy that the water reuse system is operational. The developer must provide a maintenance agreement stating the water reuse system will be maintained for the life of the project. The alternative to installing the water reuse sytem with the maintenance agreement will be to purchase infiltration credits from the City.	06/27/2019 3:00 PM	Len Linton	
1	False	Unresolved	Civil Engineer		COMBINED - Stormwater Narrative.pdf	LL	Pond Contours	The pond contours in the model do not match the grading plan. The grading plan lists a bottom elevation of 860, the lowest contour shown is 863. Coordinate the stormwater model with the plans and resubmit the package.	06/27/2019 3:00 PM	Len Linton	
1	False	Unresolved	Civil Engineer		COMBINED - Stormwater Narrative.pdf	LL	Provide input data	Include printout from Mids Calculator showing data inputs for BMPs.	06/27/2019 3:00 PM	Len Linton	
1	False	Unresolved	City Planner		A201 - 1ST LEVEL FLOOR PLAN.pdf	CA	Office?	Is this the rental office? Will there be a rental office on site?	06/15/2019 10:26 AM	Chris Anderson	

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Changemarks Report

1	False	Unresolved	City Planner		A201 - 1ST LEVEL FLOOR PLAN.pdf	CA	Waste Storage	Where will waste storage be?	06/15/2019 10:26 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Shrub Calculation	1 shrub per every 300 sq. ft. of building footprint equals 137 shrubs (41,180/300=137). Update calculation and add additional shrubs to plan. Also, update bufferyard calculation as well.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	More Diversity	Incorporate more than a single shrub species into the Landscape Schedule to provide more diversity, which will help protect against large scale loss due to disease or insects.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Topsoil	Note that the City's topsoil specification has been amended and now only requires topsoil to have no more than 35% sand content.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Accurate Still?	Now that the project has been sold and there is a new developer, is this still accurate? If not, remove note.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Irrigation	If irrigation is to be installed, add note stating that permit is required and that the system must be equipped with both a rain sensor and a water efficient technology such as a smart controller.	06/28/2019 9:42 AM	Chris Anderson	

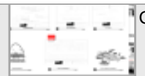
ProjectDox

Changemarks Report

1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Bufferyard	Shrubs need to be added to the bufferyard. If 137 shrubs are required on the overall site, then an additional 41 shrubs need to be added within the bufferyard. These should be a mix of taller growing deciduous shrubs as well as evergreen shrubs too.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Relocate Some Shrubs	Some of these shrubs should also be relocated into the bufferyard area to enhance the screening between the existing residential and proposed industrial use.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Move to Bufferyard	Since there are a number of existing trees in this vicinity being preserved, relocate these new plantings into the bufferyard for additional screening.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	City Planner		L201KRZ001.pdf	CA	Shrub Size	Update Landscape Schedule to specify that shrub size shall be 24 inches in height.	06/28/2019 9:42 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L101KRZ001.pdf	CA	Tree Protection Fence	This note isn't pointing to anything. Adjust accordingly. Also, add the Tree Save Fence symbol to the legend on this page.	06/12/2019 11:41 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L101KRZ001.pdf	CA	Trees being Saved?	Are these trees now proposed to be saved? If so, Tree Protection Fencing must be added to the plan sheets.	06/12/2019 11:41 AM	Chris Anderson	

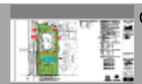
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Changemarks Report

1	False	Unresolved	Environmental Review		C701KRZ001.pdf	CA	Topsoil	The City's topsoil standard has been amended and the Premium Topsoil is no longer required. The current standard is simply that topsoil cannot contain more than 35% sand content.	06/12/2019 11:17 AM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Parking Stall	Parking stall encroaches into 20 foot setback for parking and manuevering space. Relocate to another location on site.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	D/U Easement	Pond should be encumbered with d/u easement.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Stall Depth	Stall depth must be 18 feet for 90 degree parking. Adjust depth accordingly.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Snow Storage Agreement Needed	Based on past discussions, a Snow Storage Agreement will be needed in lieu of constructing a cul-de-sac at end of 148th Ave.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Access Easement	An Access Easement will be necessary per review/discussion with the project back in 2016/2017.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Lighting	Per the Applicant, Bob Mikulak, there is not going to be any light poles as part of the project. If so, these need to be removed from the Site Plan.	06/25/2019 3:59 PM	Chris Anderson	

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Changemarks Report

1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	CSAH 56 Improvements	Must include proposed improvements to CSAH 56. Those improvements are subject to review and approval by Anoka County. Copies of those approvals must be provided to the City of Ramsey.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Parking	Additional parking stalls need to be added to the site. Based on your own calculation, only about 50% of the required parking stalls are being provided. All stalls must meet the dimensional standards in 117-356 of City Code.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Waste Storage	Where will waste storage be located?	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Square Footage Calculation	Based on the sq. ft. listed under Proposed Building Footprint (43,376), this should be 130,128 (3 x 43,376), would then would be 130 x 0.2 = 26 stalls.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Turn Lanes	Anoka County has stated that with the access point as proposed, both northbound and southbound turn lanes will be required. Revise plans to include turn lanes.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Future Access	This future access requires approval from Anoka County. The previous project only received approval for a single access point onto Ramsey Blvd with a shared access drivelane to Lot 2.	06/25/2019 3:59 PM	Chris Anderson	

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Changemarks Report

1	False	Unresolved	City Planner		C201KRZ001.pdf	CA	Extend Access Lane	This should be extended south to the boundary with Lot 2. A Cross Access Easement and Agreement will be required.	06/25/2019 3:59 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		Final Plat.pdf	CA	Drainage and Utility Easement for Pond	The previously approved plat included a d/u easement over the proposed stormwater pond, which is not reflected on this plat. Shouldn't that easement remain or is this pond going to be privately maintained?	06/12/2019 10:56 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		C001KRZ001.pdf	CA	Site Plan/Final Plat	Update this title to Site Plan.	06/12/2019 10:49 AM	Chris Anderson	

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RAMSEY STORAGE CENTER

This 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 **RAMSEY STORAGE CENTER LLC**, a Minnesota limited liability company (the "**PERMITTEE**").

WHEREAS, the **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property"); and

WHEREAS, the **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as RAMSEY STORAGE CENTER (the "Plat"); and

WHEREAS, the parties desire to enter into this Agreement as required by the Plat approval.

THEREFORE, THE **CITY** AND THE **PERMITTEE** AGREE AS FOLLOWS:

1. 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.

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat Sheet and the Civil Engineering Plans, both prepared by Landform, dated June 6, 2019, revised _____, and consisting of sixteen (16) sheets. The Plans remain subject to: (a) **CITY** Staff's review and approval of the plan revisions to, among other things, confirm that the revisions requested in the **CITY** Staff Review Letter and through ProjectDox 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.

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

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a. Streets
b. Concrete curb and gutter
c. Street traffic control devices
d. Lot grading
e. Sidewalks
f. Boulevard sodding
g. Trunk and lateral sanitary sewer
h. Trunk and lateral water main
i. Storm drainage facilities
j. Trail development
k. Electricity (within one-fourth mile)
l. Phone (within one-fourth mile)
m. Natural gas (within one-fourth mile)
n. Water shut off boxes

(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 re-producible 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 the required Stage I Improvement Financial Guarantee noted in Section 6 below until said as-built plans are provided to 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.

4. Additional Requirements Related to Certain Stage I Improvements. The **PERMITTEE** is required to hold a pre-construction meeting at **CITY** offices. The **PERMITTEE** shall be responsible for contacting the **CITY** to schedule the pre-construction meeting. The **CITY** will contact all utilities listed above and prepare the agenda for the pre-construction meeting. Work within existing rights of way and roadways must be completed under traffic, be brought back up to grade, and must be restored to existing conditions within 24 hours.

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

6. Stage I Improvement Financial Guarantee. Prior to commencing work on the Stage I Improvements, the **PERMITTEE** shall provide a financial guarantee, in the form of cash or an irrevocable letter of credit, to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of XXXX Hundred XXX Thousand XXX Hundred XXXX Dollars and No Cents **($XXXXX.00),** which

amount is 75% 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, in writing and accompanied by an updated certified engineer's estimate of remaining work to be completed, a reduction to or release of the correlating amount of the financial guarantee. The accepted engineer's estimate is attached as Exhibit C hereto.

7. Inspection Fees for the Stage I Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of XXXX Thousand XXX Hundred XXX Dollars and No Cents **($XXXX.00)**, which amount is 2.5% of the **CITY** Engineer's estimated cost of the Stage I 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, acceptance by the **CITY**, and supported by appropriate lien waivers. The accepted engineer's estimate is attached as Exhibit C hereto.

8. 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 **PERMITTEE** 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 in CAD format for the Stage I Improvements.

9. 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. The Final Plat must be recorded within two (2) years of approval by the City Council.

10. 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 guarantee 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 guarantee described in Section 6.

11. 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

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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.

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

    a. Street striping and signing (street signs to be installed by the City's Public Works Department)
    b. Street lights
    c. Installation of survey monumentation.

    (the "Stage II Improvements").

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

    PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in CAD format upon completion of the Stage II Improvements and acceptance 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 II Improvements.

13. Stage I and Stage II Improvements to Outlots. The **PERMITTEE** acknowledges that Stage I and Stage II Improvements are not being required for proposed Outlots, but will be required upon development of said Outlots.

14. Financial Guarantee for Stage II Improvements. The **CITY** does not require a financial guarantee to secure the **PERMITTEE'S** obligation to construct the Stage II Improvements.

15. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of XXXXX Thousand XXXX Hundred XXX Dollars and No Cents **($XXXXX.00)** ($XXXXX.00 x .25), 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 improvements. The warranty must be in the form of an Irrevocable Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow.

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

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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 necessarily 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.) provided the financial guarantee described in Section 6 to the **CITY**; and d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and Anoka County and has provided a copy of each such permit to the **CITY.**

b. No occupancy permit for any lot in the Plat shall be issued until the **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 Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational, and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements; (e) executed and recorded the required Snow Storage Agreement, Stormwater Pond Maintenance Agreement, and Cross Access Agreement.

19. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Agreement, 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) 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 **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

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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** 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'S** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guarantee, 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 guarantee to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guarantee 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 20 (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 19(d).

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20. 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 **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.

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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 and Stage II Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agree 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 be paid within a 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** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

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

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

TO PERMITTEE:
RAMSEY STORAGE CENTER LLC
Attn: Bob Mikulak

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13472 Sprandel Road
Finlayson, MN 55735

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.]

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THE PERMITTEE:

RAMSEY STORAGE CENTER LLC

By: _____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Robert Mikulak, the _____ of RAMSEY STORAGE CENTER LLC, a limited liability company (domestic) under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

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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

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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 A Regency Ponds, Anoka County, Minnesota, Subject to Easement of Record

-and-

That part of the Northwest Quarter of the Northwest Quarter described as follows: Commencing at a point on west line of said section which part is 209 feet north of southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line, thence proceeding east and parrell to the south line of said section for a distance of 209 feet thence proceeding south and parrell to west line of said section for a distance of 209 feet, thence proceeding west and parrell to first course to the west line of said section, thence proceeding north along west line of said section to point of commencing Section 27, Township 32, Range 25 except road subject to easement of record.

-and-

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32, Range 25 that is describe as follows: to-wit-commencing at a point on the west line of said section which point is 209 feet north of the southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line, thence proceeding east and parrell to the south line of said section for a distance of 209 feet, thence proceeding north and parrell to the west line of said section for a distance of 209 feet, thence proceeding west and parrell to first course to the west line of said section, thence proceeding south along the west line of said section to point of commencing except road subject to easement of record.

-or upon recording-

Lots 1-2 (inclusive), Block 1 RAMSEY STORAGE CENTER, Anoka County, Minnesota.

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EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2019 Park Dedication Fee applicable to the Plat is $5,100 per acre for commercial land and $4,375 per acre for industrial land. **PERMITTEE** must pay a Park Dedication Fee of Twenty Eight Thousand Three Hundred Ninety Four Dollars and No Cents ($5,100 x 1.75 acres and $4,375 x 4.45 acres = **$28,394.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. The 2019 Trail Development Fee applicable to the Plat is $1,300 per acre. **PERMITTEE** must pay a Trail Development Fee of Eight Thousand Sixty Dollars and No Cents ($1,300 x 6.2 acres = **$8,060.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk requirements. The 2019 Sanitary Sewer Trunk Fee applicable to the Plat is $3,652 per acre. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Twenty Two Thousand Six Hundred Forty Two Dollars and No Cents ($3,652 x 6.2 acres = **$22,642.00**).

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk requirements. The 2019 Water Trunk Fee applicable to the Plat is $6,601.00 per acre. The **PERMITTEE** must pay a Water Trunk Fee of Forty Thousand Nine Hundred Twenty Six Dollars and No Cents ($6,601 x 6.2 acres = **$40,926.00**).

5. Sanitary Sewer Lateral Benefit Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no sanitary sewer lateral benefit fee is due.

6. Water Lateral Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no water lateral benefit fee is due.

7. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2019 Stormwater Management Fee is $4,855.00 per acre. The **PERMITTEE** must pay a Stormwater Management Fee of Thirty Thousand One Hundred One Dollars and No Cents ($4,855 x 6.2 acres = **$30,101.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

8. Street Light Fee. No new streetlights are proposed; therefore, no street light fee is due.

9. Street Light Operation and Maintenance Fee. No new streetlights are proposed; therefore, no street light operation and maintenance fee is due.

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Exhibit C
Engineer's Estimate

Insert Engineer's Estimate Here

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PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Wednesday, July 10, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Torrey Johnson Commissioner Eric Peters
Members Absent:	Commissioner Cheri Gengler Commissioner Gary VanScoy Commissioner Matt Woestehoff
Also Present:	Planning Intern Elliot Mohler City Planner Chris Anderson City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Peters, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 6, 2019

Chairperson Bauer noted on page five, line two, it should state, "…second ~~flood~~ floor…" On page 18, the sixth paragraph, it should state, "…~~Chairperson~~ Commissioner VanScoy…" On page 20, Item 7.02 should be deleted.

Motion by Commissioner Peters, seconded by Commissioner Johnson, to approve the following minutes as amended: Planning Commission Meeting Minutes dated June 6, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Conditional Use Permit for Oversized Accessory Building at 15800 Traprock St NW, Case of James Couch (Project No. 19-123)

Public Hearing

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

Presentation

Planning Intern Mohler presented the staff report and recommendation to adopt Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building addition contingent upon compliance with Staff Review comments and conditions.

Chairperson Bauer referenced the comment that a driveway would not be required unless wear is noted on the grass. He stated that the aerial photograph shows wear on the grass already and asked if there is a concern.

Planning Intern Mohler stated that if the grass wear does continue, a driveway would be required.

Commissioner Anderson asked the square footage of the home.

Planning Intern Mohler estimated the home to be between 1,600 to 2,000 square feet.

James Couch, applicant, reviewed some of the outdoor recreational equipment and vehicles that he has on the property and explained that he would like to store the items under a structure rather than keeping them in the yard. He noted that this would protect the items and it would also clean up his yard.

Commissioner Anderson asked if there is an attached garage on the home.

Mr. Couch stated that the three-stall detached garage is the only garage on the property. He noted that the home is 2,100 square feet.

Commissioner Anderson asked the reason 24 feet in height is requested.

Mr. Couch stated that he would like to get a fifth wheel RV and that would require 16-foot doors. He explained at the height of the roofline would match the other buildings on the property.

City Planner McGuire Brigl stated that the height of the building was just noticed during review and therefore staff did not have adequate time to publish notice for a variance request for the 24-foot height. She stated that tonight the Commission can consider a height of 22 feet, as allowed by Code, and if the applicant desires the additional two feet in height, they would need to come back with a variance request.

Chairperson Bauer asked if the applicant would be comfortable with 22 feet in height for the building.

Mr. Couch replied that he would not be comfortable with 22 feet in height, as 16-foot doors would be needed and then with the roof style the height would be 32 feet. He noted that height is similar to another building found in the Traprock Commons area.

Commissioner Anderson stated that the rendering shows windows and asked if the applicant anticipates similar windows on the upper floor.

Mr. Couch stated that he would like to have windows to let in additional natural light.

Commissioner Johnson referenced the vehicles shown outdoors on the site and noted that the building seems to be much larger than what would be needed. He recognized that the applicant made reference to an additional trailer.

Mr. Couch noted the items that are not shown, including another trailer and two tractors.

Commissioner Johnson asked if the applicant has reviewed the amount of square footage that would actually be needed, as that could appease the neighbors. He stated that it would be nice to have building closer to 2,700 square feet.

Mr. Couch confirmed that he could reduce to 2,700 square feet. He noted that the 3,300 square feet would allow additional space to work on a vehicle when needed.

Commissioner Anderson stated that he does have a fifth wheel RV and that only requires a 14-foot door.

Mr. Couch stated that he intended for a 14-foot door with two feet above for clearance.

Commissioner Johnson confirmed with staff that the height of the building would not be discussed tonight, and the only discussion item would be the Conditional Use Permit for the oversized accessory building. He asked if a tow truck would also be parked in the building.

Mr. Couch replied that the tow truck would not be stored in the building and explained that one of his children works for First Choice Towing and takes the tow truck home two nights per week.

Citizen Input

Joe Galindo, 15645 Traprock St, stated that he has been at his home for almost 40 years. He explained that the development still operates under protective covenants. He provided information on an accessory building(s) that he has on his property which matches his home. He stated that Mr. Couch needs the building to help store his items. He stated that the only issue that he would have with the request is the height of the building, as 32 feet is a tall building. He believed that this could be built to a lower height, suggesting eight to ten feet lower.

Chairperson Bauer referenced two emails received from Ronald Bovine that will be entered into the record.

Chairperson Bauer asked if the Commission could recommend approval of the Conditional Use Permit with the lower height.

City Planner McGuire Brigl confirmed that the Conditional Use Permit could be approved with the allowed height and if the applicant desires a higher height, they could come back before the Planning Commission with that request.

Chairperson Bauer stated that it may be a better option to table the request tonight rather than approving the Conditional Use Permit with a lesser height than desired if the applicant is going to come back with a variance. He noted that there seems to be concern with the size and height of the building and asked the applicant for input.

Mr. Couch stated that he would not be opposed to the smaller size and height. He stated that he could reduce the building to 40 by 68, which would equate to 2,720 square feet and would have a height of 22.5 feet.

Chairperson Bauer noted that 22.5 feet would still require a variance.

Mr. Couch replied that he could reduce to 22 feet if needed. He stated that the higher slope assists in reducing the snow load. He noted that proposed slope would also better match the existing structures on his property.

Commissioner Johnson asked if the square footage of the proposed accessory building would be in addition to the existing 640 square foot accessory building on the property.

Mr. Couch confirmed that would be additional square footage.

Commissioner Johnson noted that the total allowed square footage for accessory buildings on this property would be 2,700 square feet and therefore the applicant would still be over that limit by roughly 700 square feet.

Mr. Couch stated that he would not want to remove the existing barn on the property. He stated that the restrictive covenant of the neighborhood is no longer in place. He stated that he could reduce the size to 2,700 square feet with a height of 22 feet.

Mr. Galindo stated that he has known Mr. Couch since he moved into the neighborhood. He stated that he has agreed to help in the process to the extent possible but simply believed that the height should be lowered.

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

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

Chairperson Bauer closed the public hearing closed at 7:31 p.m.

Commission Business

Commissioner Anderson asked if a Conditional Use Permit would be needed if the applicant reduces the size to 2,700 square feet and a 22-foot height.

City Planner McGuire Brigl replied that if all of the square footage of the accessory structures were below 2,700 square feet in total, that would not require a Conditional Use Permit. She explained that the detached garage, which is the principle garage, lowers the amount of available square footage for accessory buildings.

Commissioner Anderson stated that he is inclined to table this to the next meeting, as he would want to see new drawings that would meet the requirements.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to table Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building.

Further discussion

Commissioner Johnson stated that he would support the larger building. He stated that he would also want to see more information on the City Code related to square footage and acreage.

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

5.02: Public Hearing: Adopt Resolution #19-164 for Variance Request to Buffer Yard Requirements for Delta ModTech (Project No. 19-108); Case of Delta ModTech

Public Hearing

Chairperson Bauer called the public hearing to order at 7:36 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation to approve Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech.

Chairperson Bauer disclosed that he is a property owner immediately to the west and therefore he received a notice for the topic. He stated that as a property owner he does not have any objections to the request.

Commissioner Anderson asked why the entire site could not be moved 20 feet which would eliminate the need for a variance.

John Kinghorn, Kinghorn Construction, spoke on behalf of the applicant. He noted that when designing a project, they attempt to maximize the amount of developable space. He noted that the building is designed to the west to allow for additional room for expansion in the future to the east. He stated that this design supports better traffic flow and opportunity for future development.

Chairperson Bauer asked for additional details on the proposed buffer.

Mr. Kinghorn stated that they will continue to work with City staff on that topic. He noted that this site elevation is lower than the adjacent residential property and therefore with the lower elevation and staggered trees, that should provide adequate buffering.

Citizen Input

Emery Starkweather, 15151 Jackal St, stated that decisions made tonight are lasting decisions that will impact future property owners. He stated that he moved into the City with the understanding that there were reasonable restrictions as to what could be done with his property. He stated that he is offended that someone would come in, purchase the land, and the first request would be to reduce the zoning requirements. He stated that this would not provide a public benefit and would instead allow the applicant to make more money than they would be able to if they followed the City Code. He did not believe that the Commission should approve the request.

Matt Kuker, PSD, stated that he owns the three industrial properties to the south and advised that he was required to provide a 60-foot buffer to the adjacent Capstone residential development. He believed that the City should be consistent.

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

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

Chairperson Bauer closed the public hearing closed at 7:48 p.m.

Commission Business

Commissioner Anderson stated that he agrees with the comments from the residents, noting that the ordinances are in place for a reason. He stated that there is additional space on the land and therefore the building could be moved 20 feet which would reduce the need for a variance.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to deny Resolution #19-164 granting a variance to buffer yard requirements for Delta ModTech permitting an industrial bufferyard distance of 40 feet from a property line shared with a residential property.

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

City Planner Anderson stated that the applicant would have the opportunity to appeal the decision of the Commission, which would then be heard by the City Council.

5.03: Public Hearing: Review Site Plan Proposal for PSD Retail Node on Armstrong Boulevard (Project No. 19-111); Case of PSD, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:51 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-155 approving Site Plan, Final Plat and Conditional Use Permit for Armstrong West Retail Mall.

Commissioner Anderson asked where the retaining wall would begin along Armstrong.

City Planner McGuire Brigl identified the placement of the retaining wall and the continuation of the sidewalk.

Commissioner Anderson stated that the arrows on the west side seem to indicate that there would be an exit on 146th Avenue.

City Planner McGuire Brigl confirmed that would be one access and noted that there would also be a right out on 147th.

Matt Kuker, applicant, noted that the waterline under the drive line will also be redone to provide looping. He noted that part of the design was done to accommodate the County easement on the site. He provided additional details on the proposed materials, which will incorporate different colored bricks and stone to provide an elevated design. He stated that there will be nine bays, noting that a large user, such as a restaurant, could encompass more than one bay. He noted that currently he has interest from three parties. He stated that the sign height is requested to increase visibility because of the County sound wall.

Commissioner Peters referenced the reader board and asked if that would face residential properties.

Mr. Kuker stated that the reader board will only face the traffic on Highway 10.

Commissioner Anderson asked if this property is located within the MUSA.

City Planner McGuire Brigl confirmed that this is within the MUSA.

Mr. Kuker confirmed that the buildings would be fully sprinkled.

Citizen Input

No additional comments.

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

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

Chairperson Bauer closed the public hearing closed at 7:59 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner __, to recommend that City Council adopt Resolution #19-155 approving Site Plan, Final Plat, and Conditional Use Permit for Armstrong West Retail Mall.

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

6. COMMISSION BUSINESS

6.01: Consider Resolution #19-154 Approving Site Plan for Suite Living (Project #19-121); Case of Hampton Properties

Presentation

City Planner McGuire Brigl presented the Staff Report and recommendation to adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

Commission Business

Commissioner Anderson noted that the staff report mentions aligning with Jasper Street and asked if there was feedback from the developer.

City Planner McGuire Brigl stated that she did not have that discussion with the applicant.

Joe Larson, applicant, stated that a new plan was submitted to staff with the desired alignment and provided a copy.

Chairperson Bauer referenced the recommendation from MnDOT regarding the sound study and patio.

Mr. Larson stated that he would object to that as it is used for grilling and is located near the kitchen. He explained that if the patio is moved it would require a longer walk to serve residents.

Chairperson Bauer asked if the patio is used primarily for cooking or also used for recreation.

Mr. Larson stated that the patio is primarily used for cooking but could be used by residents on occasion.

Chairperson Bauer stated that any patio used by residents could be a safety concern which could be addressed by fencing the area.

Mr. Larson noted that typically the patio is secured to prevent wandering. He noted that the nearby townhomes have patios that face the highway and did not see a difference. He stated that there would be some landscaping and trees, but the residents like to watch the traffic and therefore he does not want to fully screen the area.

Commissioner Anderson acknowledged that the patio would be fenced. He agreed that residents like to watch activity, such as passing traffic.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-154 approving the Site Plan for Suite Living contingent upon compliance with the Staff Review comments and future Development Agreement.

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

6.02: Consider Final Plat for Site Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center LLC (Bob Mikulak)

Presentation

City Planner Anderson presented the Staff Report and recommendation to approve the Final Plat and Site Plan for Ramsey Storage Center.

Commission Business

Commissioner Anderson stated that a previous request for this site showed a northeast corner there was a cul-de-sac bulb for snow removal on 148th and asked the difference in this plan, specifically whether the additional area on this request would be used for snow storage.

City Planner Anderson replied that by the end of the previous review process there was a snow storage agreement between the previous applicant and public works and public safety staff to extend 148th slightly beyond the manhole cover to allow City staff to push the snow slightly beyond that manhole to be stored on this property in lieu of the cul-de-sac. He noted that the plans match the previously approved plans.

Commissioner Anderson stated that it appears there is a small driveway to the south of the building and asked if that would extend to the bottom parcel.

City Planner Anderson noted that comment is contained within the Staff Review letter. He noted that in previous discussions Anoka County was only going to allow a single access from Ramsey Boulevard and the intention would be to provide a shared access to lot two when ultimately recorded. He noted that the applicant is discussing the possibility of another access from Bunker Lake Boulevard as well. He confirmed that the driveline would need to extend to the boundary in the case that lot two develops in the future. He noted that there are no pending applications or proposed projects for lot two at this time.

Commissioner Anderson asked if the County would differ from their right-in/right-out policy.

City Planner Anderson stated that he could not definitively answer that question but noted that a phased approach was previously approved and provided details. He stated that the applicant has stated that they would prefer to have the access in its final location rather than taking the phased approach.

Chairperson Bauer referenced the two separate lots and the County only allowing one access. He asked if that would restrict the current owner to maintain ownership of the second lot rather than providing ability to sell that lot for development.

City Planner Anderson explained that the shared access agreement would solve that problem. He noted that conceptual drawing showed an access onto Bunker but advised that would need further discussion and approval from the County.

Bob Mikulak, applicant, stated that the previous owner owned the entire parcel and has many ideas. He stated that his idea is to develop the self-storage and sell the corner lot. He stated that he is not interested in a phased access and would rather place the access in its final location to begin with. He highlighted the differences between this request and the previously approved request which includes elimination of the garage doors, elimination of the fencing, no site lighting, less blacktop and hardcover, increased greenspace, and downcast LED lighting on the building and along the entrance/exit. He stated that the previous request was roughly 125,800 square feet which would be constructed in several phases while this facility would be completed in one phase with similar square footage. He stated that this building will be much more efficient in terms of energy and technology. He stated that loading and unloading would all occur inside the facility rather than having outdoor units, which will make the quiet quieter and cleaner.

Chairperson Bauer asked the size of the interior loading/unloading space.

Mr. Mikulak replied that the doors would be 12 feet high and therefore could accommodate typical moving vans but would not accommodate a U-Haul type vehicle. He noted that the unloading section is 40 feet by 60 feet.

Ron Powell, architect representing the applicant, stated that his firm has experience with self-storage buildings and their experience is that most zoning laws do not provide for self-storage facilities in terms of parking requirements. He stated that a list of six buildings in the metro area was provided that range from seven to 12 parking stalls and therefore they feel the 25 required stalls would be excessive. He stated that they would be proposing 13 parking stalls. He noted that he also included national examples, which range from five to 12 parking stalls. He noted that one city has an updated zoning ordinance that bases the number of stalls on the number of storage units and using that calculation this facility would require 12 stalls. He stated that they would have 13 exterior parking stalls and four interior stalls, which they feel would be more than adequate.

Chairperson Bauer asked the basis of the staff request to add additional parking.

City Planner Anderson stated that recommendation was based on the recommendation of the civil engineer of the applicant, which stated 25 or 26 parking stalls. He clarified that the City does not have self-storage minimum parking standards within the zoning code. He stated that the City would typically look to see how others have addressed the issue and there are not a lot of standards out there specifically related to self-storage facilities. He stated that he did review the ordinance of Portland, Oregon and the parking proposed by the applicant would meet the parking proposal of the applicant. He stated that there is more greenspace on the site than existed in previous proposals. He noted that proof of parking could be accepted, as there would be space for additional parking on the site, should that become an issue in the future.

Mr. Mikulak replied that the civil engineer does not have the experience of self-storage parking and developed that number of stalls initially working with the previous applicant that desired additional parking that could be shared with a future user of the adjacent site when that is developed.

Commissioner Anderson asked for additional clarification from staff on the parking. He stated that the applicant is proposing 13 stalls, which appears to be enough. He asked how staff would recommend the proof of parking requirement.

City Planner Anderson stated that staff can work with the applicant to update the Site Plan to call out proof of parking. He noted that a condition would then be added to the Development Agreement that would stipulate that the proof of parking would become parking in the future if that becomes necessary.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-159 approving the Final Plat and Site Plan for Ramsey Storage Center contingent upon the comments within the Staff Review letter and proof of parking.

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

6.03: Review Site Plan Proposal and Final Plat for Name Brand Self Storage; Case of Josh Peterson (Project #19-120)

Presentation

City Planner McGuire Brigl presented the Staff Report and the recommendation to adopt Resolution #19-150 approving Site Plan, Final Plat and Development Agreement for Name Brand Storage.

Commission Business

Todd Olin, engineer representing the applicant, stated that from a site selection standpoint, this use fits the area well as it is in an E-1 zone surrounded by E-1 uses with the exception of the railroad and golf course. He noted that there is additional landscaping proposed adjacent to the golf course. He stated that the use does not require sewer or water hook-ups.

Commissioner Anderson asked if the stormwater holding pond is located to the lower left of the plan.

Mr. Olin confirmed that was done with the original plat process in 2008 and was created with conservative calculations. He noted that soil borings were done to determine the infiltration rates but believed the basin to be adequately sized.

Motion by Commissioner Johnson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-150 approving Site Plan, Final Plat, and Development Agreement for Name Brand Storage.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:46 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #19-159

RESOLUTION APPROVING FINAL PLAT & SITE PLAN FOR RAMSEY STORAGE CENTER

WHEREAS, Ramsey Storage Center, 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 Regency Ponds, Anoka County, Minnesota, Subject to Easement of Record

-and-

That part of the Northwest Quarter of the Northwest Quarter described as follows: Commencing at a point on west line of said section which part is 209 feet north of southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line, thence proceeding east and parrell to the south line of said section for a distance of 209 feet thence proceeding south and parrell to west line of said section for a distance of 209 feet, thence proceeding west and parrell to first course to the west line of said section, thence proceeding north along west line of said section to point of commencing Section 27, Township 32, Range 25 except road subject to easement of record.

-and-

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32, Range 25 that is describe as follows: to-wit-commencing at a point on the west line of said section which point is 209 feet north of the southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line, thence proceeding east and parrell to the south line of said section for a distance of 209 feet, thence proceeding north and parrell to the west line of said section for a distance of 209 feet, thence proceeding west and parrell to first course to the west line of said section, thence proceeding south along the west line of said section to point of commencing except road subject to easement of record.

Or upon platting:

Lots 1 and 2, Block 1, Ramsey Storage Center, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City received an Application for Final Plat and Site Plan Approval for Ramsey Storage Center on June 4, 2019; and

WHEREAS, the Environmental Policy Board reviewed the request on June 17, 2019; and

WHEREAS, the Planning Commission reviewed the request on July 10, 2019.

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

1. That the Ramsey City Council hereby grants Final Plat and Site Plan approval for Ramsey Storage Center, contingent upon the following conditions:
    a. Conformance with Staff Review and approval of plans by the City Engineer.
    b. Review and approval as to legal form by the City Attorney.
    c. Receipt of a Lower Rum River Watershed Management Organization Permit.
    d. Verification of approval from Anoka County Highway Department.
    e. Approval and execution of a Development Agreement.
    f. Approval and execution of multiple agreements, including Snow Storage, Cross Access (between Lots 1 & 2), Access (for City along eastern boundary) and Stormwater (Master Agreement between Developer and City and secondary maintenance agreement between Lots 1 & 2).

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 23rd day of July, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 12.**

Meeting Date: 07/23/2019

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #19-167 Authorizing Final Payment to North Valley, Inc. for Improvement Project #17-02, Rivers Bend Street Reconstructions.

Purpose/Background:

Resolution and Final Pay Request attached.

Observations/Alternatives:

Final construction costs were $8,378.75 more than the bid amount plus approved change orders. This is due to the need for additional hauling and disposing of bituminous pavement reclamation material and additional sodding than plans called for.

Issuing final payment will be contingent on receipt of the following items from North Valley, Inc.:

1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against North Valley, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent of Surety to Final Payment (Certification from the Contractor's. surety)

Following receipt of these items, final payment will be issued.

Recommendation:

The Engineering Technician II has inspected the completed work and recommends final payment to North Valley, Inc. for Improvement Project #17-02, Rivers Bend Street Reconstructions in the amount of $3,997.06.

Action:

Motion to adopt Resolution #19-167 authorizing final payment to North Valley, Inc. for Improvement Project #17-02, Rivers Bend Street Reconstructions, in the amount of $3,997.06.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/12/2019 03:38 PM
Bruce Westby	Bruce Westby	07/18/2019 02:50 PM
Bruce Westby	Bruce Westby	07/18/2019 02:54 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 02:56 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:07 PM

Form Started By: Marsha Weidner Started On: 07/09/2019 01:22 PM
Final Approval Date: 07/18/2019

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #19-167

RESOLUTION AUTHORIZING FINAL PAYMENT #4 TO NORTH VALLEY, INC. FOR IMPROVEMENT PROJECT #17-02 RIVER'S BEND STREET RECONSTRUCTION

WHEREAS, pursuant to Ramsey City Council resolution #16-12-242, adopted December 13, 2016, the City Engineer was ordered to prepare a Feasibility Report to study the feasibility of milling and overlaying segments of 147th Lane, 148th Avenue, Xkimo Street, and Yakima Street in the River's Bend residential development as part of the 2017 Street Maintenance Program; and

WHEREAS, while preparing the Feasibility Report, twelve pavement core samples were extracted from the bituminous pavement which verified the existing pavement is too thin to mill and overlay; and

WHEREAS, pursuant to Ramsey City Council resolution #17-01-016, adopted January 10, 2017, the City Engineer was ordered to study the feasibility of reconstructing segments of 147th Lane, 148th Avenue, Xkimo Street, and Yakima Street in the River's Bend residential development as part of the 2017 Street Maintenance Program including the reconstruction of existing bituminous pavement, the replacement of damaged concrete curb and gutter, and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council resolution #17-01-030, adopted January 24, 2017, the City Council received and accepted the Feasibility Report which recommended that the proposed improvements be constructed in 2018 in conjunction with other proposed 2018 street reconstruction improvements in the immediate vicinity; and

WHEREAS, the Feasibility Report was updated to reflect updated estimated costs and an updated project schedule based on construction occurring in 2018 in conjunction with other proposed 2018 street reconstruction improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #17-10-273, adopted October 24, 2017, the updated Feasibility Report was received and accepted, and a Public Hearing was held on November 14, 2017, where the City Council considered the proposed improvements for said streets in accordance with the revised Feasibility Report; and

WHEREAS, benefiting properties are proposed to be assessed for 25-percent of the cost of eligible improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, pursuant to Ramsey City Council resolution #17-11-284, adopted November 14, 2017, the updated Feasibility Report was approved following a Public Hearing and the City Engineer was designated as the engineer for this improvement and was ordered to prepare plans and specifications for the making of such improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-034, adopted February 12, 2018, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on February 16 and 23, 2018; and

WHEREAS, bids were received, opened, and tabulated on March 15, 2018, and

WHEREAS, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $191,474.48 for the total bid for construction of said 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, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City of Ramsey's adopted Special Assessments Policy.

WHEREAS, as of July 23, 2019, $195,856.17 has been paid to date; and

WHEREAS, the Engineering Technician II has inspected the completed work and recommends final payment #4 to North Valley, Inc. for Improvement Project #17-02, Rivers Bend Street Reconstruction in the amount of $3,997.06.

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

1. That the City Council hereby authorizes final payment #4 to North Valley, Inc. for Improvement Project #17-02, Rivers Bend Street Reconstruction in the amount of $3,997.06.

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

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

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 23rd day of July, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 17-02 RIVERS BEND STREET RECONSTRUCTION

City of Ramsey

FINAL PAY ESTIMATE

Estimate no **4**

TOTAL CONTRACT	$	191,474.48
	$	-
TOTAL CONTRACT	$	191,474.48
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	199,853.23
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	199,853.23
	$	-
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	199,853.23
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	195,856.17
PAY CONTRACTOR PER ESTIMATE NO. 4	$	3,997.06

Certificate for Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Contractor: North Valley, Inc.

By _____ President
Name Title

Date 7/9/19

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 7/9/19

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 7/12/19
Name Title Date

IP 17-02 RIVERS BEND STREET RECONSTRUCTION
PAY ESTIMATE

PAY ESTIMATE NO. 4

BASE BID	$ 191,474.48	$ -	$ 199,853.23
TOTAL BID	$ 191,474.48	$ -	$ 199,853.23

ITEM No.	MNDOT No.	ITEM DESCRIPTION	UNIT	CONTRACT AMOUNT TOTAL ESTIMATE QUANTITY	UNIT PRICE	EXTENSION	PAY THIS PERIOD QUANTITY	PAY THIS PERIOD EXTENSION	PAID TO DATE QUANTITY	PAID TO DATE EXTENSION
1	2021.501	MOBILIZATION	LS	1	4,061.36	4,061.36	0.00	0.00	1.00	4,061.36
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	1105	4.45	4,917.25	0.00	0.00	1,152.00	5,126.40
3	2104.503	REMOVE CONCRETE PAVEMENT	SF	180	4.95	891.00	0.00	0.00	70.00	346.50
4	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	32	13.91	445.12	0.00	0.00	0.00	0.00
5	2104.505	REMOVE CONCRETE VALLEY GUTTER	SY	70	15.90	1,113.00	0.00	0.00	71.00	1,128.90
6	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	450	4.11	1,849.50	0.00	0.00	423.00	1,738.53
7	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	300	2.14	642.00	0.00	0.00	297.00	635.58
8	2105.201	COMMON EXCAVATION (EV)	CY	26	26.72	694.72	0.00	0.00	43.00	1,148.96
9	2112.501	SUBGRADE PREPARATION	RDST	28	178.53	4,998.84	0.00	0.00	28.00	4,998.84
10	2130.501	WATER	MGAL	50	26.72	1,336.00	0.00	0.00	60.00	1,603.20
11	2215.501	BITUMINOUS PAVEMENT RECLAMATION (FULL-DEPTH)	SY	7898	0.93	7,345.14	0.00	0.00	7,898.00	7,345.14
12	2232.501	MILL BITUMINOUS PAVEMENT (2' WIDTH X 1.5" DEPTH)	SY	48	11.22	538.56	0.00	0.00	48.00	538.56
13	2301.603	CURING COMPOUND FOR EXISTING CONCRETE CURB AND GUTTER	LF	4253	1.18	5,018.54	0.00	0.00	4,253.00	5,018.54
14	2331.607	HAUL AND DISPOSE BIT PAVEMENT RECLAMATION (LV)	CY	921	12.82	11,807.22	0.00	0.00	1,378.00	17,665.96
15	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	556	2.83	1,573.48	0.00	0.00	365.00	1,032.95
16	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	656	64.62	42,390.72	0.00	0.00	695.40	44,936.75
17	2360.502	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2.0")	TON	869	58.38	50,732.22	0.00	0.00	844.07	49,276.81
18	2360.505	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) DRIVEWAYS	TON	4	450.29	1,801.16	0.00	0.00	0.00	0.00
19	2504.602	ADJUST VALVE BOX	EA	9	267.19	2,404.71	0.00	0.00	9.00	2,404.71
20	2506.522	ADJUST FRAME AND RING CASTING	EA	14	518.36	7,257.04	0.00	0.00	14.00	7,257.04
21	2506.602	GROUT CATCH BASIN	EA	4	197.72	790.88	0.00	0.00	4.00	790.88
22	2531.501	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	875	19.51	17,071.25	0.00	0.00	950.00	18,534.50
23	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	230	20.04	4,609.20	0.00	0.00	203.00	4,068.12
24	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	20	56.59	1,131.80	0.00	0.00	0.00	0.00
25	2531.604	7" CONCRETE VALLEY GUTTER	SY	68	60.87	4,139.16	0.00	0.00	71.00	4,321.77
26	2540.601	LANDSCAPE RESTORATION	LS	1	1,282.53	1,282.53	0.00	0.00	1.00	1,282.53
27	2563.601	TRAFFIC CONTROL	LS	1	3,099.46	3,099.46	0.00	0.00	1.00	3,099.46
28	2573.53	STORM DRAIN INLET PROTECTION	EA	8	106.88	855.04	0.00	0.00	8.00	855.04
29	2573.535	STABILIZED CONSTRUCTION EXIT	LS	2	534.39	1,068.78	0.00	0.00	0.00	0.00
30	2574.525	COMMON TOPSOIL BORROW (LV)	CY	31	51.30	1,590.30	0.00	0.00	52.00	2,667.60
31	2575.505	SODDING TYPE LAWN	SY	235	17.10	4,018.50	0.00	0.00	466.00	7,968.60
					TOTAL BID	$ 191,474.48		$ -		$ 199,853.23

CC Regular Session **4. 13.**

Meeting Date: 07/23/2019

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #19-168 Authorizing Final Payment to North Valley, Inc. for Improvement Project #18-00 Stanhope Terrace Street Reconstruction.

Purpose/Background:

Resolution and Final Pay Request Attached.

Observations/Alternatives:

Final construction costs were $6,637.18 less than the bid amount. This is due to the use of less concrete valley gutter and sod than the plans called for.

Issuing final payment will be contingent on receipt of the following items from North Valley, Inc.:

1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against North Valley, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent of Surety to Final Payment (Certification from the contractor's surety)

Following receipt of these items, final payment will be issued.

Recommendation:

The Engineering Technician II has inspected the completed work and recommends approving final payment to North Valley, Inc. for Improvement Project #18-00, Stanhope Terrace Street Reconstructions, in the amount of $5,942.39.

Action:

Motion to adopt Resolution #19-168, Authorizing Final Payment to North Valley, Inc. for Improvement Project #18-00, Stanhope Terrace Street Reconstructions, in the amount of $5,942.39.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/12/2019 03:39 PM
Bruce Westby	Bruce Westby	07/18/2019 02:59 PM
Bruce Westby	Bruce Westby	07/18/2019 03:01 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 03:54 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:55 PM

Form Started By: Marsha Weidner Started On: 07/09/2019 02:37 PM
Final Approval Date: 07/18/2019

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

RESOLUTION #19-168

RESOLUTION AUTHORIZING FINAL PAYMENT TO NORTH VALLEY, INC. FOR IMPROVEMENT PROJECT #18-00, STANHOPE TERRACE STREET RECONSTRUCTIONS,

WHEREAS, pursuant to Ramsey City Council Resolution #17-07-168, adopted July 11, 2017, the City Engineer was ordered to prepare a Feasibility Report to study the feasibility of reconstructing approximately 0.52 miles of streets within the Stanhope Terrace development including Ute Street from Alpine Drive to its termini cul-de-sac, 154th Avenue between Ute Street and Roanoke Street, and 153rd Court from Roanoke Street to its termini cul- de-sac, including the reconstruction of streets and curb and gutter, the construction of storm sewer, and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council Resolution #17-10-271, adopted October 24, 2017, the City Council received and accepted the Feasibility Report, and a Public Hearing was ordered for November 14, 2017, to consider the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, benefiting properties are proposed to be assessed for 25-percent of the cost of eligible improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, pursuant to Ramsey City Council Resolution #17-11-285, adopted November 14, 2017, the Feasibility Report was approved following a Public Hearing and the City Engineer was designated as the engineer for this improvement and was ordered to prepare plans and specifications for the making of such improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-035, adopted February 12, 2018, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-059, adopted March 27th, 2018, the bid of North Valley, Inc. in the amount of $303,756.46 for the total bid was accepted as the lowest responsible bidder; and

WHEREAS, as of July 23, 2019, $291,176.89 has been paid to date; and

WHEREAS, the Engineering Technician II has inspected the completed work and recommends final payment to North Valley, Inc. for Improvement Project #18-00, Stanhope Terrace Street Reconstruction in the amount of $5,942.39.

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

1) That the City Council hereby authorizes final payment to North Valley, Inc. for Improvement Project #18-00, Stanhope Terrace Street Reconstruction in the amount of $5,942.39.

2) That the City Council herebyaccepts the completed work and authorizes the Mayor or City Administrator to sign the release form for this payment.

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

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 23rd day of July, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 18-00 STANHOPE TERRACE STREET RECONSTRUCTION

City of Ramsey

FINAL PAY ESTIMATE

Estimate no **4**

TOTAL CONTRACT	$	303,756.46
	$	-
TOTAL CONTRACT	$	303,756.46
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	297,119.28
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	297,119.28
	$	-
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	297,119.28
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	291,176.89
PAY CONTRACTOR PER ESTIMATE NO. 4	$	5,942.39

Certificate for Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Contractor: North Valley, Inc.

By Bud Schuda President
Name Title

Date 7/9/19

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 7/9/19

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By Bruce Westby City Engineer 7/12/19
Name Title Date

IP 18-00 STANHOPE TERRACE STREET RECONSTRUCTION
PAY ESTIMATE

PAY ESTIMATE NO. 4

BASE BID	*$ 303,756.46*	*$ -*	*$ 297,119.28*
TOTAL BID	*$ 303,756.46*	*$ -*	*$ 297,119.28*

				CONTRACT AMOUNT			PAY THIS PERIOD		PAID TO DATE	
ITEM No.	MNDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT PRICE	EXTENSION	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2021.501	MOBILIZATION	LS	1	$ 5,876.83	$ 5,876.83	0.00	0.00	1.00	5876.83
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	313	$ 5.79	$ 1,812.27	0.00	0.00	103.00	596.37
3	2104.503	REMOVE CONCRETE PAVEMENT	SF	674	$ 1.65	$ 1,112.10	0.00	0.00	931.00	1536.15
4	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	208	$ 9.63	$ 2,003.04	0.00	0.00	227.00	2186.01
5	2104.505	REMOVE CONCRETE VALLEY GUTTER	SY	155	$ 7.33	$ 1,136.15	0.00	0.00	120.00	879.60
6	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	350	$ 4.11	$ 1,438.50	0.00	0.00	276.00	1134.36
7	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	216	$ 2.14	$ 462.24	0.00	0.00	309.00	661.26
8	2104.523	SALVAGE MAIL BOX SUPPORT	EA	15	$ 42.74	$ 641.10	0.00	0.00	15.00	641.10
9	2104.523	TEMPORARY MAIL BOX CLUSTER	EA	3	$ 373.98	$ 1,121.94	0.00	0.00	2.00	747.96
10	2105.201	COMMON EXCAVATION (EV)	CY	400	$ 21.41	$ 8,564.00	0.00	0.00	427.00	9142.07
11	2105.507	SUBGRADE EXCAVTION (EV)	CY	50	$ 0.01	$ 0.50	0.00	0.00	26.00	0.26
12	2112.501	SUBGRADE PREPARATION	RDST	26	$ 157.21	$ 4,087.46	0.00	0.00	26.00	4087.46
13	2130.501	WATER	MGAL	50	$ 26.71	$ 1,335.50	0.00	0.00	59.00	1575.89
14	2211.503	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	1242	$ 0.01	$ 12.42	0.00	0.00	92.00	0.92
15	2215.501	BITUMINOUS PAVEMENT RECLAMATION - FULL DEPTH	SY	10132	$ 1.10	$ 11,145.20	0.00	0.00	10,147.00	11,161.70
16	2331.607	HAUL BIT PAVEMENT RECLAMATION (LV)	CY	2533	$ 11.08	$ 28,065.64	0.00	0.00	2,531.00	28,043.48
17	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	615	$ 2.83	$ 1,740.45	0.00	0.00	530.00	1,499.90
18	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	725	$ 64.23	$ 46,566.75	0.00	0.00	739.72	47,512.22
19	2360.502	TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C) (2")	TON	965	$ 58.54	$ 56,491.10	0.00	0.00	1,001.55	58,630.74
20	2360.505	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) DRIVEWAYS (2")	TON	20	$ 201.70	$ 4,034.00	0.00	0.00	35.26	7,111.94
21	2506.602	RESET CATCH BASIN CASTING	EA	6	$ 85.48	$ 512.88	0.00	0.00	6.00	512.88
22	2521.501	6" CONCRETE WALK	SF	242	$ 12.82	$ 3,102.44	0.00	0.00	254.00	3,256.28
23	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	5548	$ 10.95	$ 60,750.60	0.00	0.00	5,440.00	59,568.00
24	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	75	$ 67.32	$ 5,049.00	0.00	0.00	103.00	6,933.96
25	2531.604	7" CONCRETE VALLEY GUTTER	SY	235	$ 57.70	$ 13,559.50	0.00	0.00	120.00	6,924.00
26	2531.618	TRUNCATED DOMES	SF	55	$ 64.11	$ 3,526.05	0.00	0.00	40.00	2,564.40
27	2540.601	LANDSCAPE RESTORATION	LS	1	$ 1,730.95	$ 1,730.95	0.00	0.00	1.00	1,730.95
28	2540.602	INSTALL MAIL BOX SUPPORT	EA	15	$ 64.11	$ 961.65	0.00	0.00	15.00	961.65
29	2563.601	TRAFFIC CONTROL	LS	1	$ 2,564.44	$ 2,564.44	0.00	0.00	1.00	2,564.44
30	2573.502	SILT FENCE, TYPE MS	LF	850	$ 2.16	$ 1,836.00	0.00	0.00	50.00	108.00
31	2573.53	STORM DRAIN INLET PROTECTION	EA	13	$ 106.85	$ 1,389.05	0.00	0.00	16.00	1,709.60
32	2574.525	COMMON TOPSOIL BORROW (LV)	CY	467	$ 28.13	$ 13,136.71	0.00	0.00	430.00	12,095.90
33	2575.505	SODDING TYPE LAWN	SY	3500	$ 5.14	$ 17,990.00	0.00	0.00	2,950.00	15,163.00
					TOTAL BID	$ 303,756.46		$ -		$ 297,119.28

CC Regular Session **4. 14.**

Meeting Date: 07/23/2019

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #19-169 Authorizing Final Payment to North Valley, Inc. for Improvement Project #18-03, 2018 Street Overlay Improvements

Purpose/Background:

Resolution and Final Pay Request attached.

Observations/Alternatives:

Final construction costs were $10,264.33 less than the bid amount plus approved change orders. This is due to the use of less bituminous and fewer structure castings than the plans called for.

Issuing final payment will be contingent on receipt of the following items from North Valley, Inc.:

1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against North Valley, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent of Surety to Final Payment (Certification from the contractor's surety)

Following receipt of these items, final payment will be issued.

Recommendation:

The Engineering Technician II has inspected the completed work and recommends approving final payment to North Valley, Inc. for Improvement Project #18-03, 2018 Street Overlay Improvements in the amount of $10,719.21.

Action:

Motion to adopt Resolution #19-169 authorizing final payment to North Valley, Inc. for Improvement Project #18-03, 2018 Street Overlay Improvements, in the amount of $10,719.21.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/12/2019 03:38 PM
Bruce Westby	Bruce Westby	07/18/2019 12:25 PM
Bruce Westby	Bruce Westby	07/18/2019 02:52 PM
Bruce Westby	Bruce Westby	07/18/2019 02:54 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 02:56 PM

Tim Gladhill	Tim Gladhill	07/18/2019 03:08 PM
Form Started By: Marsha Weidner		Started On: 07/09/2019 01:49 PM
Final Approval Date: 07/18/2019		

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

RESOLUTION #19-169

RESOLUTION AUTHORIZING FINAL PAYMENT TO NORTH VALLEY, INC. FOR IMPROVEMENT PROJECT #18-03, 2018 STREET OVERLAY IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to overlay numerous street segments in 2018 for the purpose of maintaining these streets as cost-effectively as possible; and

WHEREAS, pursuant to Ramsey City Council resolution #17-10-270, adopted October 24, 2017, the City Engineer was ordered to prepare a Feasibility Report to study the feasibility of completing pavement overlay improvements to approximately 3.5 miles of bituminous pavement on numerous street segments in eight residential developments throughout the City, and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council resolution #17-12-315, adopted December 12, 2017, the City Council received and accepted the Feasibility Report, and a Public Hearing was ordered for January 9, 2018, to consider the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, benefiting properties are proposed to be assessed for 25-percent of the cost of eligible improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, pursuant to Ramsey City Council resolution #18-012, adopted January 9, 2018, the Feasibility Report was approved following the Public Hearing, and the City Engineer was designated as the engineer for this improvement and was ordered to prepare plans and specifications for the making of such improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #18-057, adopted March 27, 2018, final plans and specifications were approved and advertisements for bids were authorized for said improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #18-081, adopted May 8, 2018, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $544,224.86 for construction of said improvements was accepted, and the Mayor and City Administrator were authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey; and

WHEREAS, pursuant to Ramsey City Council resolution #18-113, adopted June 12, 2018, the Ramsey City Council approved Change Order #1 in the amount of $2,000.00, resulting in a total contract cost in the amount of $546,224.86; and

WHEREAS, as of July 23, 2019, $525,241.32 has been paid to date; and

WHEREAS, the Engineering Technician II has inspected the completed work and recommends final payment to North Valley, Inc. for Improvement Project #18-03, Street Overlay Improvements, in the amount of $10,719.21.

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

1) That the City Council hereby authorizes final payment to North Valley, Inc. for Improvement Project #18-03, 2018 Street Overlay Improvements, in the amount of $10,719.21.

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

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

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 23rd day of July, 2019.

Mayor

ATTEST:

City Clerk

Pay Estimate Summary Sheet
IP # 18-03; 2018 Street Overlay Improvements

City of Ramsey

FINAL PAY ESTIMATE

Estimate no **3**

TOTAL CONTRACT	$	544,224.86
CHANGE ORDER NO. 1	$	2,000.00
TOTAL CONTRACT	$	546,224.86
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	535,960.53
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	535,960.53
	$	-
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	535,960.53
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	525,241.32
PAY CONTRACTOR PER ESTIMATE NO. 3	$	10,719.21

Certificate for Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Contractor: North Valley, Inc.

By _____ President
Name Title

Date 7/9/19

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 7/9/19

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 7/12/19
Name Title Date

IP # 18-03; 2018 Street Overlay Improvements
PAY ESTIMATE

PAY ESTIMATE NO. 3

BASE BID	$ 544,224.86	$ -	$ 533,960.53
CHANGE ORDER NO. 1	$ 2,000.00	$ -	$ 2,000.00
TOTAL BID	$ 546,224.86	$ -	$ 535,960.53

ITEM NO.	MNDOT NO.	ITEM DESCRIPTION	CONTRACT AMOUNT				PAY THIS PERIOD		PAID TO DATE	
			UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENSION	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2021.501	MOBILIZATION	LS	1	$ 9,089.01	$ 9,089.01	0	$ -	1	$ 9,089.01
2	2104.503	REMOVE CONCRETE PAVEMENT	SF	66	$ 4.80	$ 316.80	0	$ -	0	$ -
3	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	113	$ 8.91	$ 1,006.83	0	$ -	110	$ 980.10
4	2104.509	REMOVE CASTING	EA	10	$ 144.93	$ 1,449.30	0	$ -	4	$ 579.72
5	2104.513	SAWING BITUMINOUS PAVEMENT	LF	1,325	$ 0.01	$ 13.25	0	$ -	1654	$ 16.54
6	2211.503	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	8	$ 53.37	$ 426.96	0	$ -	0	$ -
7	2231.604	BITUMINOUS PATCH	SY	1,932	$ 15.76	$ 30,448.32	0	$ -	1925	$ 30,338.00
8	2232.501	EDGE MILL BITUMINOUS PAVEMENT 7' X (0" - 2")	SY	6,600	$ 1.19	$ 7,854.00	0	$ -	5297	$ 6,303.43
9	2232.501	MILL BITUMINOUS PAVEMENT	SY	170	$ 9.17	$ 1,558.90	0	$ -	170	$ 1,558.90
10	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	4,423	$ 2.67	$ 11,809.41	0	$ -	4123	$ 11,008.41
11	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	6,947	$ 65.98	$ 458,363.06	0	$ -	6877.1	$ 453,751.06
12	2506.516	CASTING ASSEMBLY	EA	10	$ 436.82	$ 4,368.20	0	$ -	4	$ 1,747.28
13	2506.521	INSTALL CASTING	EA	10	$ 266.85	$ 2,668.50	0	$ -	0	$ -
14	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	10	$ 277.65	$ 2,776.50	0	$ -	10	$ 2,776.50
15	2521.501	6" CONCRETE WALK	SF	120	$ 7.37	$ 884.40	0	$ -	225	$ 1,658.25
16	2531.501	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	100	$ 32.02	$ 3,202.00	0	$ -	162	$ 5,187.24
17	2531.618	TRUNCATED DOMES	SF	32	$ 37.36	$ 1,195.52	0	$ -	38	$ 1,419.68
18	2563.601	TRAFFIC CONTROL	LS	1	$ 3,469.09	$ 3,469.09	0	$ -	1	$ 3,469.09
19	2574.525	COMMON TOPSOIL BORROW (LV)	CY	20	$ 53.37	$ 1,067.40	0	$ -	32	$ 1,707.84
20	2575.505	SODDING TYPE LAWN	SY	141	$ 16.01	$ 2,257.41	0	$ -	148	$ 2,369.48
		TOTAL BID				$ 544,224.86		$ -		$ 533,960.53

CHANGE ORDER NO. 1

ITEM NO.	MNDOT NO.	ITEM DESCRIPTION	CONTRACT AMOUNT				PAY THIS PERIOD		PAID TO DATE	
			UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENSION	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1		POTHOLE PATCHING	LS	1	$ 2,000.00	$ 2,000.00	0	$ -	1	$ 2,000.00
		TOTAL CHANGE ORDER NO. 1				$ 2,000.00		$ -		$ 2,000.00

CC Regular Session **4. 15.**

Meeting Date: 07/23/2019

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #19-170 Authorizing Partial Payment #1 to Asphalt Surface Technologies for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Purpose/Background:

Resolution and Pay Estimate #1 attached.

Recommendation:

The Engineering Technician II has inspected the completed work and recommends approving partial payment #1 to Asphalt Surface Technologies (ASTECH) for Improvement Project #19-01, Ford Brook Estates Street Reconstructions, in the amount of $133,606.48.

Action:

Motion to adopt Resolution #19-170 authorizing partial payment #1 to Asphalt Surface Technologies for Improvement Project #19-01, Ford Brook Estates Street Reconstructions, in the amount of $133,606.48.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/18/2019 07:33 AM
Bruce Westby	Bruce Westby	07/18/2019 12:14 PM
Bruce Westby	Bruce Westby	07/18/2019 03:00 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 03:54 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:55 PM
Form Started By: Marsha Weidner		Started On: 07/15/2019 08:33 AM
Final Approval Date: 07/18/2019		

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

RESOLUTION #19-170

RESOLUTION AUTHORIZING PARTIAL PAYMENT #1 TO ASPHALT SURFACE TECHNOLOGIES FOR IMPROVEMENT PROJECT #19-01, FORD BROOK ESTATES STREET RECONSTRUCTIONS.

WHEREAS, pursuant to Ramsey City Council Resolution #18-175, adopted August 28, 2018, a Feasibility Report was prepared by the City Engineer with reference to proposed improvements to approximately 0.16 miles of streets within the Ford Brook Estates development including 180th Lane from Highway 47/Saint Francis Boulevard to Krypton Street, and Krypton Street from 180th Lane to its termini cul-de-sac, including the reconstruction of streets and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-219, adopted October 23, 2018, the Feasibility Report was received and accepted, and a Public Hearing was ordered for November 13, 2018 at 7 p.m., where the City Council will consider the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, benefiting properties are proposed to be assessed up to 25-percent of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-229, adopted November 13, 2018, the City Council conducted a Public Hearing, approved the Feasibility Report, and ordered the City Engineer to prepare plans and specifications for the making of such improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #19-079, adopted March 26, 2019, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on March 29 and April 5, 2019; and

WHEREAS, bids were received, opened, and tabulated on May 1, 2019, and the following bids were found to comply with the advertisement for bids; and

WHEREAS, the bid of Asphalt Surface Technologies of Saint Cloud, Minnesota, in the amount of $262,503.25 for the total bid for construction of the base bid improvements plus the alternate bid 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, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City of Ramsey's adopted Special Assessments Policy.

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

WHEREAS, the Engineering Technician II has inspected the completed work and recommends partial payment #1 to Asphalt Surface Technologies (ASTECH) for Improvement Project #19-01, Ford Brook Estates Street Reconstructions in the amount of $133,606.48.

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

1) That the City Council hereby authorizes partial payment #1 to Asphalt Surface Technologies, for Improvement Project #19-01, Ford Brook Estates Street Reconstruction, in the amount of $133,606.48.

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

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

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 19-01 Ford Brook Estates Street Reconstructions

City of Ramsey

Estimate no 1

TOTAL BASE BID PLUS ALTERNATES	$	262,503.25
STORED MATERIALS		
TOTAL COMPLETED WORK TO DATE	$	140,638.40
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	140,638.40
RETAINED PERCENTAGE 5%	$	7,031.92
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	133,606.48
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	-
PAY CONTRACTOR PER ESTIMATE NO. 1	$	133,606.48

Certificate for Partial Payment

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

Contractor: Asphalt Surface Technologies

By _____ (Foreman)
Name Title

Date 7-12-19

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

By _____ Engineering Technician III
Joe Feriancek, PE

Date 7/12/19

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 7/12/19
Name Title Date

IP 19-01 Ford Brook Estates Street Reconstructions
Pay Estamite

PAY ESTIMATE NO 1

BASE BID	$ 249,901.55	$ 134,223.20	$ 134,223.20
ALTERNATIVE A	$ 12,601.70	$ 6,415.20	$ 6,415.20
BASE BID PLUS ALTERNATIVES	$ 262,503.25	$ 140,638.40	$ 140,638.40

BASE AREA

Item No.	MnDot No.	Item Description	Unit	CONTRACT AMOUNT			PAY THIS PERIOD		PAID TO DATE	
				Estimated Quantity	Unit Price	Extension	Quantity	Extension	Quantity	Extension
1	2021.501	Mobilization	LS	1	$25,000.00	$ 25,000.00	0.5	$ 12,500.00	0.5	$ 12,500.00
2	2101.502	Clearing Tree	TREE	4	$ 450.00	$ 1,800.00	2	$ 900.00	2	$ 900.00
3	2101.507	Grubbing Tree	TREE	4	$ 350.00	$ 1,400.00	2	$ 700.00	2	$ 700.00
4	2104.501	Remove Pipe Culverts	LF	142	$ 15.00	$ 2,130.00	102	$ 1,530.00	102	$ 1,530.00
5	2104.503	Remove Concrete Pavement - Driveways	SF	1,370	$ 1.15	$ 1,575.50	1,574	$ 1,810.10	1,574	$ 1,810.10
6	2104.505	Remove Bituminous Pavement - Driveways	SY	87	$ 5.00	$ 435.00	88	$ 440.00	88	$ 440.00
7	2104.505	Remove Bituminous Pavement - Roadway	SY	2,641	$ 2.25	$ 5,942.25	2,641	$ 5,942.25	2,641	$ 5,942.25
8	2104.505	Remove Gravel Pavement - Driveways	SY	117	$ 4.50	$ 526.50	117	$ 526.50	117	$ 526.50
9	2104.507	Subgrade Excavation, Remove Unsuitable Material (EV)	CY	2,097	$ 11.50	$ 24,115.50	2,220	$ 25,530.00	2,220	$ 25,530.00
10	2104.511	Sawing Concrete Pavement - Full Depth	LF	110	$ 5.00	$ 550.00	112	$ 560.00	112	$ 560.00
11	2104.513	Sawing Bituminous Pavement - Full Depth	LF	113	$ 3.00	$ 339.00	84	$ 252.00	84	$ 252.00
12	2104.521	Salvage and Install Retaining Wall	LF	52	$ 100.00	$ 5,200.00	26	$ 2,600.00	26	$ 2,600.00
13	2104.523	Salvage and Install Mail Box Support	EA	8	$ 125.00	$ 1,000.00	0	$ -	0	$ -
14	2104.523	Temporary Mail Box Cluster	EA	1	$ 375.00	$ 375.00	1	$ 375.00	1	$ 375.00
15	2105.501	Common Excavation (EV)	CY	175	$ 20.00	$ 3,500.00	0	$ -	0	$ -
16	2105.522	Select Granular Borrow (CV)	CY	2,430	$ 13.50	$ 32,805.00	2,324	$ 31,374.00	2,324	$ 31,374.00
17	2105.604	Geotextile Fabric Type V	SY	3,036	$ 1.85	$ 5,616.60	3,036	$ 5,616.60	3,036	$ 5,616.60
18	2112.501	Subgrade Preparation	RDST	8	$ 300.00	$ 2,400.00	8	$ 2,400.00	8	$ 2,400.00
19	2118.502	Aggregate Surfacing, Class 5 Modified (LV) - Driveways	CY	16	$ 65.00	$ 1,040.00	24	$ 1,560.00	24	$ 1,560.00
20	2130.501	Water	MGAL	16	$ 45.00	$ 720.00	17.5	$ 787.50	17.5	$ 787.50
21	2211.503	Aggregate Base Class 5 Modified (CV)	CY	380	$ 40.00	$ 15,200.00	372	$ 14,880.00	372	$ 14,880.00
22	2232.501	Mill Bituminous Pavement (1.5")	SY	126	$ 10.00	$ 1,260.00	126	$ 1,260.00	126	$ 1,260.00
23	2357.502	Bituminous Material for Tack Coat	GAL	200	$ 3.00	$ 600.00	0	$ -	0	$ -
24	2360.501	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (1.5")	TON	230	$ 95.50	$ 21,965.00	0	$ -	0	$ -
25	2360.501	Type SP 9.5 Wearing Course Mixture (SPWEA34C) Driveways (2.0")	TON	10	$ 150.00	$ 1,500.00	0	$ -	0	$ -
26	2360.502	Type SP 12.5 Non Wearing Course Mixture (SPNWB330C) (2.0")	TON	302	$ 81.75	$ 24,688.50	0	$ -	0	$ -
27	2501.511	15" CS Pipe Culvert	LF	127	$ 56.00	$ 7,112.00	108	$ 6,048.00	108	$ 6,048.00
28	2501.515	15" CS Pipe Apron	EA	8	$ 630.00	$ 5,040.00	6	$ 3,780.00	6	$ 3,780.00
29	2501.602	Clean Pipe Culvert	EA	5	$ 400.00	$ 2,000.00	0	$ -	0	$ -
30	2502.541	4" Perf. Pipe Drain	LF	721	$ 15.00	$ 10,815.00	721	$ 10,815.00	721	$ 10,815.00
31	2506.501	Construct Drainage Structure Design 48-4020	LF	5.3	$ 455.00	$ 2,411.50	0.0	$ -	0	$ -
32	2506.516	Furnish & Install Casting Assembly - Storm	EA	1	$ 850.00	$ 850.00	0	$ -	0	$ -
33	2506.522	Adjust Frame & Ring Casting	EA	1	$ 650.00	$ 650.00	0	$ -	0	$ -
34	2531.507	6" Concrete Driveway Pavement	SF	1,377	$ 13.25	$ 18,245.25	0	$ -	0	$ -
35	2540.601	Landscape Restoration	LS	1	$ 4,500.00	$ 4,500.00	0	$ -	0	$ -
36	2563.601	Traffic Control	LS	1	$ 1,500.00	$ 1,500.00	1	$ 1,500.00	1	$ 1,500.00
37	2572.501	Tree Protection Fence	LF	155	$ 2.75	$ 426.25	85	$ 233.75	85	$ 233.75
38	2573.502	Silt Fence, Type MS	LF	220	$ 2.75	$ 605.00	110	$ 302.50	110	$ 302.50
39	2573.530	Storm Drain Inlet Protection - Manhole	EA	1	$ 225.00	$ 225.00	0	$ -	0	$ -
40	2573.530	Storm Drain Inlet Protection - Culvert	EA	20	$ 120.00	$ 2,400.00	0	$ -	0	$ -
41	2574.508	Fertilizer Type 3	LBS	52	$ 1.10	$ 57.20	0	$ -	0	$ -
42	2574.525	Topsoil (LV)	CY	173	$ 40.00	$ 6,920.00	0	$ -	0	$ -
43	2575.501	Hydroseeding	ACRE	1	$ 4,500.00	$ 2,340.00	0	$ -	0	$ -
44	2575.502	Seed Mixture 25-151	LBS	63	$ 3.50	$ 220.50	0	$ -	0	$ -
45	2575.505	Sodding Type Lawn	SY	83	$ 16.00	$ 1,328.00	0	$ -	0	$ -
46	2575.562	Hydraulic Matrix Type Mulch	LBS	1,040	$ 0.55	$ 572.00	0	$ -	0	$ -
					TOTAL BID	$ 249,901.55		$ 134,223.20		$ 134,223.20

ALTERNATE A

Item No.	MnDot No.	Item Description	Unit	CONTRACT AMOUNT			PAY THIS PERIOD		PAID TO DATE	
				Estimated Quantity	Unit Price	Extension	Quantity	Extension	Quantity	Extension
1	2101.502	Clearing Tree	TREE	1	$ 450.00	$ 450.00	0	$ -	0	$ -
2	2101.507	Grubbing Tree	TREE	1	$ 350.00	$ 350.00	0	$ -	0	$ -
3	2104.503	Remove Concrete Pavement - Driveways	SF	208	$ 1.15	$ 239.20	208	$ 239.20	208	$ 239.20
4	2104.507	Subgrade Excavation, Remove Unsuitable Material (EV)	CY	160	$ 11.50	$ 1,840.00	160	$ 1,840.00	160	$ 1,840.00
5	2105.501	Common Excavation (EV)	CY	10	$ 25.00	$ 250.00	0	$ -	0	$ -
6	2105.522	Select Granular Borrow (CV)	CY	192	$ 13.50	$ 2,592.00	192	$ 2,592.00	192	$ 2,592.00
7	2105.604	Geotextile Fabric Type V	SY	240	$ 2.00	$ 480.00	240	$ 480.00	240	$ 480.00
8	2211.503	Aggregate Base Class 5 Modified (CV)	CY	32	$ 39.50	$ 1,264.00	32	$ 1,264.00	32	$ 1,264.00
9	2357.502	Bituminous Material for Tack Coat	GAL	17	$ 3.00	$ 51.00	0	$ -	0	$ -
10	2360.501	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (1.5")	TON	20	$ 95.50	$ 1,910.00	0	$ -	0	$ -
11	2360.502	Type SP 12.5 Non Wearing Course Mixture (SPNWB330C) (2.0")	TON	26	$ 81.75	$ 2,125.50	0	$ -	0	$ -
12	2571.502	Decidious Tree 2.5" Cal. BR	EA	1	$ 1,050.00	$ 1,050.00	0	$ -	0	$ -
					TOTAL BID	$ 12,601.70		$ 6,415.20		$ 6,415.20

CC Regular Session **4. 16.**

Meeting Date: 07/23/2019

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #19-171 Approving an Amended Development Agreement for ACE Solid Waste, Inc.'s Transfer Station Expansion (Project No. 19-171); Case of ACE Solid Waste, Inc.

Purpose/Background:

In May of 2019, the City Council approved an Amended Conditional Use Permit, Site Plan, and Development Agreement related to a request from ACE Solid Waste, Inc. (the "Applicant") for a proposed expansion of their existing Transfer Station at 6601 McKinley Street (the "Subject Property"). The plans submitted by the Applicant included an infiltration basin to comply with the storm water management standards of the Lower Rum River Watershed Management Organization (LRRWMO). However, subsequent to those approvals, the Minnesota Pollution Control Agency (MPCA) informed the City and the Applicant that, due to the Transfer Station, infiltration is not permitted on the Subject Property. The City's policy in instances such as this is for the Applicant to contribute the estimated construction cost of the infiltration basin to the regional system for for infiltration. The Development Agreement has been amended accordingly to address this cash in lieu of construction.

Notification:

Notification is not required when considering an amendment to a Development Agreement.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends approving the amended Development Agreement.

Action:

Motion to adopt Resolution #19-171 approving an amended Development Agreement for ACE Solid Waste, Inc.'s Transfer Station expansion.

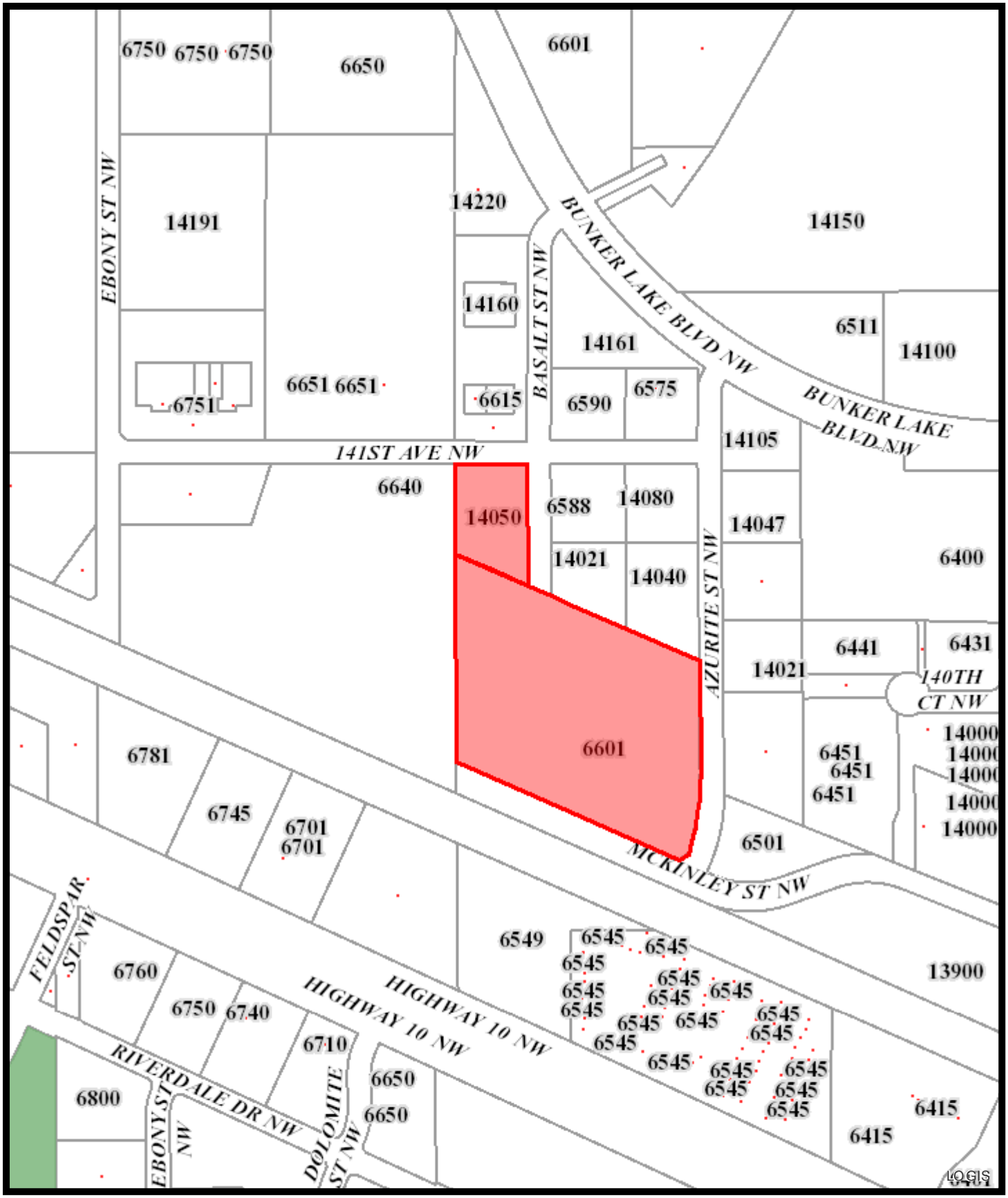
Attachments

Site Location Map
SITE PLAN
Amended Development Agreement
Resolution #19-171: Amended Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/17/2019 06:22 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 01:48 PM
Form Started By: Chris Anderson		Started On: 07/15/2019 10:43 AM
Final Approval Date: 07/18/2019		

Site Location Map



Feet
0 90 180 360 540 720

Print Date: March 13, 2019

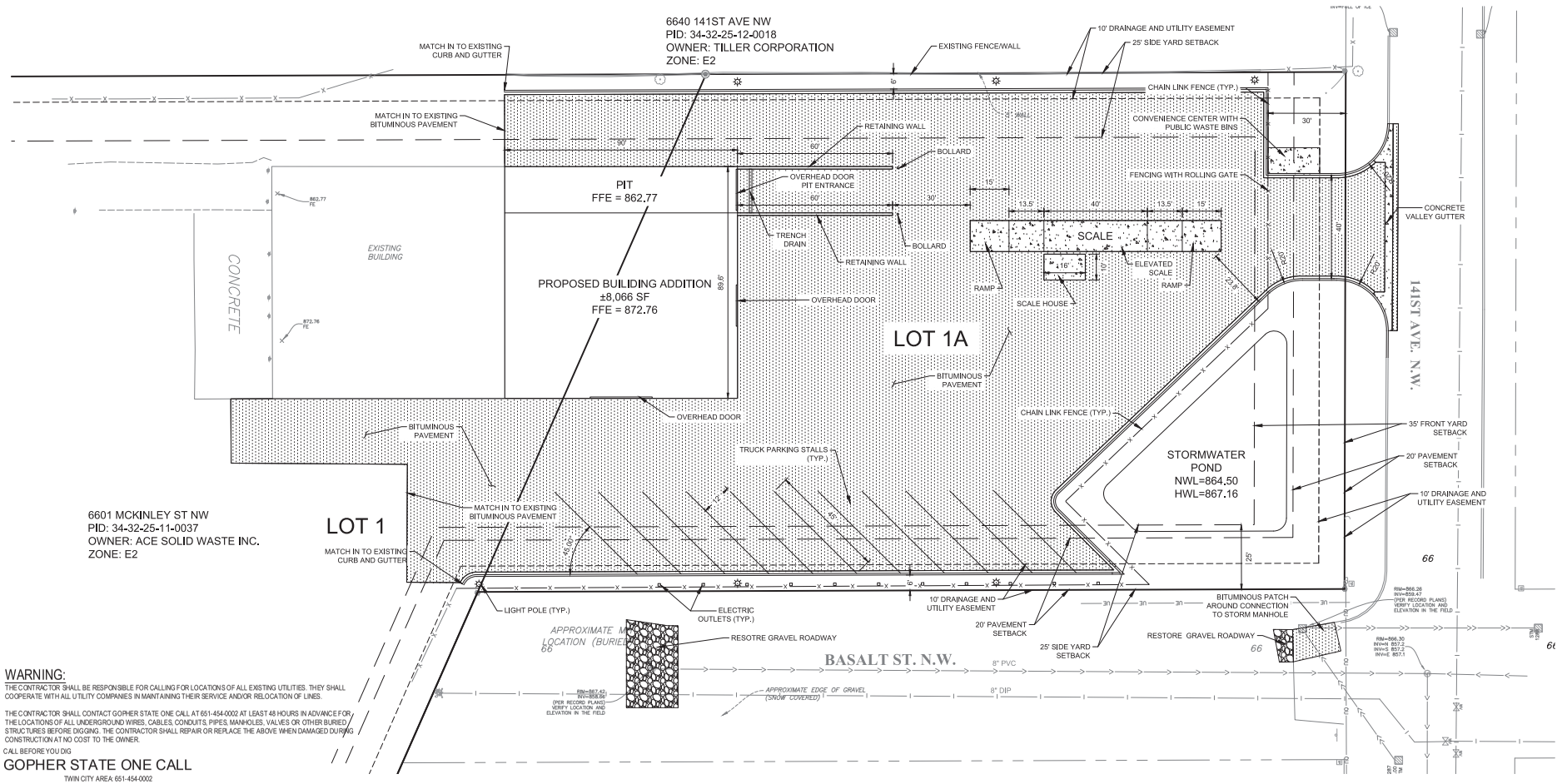
SITE DATA AND ZONING REQUIREMENTS SUMMARY		
LEGAL DESCRIPTION		LOT 1 AND 1A, BLOCK 1, ACE ADDITION
EXISTING ZONING		E-2 EMPLOYMENT ZONE
PROPOSED ZONING		E-2 EMPLOYMENT ZONE
PROPOSED USE		SOLID WASTE TRANSFER FACILITY
LOT AREA		
	LOT 1	384,149 SF (8.82 ACRES)
	LOT 1A	58,254 SF (1.34 ACRES)
	TOTAL	442,403 SF (10.16 ACRES)
SETBACKS - BUILDING		
	FRONT	35 FEET
	REAR	25 FEET
	SIDE	25 FEET
SETBACKS - PARKING/PAVING		
	PARKING AND PAVEMENT FROM STREET RIGHT OF WAY	20 FEET
MAX. BUILDING HEIGHT		65 FEET
MAX. LOT COVERAGE		45 PERCENT

BUILDING AREA		
	BUILDING AREA (SF)	# OF STORIES
EXISTING BUILDING (LOT 1)	19,895	1
EXISTING BUILDING 2 (LOT 1)	8,071	1
PROPOSED ADDITION (LOT 1/LOT 1A)	8,066	1
TOTAL BUILDING AREA	36,032	
NUMBER OF EMPLOYEES (BUILDING 2/NEW ADDITION)		2

PARKING SUMMARY	
PARKING REQUIREMENTS	ONE SPACE FOR EACH 1000 SQUARE FEET OF FLOOR SPACE
PARKING STALLS REQUIRED	37
EXISTING PASSENGER CAR PARKING	120 (ALL LOCATED ON LOT 1)
PROPOSED PASSENGER CAR PARKING	120 (ALL LOCATED ON LOT 1)

IMPERVIOUS AREA CALCULATIONS					
EXISTING	IMPERVIOUS		PERVIOUS		TOTAL AREA (SF)
	AREA (SF)	% OF TOTAL	AREA (SF)	% OF TOTAL	
LOT 1	266,956	69.49%	117,193	30.51%	384,149
LOT 1A	-	0.00%	58,254	100.00%	58,254
TOTAL	266,956	60.34%	175,447	39.66%	442,403
PROPOSED	IMPERVIOUS		PERVIOUS		TOTAL AREA (SF)
	AREA (SF)	% OF TOTAL	AREA (SF)	% OF TOTAL	
LOT 1	273,662	71.24%	110,487	28.76%	384,149
LOT 1A	44,421	76.25%	13,833	23.75%	58,254
TOTAL	318,083	71.90%	124,320	28.10%	442,403

0 20 40
GRAPHIC SCALE IN FEET



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

WENCK
Responsive partner. Exceptional outcomes.
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

SUB CONSULTANT:

CLIENT:
WASTE CONNECTIONS

PROJECT TITLE:
ACE SOLID WASTE
TRANSFER STATION EXPANSION
6601 MCKINLEY ST NW
RAMSEY, MN 55301

ISSUE NO:	DESCRIPTION:	DATE:
1	LAND USE APPLICATION SUBMITTAL	3/7/2019

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 REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

LICENSE NO.:
DATE:

PROJECT NO.: 3053-0151

DWN BY:	CHK'D BY:	APP'D BY:
NPCT	RAG	RAG

ISSUE DATE: 3/7/19
ISSUE NO.: 1
SHEET TITLE: SITE PLAN
SHEET NO.: C-103

3/7/2019 5:57:54 PM
M:\3053\0151 Ramsey Transfer Station\DESIGN\CAD\PLANSHEETS\C-103 Site Plan.dwg

ACE SOLID WASTE, INC.
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

THIS AGREEMENT, made and entered into by and between the **CITY OF RAMSEY,** a municipal **ACE SOLID WASTE, INC.,** a Minnesota Corporation (Domestic) under the laws of the State of Minnesota, whose address is 6601 McKinley Street NW, Ramsey, MN 55303 (the **"PERMITTEE"**).

WITNESSETH:

WHEREAS, the **PERMITTEE** is the fee owner of the property generally known as 6601 McKinley Street NW, Ramsey, MN 55303, and legally described as follows:

Lot 1 and 1A, Block 1, ACE Addition, Anoka County, Minnesota

(the "**Subject Property**"); and

WHEREAS, on May 14, 2019 the **CITY** approved the final site plan and amended conditional use permit for an expansion of the **PERMITTEE'S** existing transfer station on the **Subject Property**; and

WHEREAS, the **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **CITY.**

NOW, THEREFORE, the **CITY** and **PERMITTEE** agree as follows:

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the **"Site Plan"**) conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with Plans**. The **Site Plan** shall be developed pursuant to the plans prepared by Wenck, dated March 7, 2019, revised June 25, 2019 (the "Plans"). That the **Plans** consist of twenty (20) sheets as follows: G-101 (Cover Sheet), G-102 (Legend), C-101 (Existing Conditions), C-102 (Removals Plan), C-103 (Site Plan), C-201 (Erosion Control Plan), C-202 (Post Construction Erosion Control Plan), C-203 (SWPPP), C-301 (Grading Plan), C-401 (Utility Plan), C-501 (Storm Sewer Plan), C-801 (Details), C-802 (Details), C-803 (Details), C-804 (Details), C-805 (Details), C-901 (Photometric Plan), L-100 (Tree Preservation Plan), L-101 (Landscape Plan), and L-102 (Landscape Details).

3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structure(s) shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief.

6. **Building Façade.** The **PERMITTEE** agrees to construct the building in accordance with the approved **Plans.**

7. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements are as follows:

   a. Site grading in accordance with the **Plans**.
   b. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous/concrete surfaces.
   c. Storm drainage facilities in accordance with the **Plans**.
   d. Installation of Landscaping in accordance with the **Plans**.
   e. Establishment of turf in areas disturbed during construction and in accordance with the **Plans**.
   f. Boulevard sodding.
   g. Sanitary sewer connection.
   h. Temporary and permanent erosion control.

   ("Required Improvements)".

   The **PERMITTEE** agrees to construct the Required Improvements according to the terms and conditions of this agreement, in accordance with **PERMITTEE's Plans** submitted to the **CITY**.

8. **Required Improvements Completion Date**. The Required Improvements shall be completed on or before May 14, 2020.

9. **Required Improvements Financial Guarantee**. In order to ensure the installation of the Required Improvements in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or letter of credit, approved as to form by the **CITY**, in the amount of Two Hundred Fourteen Thousand Two Dollars and No Cents. (**$214,002.00**), which is 75% of the **CITY's** estimated cost of the Required Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein.

   Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guarantee described in Item #13 of this Development Permit. The determination of completion of the construction of the Required Improvements shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the Required Improvements as required herein, the City Council may order the completion of the Required Improvements with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements 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 Subject Property for the purpose of completing the construction and installation of the Required Improvements in the event of the **PERMITTEE's** default.

10. **Inspection Fees.** The **PERMITTEE** shall be responsible for all inspection costs incurred by the **CITY** related to the installation of Required Improvements. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall

be equal to two and a half percent (2.5%) of the estimated cost of the Required Improvements, which equates to Seven Thousand One Hundred Thirty Three Dollars and No Cents (**$7,133.00**) (2.5% x $285,336.29). Upon completion of the Required Improvements to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

11. **Development Fees.** It is assumed that all applicable development fees were satisfied at the time of platting of the **Subject Property**. However, the Lower Rum River Watershed Management Organization requires projects to infiltrate the first inch of rainfall to reduce volume entering the City's regional stormwater system. Due to the materials handled on site, the Minnesota Pollution Control Agency will not allow infiltration on the **Subject Property**. Therefore, in lieu of constructing an infiltration basin, the **PERMITTEE** must contribute to the City's regional system for infiltration to accomplish this requirement. The **PERMITTEE** is responsible for a contribution of Seven Thousand Seven Hundred Thirty Five Dollars and No Cents (**$7,735.00**).

SECTION II
PERMITS AND OCCUPANCY

12. **Requirements for Building Permits**. No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the structure; (b) site plan approval is granted by the **CITY** and any expense incurred in giving site plan approval has been reimbursed to the **CITY**; (c) the Building Official has been provided with a copy of the approved site plan, signed by a registered architect or surveyor, showing all dimensions to scale; (d) the Plat has been recorded at Anoka County Property Records, (e) a Lower Rum River Watershed Management Organization Permit has been obtained, The **CITY** reserves the right to suspend all building activities upon the **CITY** being notified by an outside agency that the appropriate permit(s) was not obtained from the applicable agency. Approval of the building foundation requires a certificate of elevation signed by a licensed (State of Minnesota), professional land surveyor, verifying that the elevation is in accordance with the approved grading plan for the Plat. Foundation approvals will require a certificate of elevation verifying that the actual elevation is in compliance with the approved grading and drainage plan. The lowest floor elevation shall be at least two (2) feet above the 100 year elevation.

    No occupancy permit for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided including the installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota), professional land surveyor, must be provided to the **CITY** documenting that the flattest grade on this lot is 1% or greater will require certificates of grading.

SECTION IV
LANDSCAPING

13. **Maintenance Guarantee for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide 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 Two Thousand Two Hundred Five Dollars and No Cents (**2,205.00)** [# plantings (16 trees) x cost/planting ($300/tree) x 30% average non-survival rate; (34 shrubs) x cost/planting $75/shrub) x 30% average non-survival

rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Improvements.

At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the Community Development Department. Upon approval of the final landscape inspection by the **CITY,** the maintenance guarantee shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) 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 **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION V
GENERAL

14. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved **Plans**. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

15. **Construction Site Maintenance**. The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

16. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this Agreement as Required Improvements, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

17. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit 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 contract for payment.

18. **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.

19. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Agreement.

20. **Proof of Authority**. When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

21. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this Agreement in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE's** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Agreement by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

22. **Agreement Binding On Successors and Assigns**. The **PERMITTEE** agrees that this Agreement shall be binding upon its successors and assigns.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this _____ day of _____, 2019.

CITY OF RAMSEY

By:_____
Its: Mayor

ATTEST

By:_____
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2019, before me a Notary Public personally appeared John LeTourneau and Kurtis G. Ulrich, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said John LeTourneau and Kurtis G. Ulrich acknowledge said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

ACE Solid Waste, Inc.

By: _____

Its: Division Vice President _____

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing was acknowledged before me this _____ day of _____, 2019, by David Wiggins, the Division Vice President of ACE Solid Waste, Inc., a Minnesota Corporation (Domestic) under the laws of the State of Minnesota, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

REVIEWED BY:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

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

RESOLUTION #19-171

RESOLUTION GRANTING APPROVAL OF AN AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR ACE SOLID WASTE INC.'S TRANSFER STATION EXPANSION

RECITALS

1. Ace Solid Waste, Inc., hereafter referred to as "Developer", properly applied for Site Plan approval of the following described property located in the City of Ramsey:

   Lot 1 and 1A, Block 1, Ace Addition, Anoka County, Minnesota

   (the 'Subject Property');

2. The City of Ramsey received applications for a Variance, Amended Conditional Use Permit, and Site Plan for a proposed expansion of a mixed solid waste and recyclable materials transfer station from the Developer on March 11, 2019; and

3. The Ramsey Planning Commission reviewed and approved the requested Variance and reviewed and recommended approval of the requested Amended Conditional Use Permit and Site Plan on April 4, 2019; and

4. The City Council reviewed the request for an Amended Conditional Use Permit and Site Plan on May 14, 2019; and

5. On May 14, 2019 the Ramsey City Council approved an Amended Conditional Use Permit, Site Plan, and Development Agreement for the proposed expansion; and

6. The Lower Rum River Watershed Management Organization (LRRWMO) has storm water infiltration requirements for new developments; and

7. The Minnesota Pollution Control Agency (MPCA) has determined that due to the type of use (Transfer Station), infiltration is not permissible on the Subject Property; and

8. In lieu of constructing an infiltration basin on the Subject Property, the Developer has provided an estimated cost for the infiltration basin and shall contribute that amount to the City's regional system for infiltration; and

9. The Development Agreement has been amended to address the infiltration payment in lieu of actual construction.

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

1) That the Ramsey City Council hereby grants approval of the amended Development Agreement.

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 23rd day of July, 2019

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 17.**

Meeting Date: 07/23/2019

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #19-172 Approving Amendment to Change Order #1, Approving Change Order #3, and Authorizing Partial Payment #3 to Kuechle Underground, Inc. for Improvement Project #18-14. Riverdale Drive Truck Utility Improvements.

Purpose/Background:

Resolution and Pay Estimate #3 attached.

Recommendation:

The Engineering Technician II has inspected the completed work and recommends approving partial payment #3 to Kuechle Underground, Inc. for Improvement Project #18-14, Riverdale Drive Trunk Utility Improvements, in the amount of $39,123.85.

Action:

Motion to adopt Resolution #19-172 approving amendment to Change Order #1, approving Change Order #3 and authorizing partial payment #3 to Kuechle Underground, Inc. for Improvement Project #18-14, Riverdale Drive Trunk Utility Improvements, in the amount of $39,123.85.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/18/2019 07:38 AM
Bruce Westby	Bruce Westby	07/18/2019 01:21 PM
Bruce Westby	Bruce Westby	07/18/2019 03:01 PM
Bruce Westby	Bruce Westby	07/18/2019 03:04 PM
Kurt Ulrich	Kathy Schmitz	07/18/2019 03:55 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:55 PM
Form Started By: Marsha Weidner		Started On: 07/15/2019 12:54 PM
Final Approval Date: 07/18/2019		

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

RESOLUTION #19-172

RESOLUTION APPROVING AMENDMENT TO CHANGE ORDER #1, APPROVING CHANGE ORDER #3, AND AUTHORIZING PARTIAL PAYMENT #3 TO KUECHLE UNDERGROUND, INC. FOR IMPROVEMENT PROJECT #18-14, RIVERDALE DRIVE TRUNK UTILITY IMPROVEMENTS.

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Ramsey City Council resolution #19-089, adopted April 9, 2019, the City Council approved Change Orders #1 and #2 in the total amount of $21,544.00 for Kuechle Underground, Inc. to facilitate construction of the Riverdale Drive Trunk Utility Improvements, Project #18-14; and

WHEREAS, following City Council approval of resolution #19-089, a mathematical error of $20 was discovered in Change Order #1 resulting in a total amount of $14,064.00 for Change Order #1; and

WHEREAS, to further facilitate construction, Change Order #3 in the amount of $6,129.40 allows for the removal and hauling of 8 loads of buried concrete debris totaling 120 cubic yards required to complete the installation of trunk sanitary sewer and watermain to the new Lazyday's RV maintenance facility site; and

WHEREAS, as of July 23, 2019 $555,604.24 has been paid to date; and

WHEREAS, the Engineering Technician II has inspected the completed work and recommends approving partial payment #3 to Kuechle Underground, Inc. for Improvement Project #18-14, Riverdale Drive Trunk Utility Improvements, in the amount of $39,123.85.

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

1) That the City Council hereby approves amending Change Order #1 to a total amount of $14,064.00 for Kuechle Underground, Inc.

2) That the City Council hereby approves Change Order #3 in the total amount of $6,129.40 for Kuechle Underground, Inc. to facilitate construction of the Riverdale Drive Trunk Utility Improvements, Improvement Project #18-14.

3) That the City Council hereby authorizes partial payment #3 to Kuechle Underground, Inc. for Improvement Project #18-14, Riverdale Drive Trunk Utility Improvements, in the amount of $39,123.85.

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

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

6) That the City of Ramsey Finance Department will receive a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

19-172

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

City of Ramsey

Estimate no 3

TOTAL CONTRACT	$	607,144.11
TOTAL CHANGE ORDERS	$	27,673.40
TOTAL CONTRACT WITH CHANGE ORDERS	$	634,817.51
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	626,029.57
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	626,029.57
RETAINED PERCENTAGE 5%	$	31,301.48
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	594,728.09
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	555,604.24
PAY CONTRACTOR PER ESTIMATE NO. 3	$	39,123.85

Certificate for Partial Payment

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

Contractor: Kuechle Underground, Inc.

By Jeremy J Kuechle Vice President
Name Title

Date 7/15/19

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

By Leonard Linton Civil Engineer IV
Leonard Linton, PE

Date 7/15/19

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By Bruce Westby City Engineer 7/15/19
Name Title Date

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

PAY ESTIMATE NO. 3

	CONTRACT AMOUNT	PAY THIS PERIOD	PAID TO DATE
BASE BID	$ 607,144.11	$ 41,183.00	$ 598,336.17
CHANGE ORDER NO. 1	$ 14,044.00	$ -	$ 14,064.00
CHANGE ORDER NO. 2	$ 7,500.00	$ -	$ 7,500.00
CHANGE ORDER NO. 3	$ 6,129.40	$ -	$ 6,129.40
SUBTOTAL CHANGE ORDERS	$ 27,673.40	$ -	$ 27,693.40
TOTAL BID WITH CHANGE ORDERS	$ 634,817.51	$ 41,183.00	$ 626,029.57

ITEM No.	MnDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT COST	TOTAL COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION
		SITE WORK								
1	2021.501	MOBILIZATION	LS	1	$ 8,200.00	$ 8,200.00	0.00	$ -	1.00	$ 8,200.00
2	2101.502	CLEARING AND GRUBBING TREE	TREE	3	$ 128.00	$ 384.00	0.00	$ -	1.00	$ 128.00
3	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	296	$ 4.00	$ 1,184.00	0.00	$ -	302.00	$ 1,208.00
4	2104.503	REMOVE CONCRETE PAVEMENT	SF	560	$ 3.00	$ 1,680.00	0.00	$ -	0.00	$ -
5	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	628	$ 4.00	$ 2,512.00	0.00	$ -	678.88	$ 2,715.52
6	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	40	$ 4.00	$ 160.00	0.00	$ -	0.00	$ -
7	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	420	$ 4.00	$ 1,680.00	379.00	$ 1,516.00	681.00	$ 2,724.00
8	2104.521	SALVAGE AND INSTALL CONCRETE PIPE STORM SEWER - 27" RCP	LF	83	$ 170.00	$ 14,110.00	0.00	$ -	83.00	$ 14,110.00
9	2104.523	SALVAGE AND INSTALL SIGN TYPE C	EA	5	$ 250.00	$ 1,250.00	0.00	$ -	5.00	$ 1,250.00
10	2104.601	SALVAGE AND INSTALL PEDESTRIAN CROSSWAK FLASHER	LS	1	$ 2,700.00	$ 2,700.00	0.00	$ -	1.00	$ 2,700.00
11	2105.601	DEWATERING	LS	1	$ 1.00	$ 1.00	0.00	$ -	0.00	$ -
12	2112.604	SUBGRADE PREPARATION	SY	690	$ 4.00	$ 2,760.00	0.00	$ -	762.70	$ 3,050.80
13	2221.604	AGGREGATE BASE CLASS 5 MODIFIED (6" THICK)	SY	182	$ 10.00	$ 1,820.00	0.00	$ -	227.33	$ 2,273.30
14	2221.604	AGGREGATE BASE CLASS 5 MODIFIED (8" THICK)	SY	450	$ 12.00	$ 5,400.00	0.00	$ -	535.67	$ 6,428.04
15	2231.604	BITUMINOUS PATCH (RIVERDALE DRIVE - 3 BITUMINOUS LIFTS)	SY	450	$ 52.00	$ 23,400.00	515.00	$ 26,780.00	515.00	$ 26,780.00
16	2231.604	BITUMINOUS PATCH (ARMSTONG BLVD & LLAMA ST. - 2 BITUMINOUS LIFTS)	SY	136	$ 37.00	$ 5,032.00	221.00	$ 8,177.00	221.00	$ 8,177.00
17	2231.604	BITUMINOUS DRIVEWAY PAVEMENT (MATCH EXISTING)	SY	45	$ 37.00	$ 1,665.00	37.00	$ 1,369.00	37.00	$ 1,369.00
18	2232.501	MILL AND OVERLAY BITUMINOUS PAVEMENT (2' WIDTH X 1.5" DEPTH)	SY	86	$ 25.00	$ 2,150.00	80.00	$ 2,000.00	80.00	$ 2,000.00
19	2506.602	PLUG STORM MANHOLE	EA	1	$ 1,400.00	$ 1,400.00	0.00	$ -	1.00	$ 1,400.00
20	2506.602	CONNECT TO EXISTING STORM MANHOLE	EA	1	$ 2,200.00	$ 2,200.00	0.00	$ -	1.00	$ 2,200.00
21	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	296	$ 27.00	$ 7,992.00	0.00	$ -	302.00	$ 8,154.00
22	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	62	$ 88.00	$ 5,456.00	0.00	$ -	0.00	$ -
23	2563.601	TRAFFIC CONTROL SUPERVISOR	LS	1	$ 1.00	$ 1.00	0.00	$ -	1.00	$ 1.00
24	2563.601	TRAFFIC CONTROL	LS	1	$ 5,000.00	$ 5,000.00	0.00	$ -	1.00	$ 5,000.00
25	2572.501	TEMPORARY CONSTRUCTION FENCE	LF	150	$ 5.00	$ 750.00	0.00	$ -	150.00	$ 750.00
26	2573.502	SILT FENCE	LF	3,740	$ 2.20	$ 8,228.00	0.00	$ -	3,740.00	$ 8,228.00
27	2573.531	STORM DRAIN INLET PROTECTION	EA	16	$ 320.00	$ 5,120.00	0.00	$ -	5.00	$ 1,600.00
28	2575.501	TEMPORARY SEED AND MULCH	ACRE	1.8	$ 2,000.00	$ 3,600.00	0.00	$ -	0.00	$ -
29	2575.501	FINAL SEEDING	ACRE	1.8	$ 740.00	$ 1,332.00	0.00	$ -	3.50	$ 2,590.00
30	2575.502	SEED MIX	LBS	72	$ 5.75	$ 414.00	20.00	$ 115.00	160.00	$ 920.00
31	2575.523	EROSION CONTROL BLANKET	SY	1,748	$ 1.20	$ 2,097.60	425.00	$ 510.00	8,975.00	$ 10,770.00

32	5000.000	WINTER CONDITIONS	LS	1	$ 0.01	$ 0.01	0.00	$ -	1.00	$	0.01
		SUBTOTAL SITE WORK				$ 119,678.61		$ 40,467.00		$	124,726.67
		SANITARY SEWER				**SANITARY SEWER**					
1	2503.511	18" PVC PIPE SEWER (SDR 35) 10-12'	LF	1,017	$ 64.00	$ 65,088.00	0.00	$ -	1,027.00	$	65,728.00
2	2503.511	18" PVC PIPE SEWER (SDR 26) 12-14'	LF	581	$ 77.00	$ 44,737.00	0.00	$ -	494.00	$	38,038.00
3	2503.511	18" PVC PIPE SEWER (SDR 26) 14-16'	LF	953	$ 88.00	$ 83,864.00	0.00	$ -	831.00	$	73,128.00
4	2503.511	6" PVC PIPE SEWER (SDR 26)	LF	96	$ 35.00	$ 3,360.00	0.00	$ -	102.00	$	3,570.00
5	2503.602	CONNECT TO EXISTING SANITARY SEWER	EA	1	$ 2,200.00	$ 2,200.00	0.00	$ -	1.00	$	2,200.00
6	2503.602	18"X6" PVC WYE (SDR 26)	EA	4	$ 1,500.00	$ 6,000.00	0.00	$ -	4.00	$	6,000.00
7	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER (SANITARY)	LF	2,551	$ 1.50	$ 3,826.50	0.00	$ -	2,551.00	$	3,826.50
8	2506.501	CONSTRUCT SANITARY STRUCTURE DESIGN 48-4007 EXTRA DEPTH EXCESS OF 12'	LF	15.3	$ 190.00	$ 2,907.00	0.00	$ -	15.30	$	2,907.00
9	2506.502	CONSTRUCT SANITARY STRUCTURE DESIGN 48-4007	EA	11	$ 3,700.00	$ 40,700.00	0.00	$ -	11.00	$	40,700.00
10	2506.516	FURNISH & INSTALL CASTING ASSEMBLY (SANITARY)	EA	11	$ 680.00	$ 7,480.00	1.00	$ 680.00	11.00	$	7,480.00
11	2506.521	ADJUST FRAME AND RING CASTING	EA	11	$ 18.00	$ 198.00	1.00	$ 18.00	11.00	$	198.00
		SUBTOTAL SANITARY SEWER				$ 260,360.50		$ 698.00		$	243,775.50
		WATERMAIN				**WATERMAIN**					
1	2504.602	FURNISH & INSTALL HYDRANT W/ 6" GATE VALVE & BOX	EA	5	$ 5,300.00	$ 26,500.00	0.00	$ -	5.00	$	26,500.00
2	2504.602	6" GATE VALVE AND BOX	EA	1	$ 1,700.00	$ 1,700.00	0.00	$ -	1.00	$	1,700.00
3	2504.602	8" GATE VALVE AND BOX	EA	2	$ 2,100.00	$ 4,200.00	0.00	$ -	2.00	$	4,200.00
4	2504.602	12" GATE VALVE AND BOX	EA	7	$ 3,300.00	$ 23,100.00	0.00	$ -	7.00	$	23,100.00
5	2504.602	CONNECT TO EXISTING WATERMAIN	EA	1	$ 1,900.00	$ 1,900.00	0.00	$ -	1.00	$	1,900.00
6	2504.602	ADJUST VALVE BOXES	EA	10	$ 18.00	$ 180.00	1.00	$ 18.00	10.00	$	180.00
7	2504.603	6" WATERMAIN DUCTILE IRON CL 53	LF	110	$ 42.00	$ 4,620.00	0.00	$ -	120.00	$	5,040.00
8	2504.603	8" WATERMAIN DUCTILE IRON CL 52	LF	8	$ 38.00	$ 304.00	0.00	$ -	5.50	$	209.00
9	2504.603	12" WATERMAIN DUCTILE IRON CLASS 52	LF	2,515	$ 59.00	$ 148,385.00	0.00	$ -	2,551.00	$	150,509.00
10	2504.608	DUCTILE IRON FITTINGS	LBS	2,027	$ 8.00	$ 16,216.00	0.00	$ -	2,062.00	$	16,496.00
		SUBTOTAL WATERMAIN				$ 227,105.00		$ 18.00		$	229,834.00
		TOTAL BID				**$ 607,144.11**		**$ 41,183.00**		**$**	**598,336.17**

CHANGE ORDERS

CHANGE ORDER NO 1.

ITEM No.	MnDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT COST	TOTAL COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2101.502	CLEARING AND GRUBBING TREE	TREE	13	$ 128.00	$ 1,664.00	0.00	$ -	13.00	$ 1,664.00
2	2503.511	18" PVC PIPE SEWER (SDR 26) 16-20'	LF	200	$ 150.00	$ 30,000.00	0.00	$ -	200.00	$ 30,000.00
3	2503.511	18" PVC PIPE SEWER (SDR 26) 14-16'	LF	-200	$ 88.00	$ (17,600.00)	0.00	$ -	-200.00	$ (17,600.00)
		CHANGE ORDER 1 CHANGE IN CONTRACT PRICE				$ 14,064.00		$ -		**$ 14,064.00**
		CHANGE ORDER 1 Approved Amount per signed document				**$ 14,044.00**				

CHANGE ORDER NO 2.

ITEM No.	MnDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT COST	TOTAL COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2104.521	SALVAGE AND INSTALL CONCRETE PIPE STORM SEWER - 27" RCP	LF	150	$ 50.00	$ 7,500.00	0.00	$ -	150.00	$ 7,500.00
		CHANGE ORDER 2 CHANGE IN CONTRACT PRICE				**$ 7,500.00**		$ -		**$ 7,500.00**

CC Regular Session **4. 18.**

Meeting Date: 07/23/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #19-177 Approving First Amendment to Purchase Agreement for Lots 1, 2 and 3, Block 1, COR TWO; Case of RGH RAMSEY LLC (Portions may be closed to the public if removed from Consent Agenda)

Purpose/Background:

RGH RAMSEY, LLC made an offer on three City-owned parcels at the southwest intersection of Armstrong Boulevard and Sunwood Drive NW and has executed the attached purchase agreement dated February 12, 2019. RGH RAMSEY, LLC has requested to amend the purchase agreement according to the general terms and conditions outlined in the attached redlined Term Sheet. The proposed purchase price is within the City's approved deal range for this parcel; however, it would require site plan approval compliant with COR zoning and vision.

The proposed purchase agreement includes a conceptual development concept for review. The developer has expressed the need to have more time to secure tenants and has asked for a longer time period to close. In return, the Developer has agreed to make the entire $30,000 Additional Earnest Money immediately non-refundable.

Notification:

Notification is not required.

Observations/Alternatives:

Proposed Amendments to Purchase Agreement Terms:

- Extend the final Closing Date from February 15, 2020 to June 15, 2020 (120 days)
- Upon Notice to Proceed or execution of the First Amendment to Purchase Agreement, the Additional Earnest Money of $30,000 becomes non-refundable. Currently, the Developer has the ability to extend the Closing Date 6 times for the cost of $5,000 each.
- Extend the requirement for a Certificate of Occupancy on Building 1 from July 15, 2020 to November 15, 2020.

Site Plan:

This site plan has not yet gone through site plan review and shall not be considered as any indication of compliance with Zoning Code. This is being shown for illustrative purposes only. Official site plan review might result in required amendments to the attached site plan.

Funding Source:

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

Recommendation:

Staff recommends adoption of Resolution #19-177 Approving First Amendment to Purchase Agreement for Lots 1, 2, and 3 Block 1, COR TWO; subject to City Attorney approval. This agreement provides flexibility in the final determination of the site layout.

Action:

Motion adopt Resolution #19-177 Approving First Amendment to Purchase Agreement for Lots 1, 2, and 3 Block 1, COR TWO; subject to City Attorney approval.

Attachments

Site Location Map
Revised Term Sheet with Redline
Resolution #19-177
First Amendment to PA 7.23.19 Redline
Concept Plan
Original PA RGH Ramsey LLC
First Amendment to PA 7.23.19 Clean
Draft EDA Minutes 7.11.19

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	07/17/2019 04:36 PM
Tim Gladhill	Tim Gladhill	07/17/2019 06:20 PM
Sean Sullivan (Originator)	Sean Sullivan	07/18/2019 08:49 AM
Tim Gladhill	Tim Gladhill	07/18/2019 11:28 AM
Form Started By: Sean Sullivan		Started On: 07/11/2019 04:10 PM
Final Approval Date: 07/18/2019		

Site Location Map (RGH Ramsey)



Feet
0 35 70 140 210 280

Print Date: July 3, 2019

CHANGES TO THE ORIGINAL TERM SHEET IN RED

Real Estate	Tax ID Numbers 28-32-25-23-0011, 28-32-25-23-0012 and 28-32-25-23-0013
Acreage	Approximately 3.97 acres or 172,933 SF
Offer Price	$1,383,464 ($8.00 / SF)
Earnest Money	$10,000 Non-refundable
Additional Earnest	**$30,000, Non-refundable after each extension is exercised. Money (For Extensions).**
	The change requested is that the entire $30,000.00 of non-refundable earnest money is received by the City immediately instead of monthly extension payments of $5,000.00 over a six month period.
Inspection Period	INITIAL PERIOD: February 12, 2019-July 15, 2019 (city requires plat/ site plan. approval before sale)
Closing	**Within 30 days of notice to proceed. Can be extended six times in one month increments.**
	The change requested is to include a *date certain* for the Closing Date on the land transaction. The original agreement provided for the Closing to occur on or before Feb. 15th 2020. This amendment would extend the Closing Date by 120 days to June 15th 2020.
Extensions	**Developer will deposit $30,000 in escrow to be drawn down by City in $5,000 increments per month extended starting on July 15, 2019. Once City draws down each monthly $5,000.00 extension it becomes non-refundable.**
	This paragraph would be deleted as there are no extensions beyond the Closing Date (i.e. June 15th, 2020).
City take care of	ALTA Survey and Title Work.

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Performance	**City to require construction of Building 1 and a Certificate of Occupancy to be issued by July 15, 2020. If this is not done, the City may exercise the Right of Re-Entry. City to require Building 2 to be constructed and a Certificate of Occupancy to be issued by July 15, 2021. If this is not done, the City may require the developer to make penalty payment in the amount of $150,000 (or as negotiated) to the City. (construction deadlines)** **The change requested would simply extend the requirement for the issuance of a Building 1 permit and Certificate of Occupancy by an addional 120 days (i.e. on or before Nov 15th 2020 vs July 15th 2020).**
Assignment	Requires city approval if not same owners/ company.
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry Planning Commission (Tim): Land Use, Development Agreement, Site Plan, Plat Council: Final Approval on both items

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

RESOLUTION #19-177

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT FOR LOTS 1, 2 AND 3, BLOCK 1, COR TWO

WHEREAS, the City of Ramsey (the "City") executed a Purchase Agreement with RGH Ramsey, LLC (the Developer") to purchase Lots 1, 2 and 3, Block 1, COR TWO (the "Property") on February 12, 2019; and

WHEREAS, the Developer has communicated to the City that more time is needed to secure end users for the project; and

WHEREAS, the Developer has requested that the Closing Date be extended from February 15, 2020 to June 15, 2020; and

WHEREAS, the Developer has requested that the Deadline date for the Certificate of Occupancy for Building 1 be extended from July 15, 2020 to November 15, 2020; and

WHEREAS, the Developer has agreed to make the $30,000 in Additional Earnest Money non-refundable upon execution of the First Amendment to the Purchase Agreement in exchange for the deadline extensions; and

WHEREAS, the attached First Amendment to Purchase Agreement requires future approvals for site plan and the execution of a Right of Re-Entry Agreement prior to closing on the Property; and

WHEREAS, RGH Ramsey, LLC has provided the City of Ramsey with the $10,000 in Earnest Money and $30,000 in Additional Earnest Money identified in the First Amendment to Purchase Agreement; and

WHEREAS, the EDA reviewed the Developer request for the First Amendment to Purchase Agreement and recommended approval to the City Council.

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

1) The City of Ramsey authorizes the Mayor and City Administrator to execute the attached First Amendment to Purchase Agreement; subject to City Attorney approval.

2) That the City of Ramsey authorizes the sale of Lots 1, 2 and 3, Block 1, COR TWO and authorizes the Mayor and City Administrator to execute a Right of Re-Entry Agreement and deed of transfer; subject to City Attorney approval.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO PURCHASE AGREEMENT

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

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____, **2019** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 3.97 acres of vacant land, legally described as follows:

   Lots 1, 2 and 3, Block 1 COR TWO subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property")

   Addresses: 7990, 7994 and 7992 Sunwood Drive Northwest, Ramsey, MN 55303

   Anoka County Property Identification: 28-32-25-23-0011, 28-32-25-23-0012, 28-32-25-23-0012;

3. **PURCHASE PRICE.** The purchase price for the Property is $1,383,464.00 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within (5) business days after the Effective Date, Buyer must deposit the sum of $10,000 (the "Earnest Money") and $30,000.00 (the "Additional Earnest Money") with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

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b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money and Additional Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

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

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

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

6. TITLE COMMITMENT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **July 15, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and

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

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

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

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

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

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

Buyer: RGH RAMSEY, LLC
Rob Hardy
3024 Hermosa Road
Santa Barbara, CA 93105
Email: rhardy@ipg-us.com

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

13. CLOSING. This transaction shall close no later than June 15, 2020 after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

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

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

c. **Closing Costs.**

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

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

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

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.

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

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

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

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

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

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

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

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

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

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

22. REMEDIES.

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

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

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

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

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

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

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

28. CONSTRUCTION DEADLINE. Buyer shall obtain a certificate(s) of occupancy from the City of Ramsey for the construction of Building 1(to be further defined) by November 15, 2020 and Building 2 by July 15, 2021. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller a $150,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

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

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

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2019
John LeTourneau, Mayor

By: _____ Dated: _____, 2019
Kurt Ulrich, City Administrator

BUYER: RGH RAMSEY, LLC, a Minnesota Limited Liability Company.

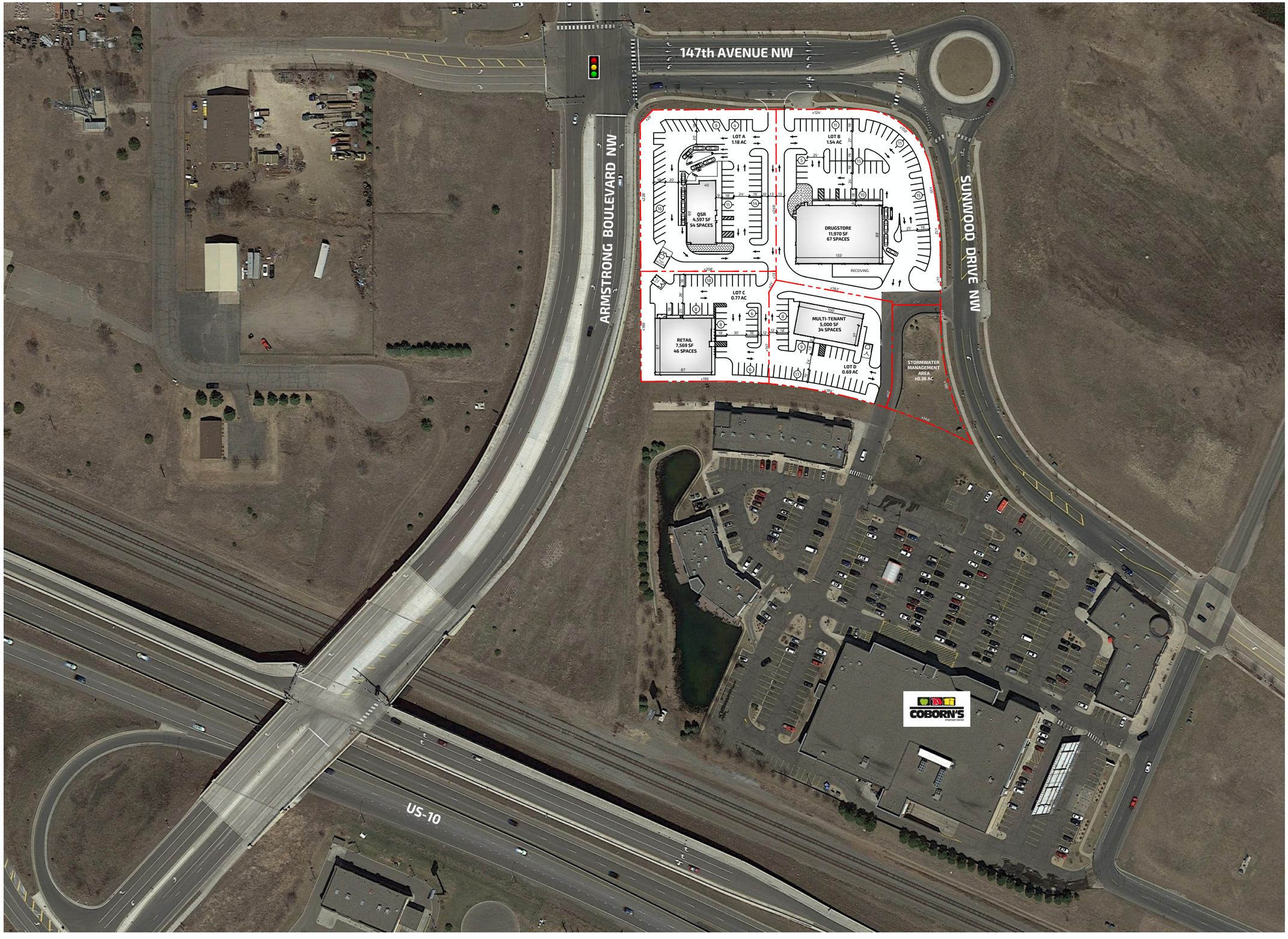
By: _____ Dated: _____, 2019
Robert C. Hardy, Chief Manager

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SITE DATA

LOT A
- LOT AREA ±1.18 AC
- BUILDING 4,597 SF - QSR
- PARKING 54 SPACES

LOT B
- LOT AREA ±1.54 AC
- BUILDING 11,970 SF - DRUGSTORE
- PARKING 67 SPACES

LOT C
- LOT AREA ±0.77 AC
- BUILDING 7,569 SF - RETAIL
- PARKING 46 SPACES

LOT D
- LOT AREA ±0.69 AC
- BUILDING 5,000 SF - MTB
- PARKING 34 SPACES

POND
- LOT AREA ±0.36 AC

DEVELOPER
ROB HARDY
REAL ESTATE ADVISORY GROUP
ACQUISITION/DEVELOPMENT
SPECIALISTS

NORTH

0 70' 140' 280'

SCALE: 1" = 140' PRINT 11X17

PROJECT NAME:

COR COMMONS

project

RAMSEY, MINNESOTA

ARMSTRONG BOULEVARD NW AND 147TH AVENUE NW

drawing title

PROPOSED SITE PLAN

date	drawing no.
01.24.2019	**1.5A**

PURCHASE AGREEMENT

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

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **February 12, 2019** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 3.97 acres of vacant land, legally described as follows:

   Lots 1, 2 and 3, Block 1 COR TWO subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property")

   Addresses: 7990, 7994 and 7992 Sunwood Drive Northwest, Ramsey, MN 55303

   Anoka County Property Identification: 28-32-25-23-0011, 28-32-25-23-0012, 28-32-25-23-0012;

3. **PURCHASE PRICE.** The purchase price for the Property is $1,383,464.00 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within (5) business days after the Effective Date, Buyer must deposit the sum of $10,000 (the "Earnest Money") and $30,000.00 (the "Additional Earnest Money")with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

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

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

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

6. **TITLE COMMITMENT.**

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

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

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

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

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

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

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

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

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical

and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

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

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

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

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

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

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

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

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **July 15, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties

regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or

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

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

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

Buyer: RGH RAMSEY, LLC
Rob Hardy
3024 Hermosa Road
Santa Barbara, CA 93105
Email: rhardy@ipg-us.com

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

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of six (6) times, each time for a period of thirty (30) days at a cost of Five Thousand and 00/100's Dollars ($5,000.00), by providing written permission to the Seller to draw $5,000.00 for each extension from the Additional Earnest Money with Escrow Agent. Each $5,000.00 extension payment to the City shall be non-refundable, but applicable to the Purchase Price. The Buyer will be refunded balance of The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price

and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

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

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

c. **Closing Costs.**

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

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

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

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

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

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

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

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

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

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

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

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

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

22. REMEDIES.

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

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

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

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

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

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

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

28. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate(s) of occupancy from the City of Ramsey for the construction of Building 1(to be further defined) by July 15, 2020 and Building 2 by July 15, 2021. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller a $150,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

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

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

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 2/20/, 2019
John LeTourneau, Mayor

By: _____ Dated: 2/13, 2019
Kurt Ulrich, City Administrator

BUYER: RGH-RAMSEY, LLC, a Minnesota Limited Liability Company.

By: _____
Rob C. Hardy, Chief Manager

Dated: 12 Feb, 2019

FIRST AMENDMENT TO PURCHASE AGREEMENT

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

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **_____, 2019** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 3.97 acres of vacant land, legally described as follows:

   Lots 1, 2 and 3, Block 1 COR TWO subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property")

   Addresses: 7990, 7994 and 7992 Sunwood Drive Northwest, Ramsey, MN 55303

   Anoka County Property Identification: 28-32-25-23-0011, 28-32-25-23-0012, 28-32-25-23-0012;

3. **PURCHASE PRICE.** The purchase price for the Property is $1,383,464.00 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within (5) business days after the Effective Date, Buyer must deposit the sum of $10,000 (the "Earnest Money") and $30,000.00 (the "Additional Earnest Money") with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money and Additional Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

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

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

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

6. TITLE COMMITMENT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **July 15, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and

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

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

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

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

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

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

Buyer: RGH RAMSEY, LLC
Rob Hardy
3024 Hermosa Road
Santa Barbara, CA 93105
Email: rhardy@ipg-us.com

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

13. CLOSING. This transaction shall close no later than June 15, 2020 after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

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

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

c. **Closing Costs.**

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

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

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

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.

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

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

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

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

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

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

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

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

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

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

22. REMEDIES.

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

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

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

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

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

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

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

28. CONSTRUCTION DEADLINE. Buyer shall obtain a certificate(s) of occupancy from the City of Ramsey for the construction of Building 1(to be further defined) by November 15, 2020 and Building 2 by July 15, 2021. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller a $150,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

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

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

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2019
John LeTourneau, Mayor

By: _____ Dated: _____, 2019
Kurt Ulrich, City Administrator

BUYER: RGH RAMSEY, LLC, a Minnesota Limited Liability Company.

By: _____ Dated: _____, 2019
Robert C. Hardy, Chief Manager

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, July 11, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
Member Shang Berg
Member Brian Burandt
Member Glen Hardin
Member Dominic Kanaventi
Member Mark Kuzma (arrived at 7:47 a.m.)
Member Chris Riley

Also Present: Sean Sullivan, Economic Development Manager
Tim Gladhill, Community Development Director

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, Berg, Burandt, and Riley. Voting No: None. Absent: Member Kuzma.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated June 13, 2019

Motion by Member Hardin, seconded by Member Burandt, to approve the June 13, 2019, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Approving First Amendment to Purchase Agreement for Lots 1, 2, and 3, Block 1, COR TWO; Case of RGH Ramsey LLC (Portions may be closed to the public)

Chairperson Steffen he will not be participating in the discussion or vote for this case as the developer is his Uncle. Chair Steffen stepped down from his seat and observed the meeting

Economic Development Manager Sullivan presented the staff report.

Member Hardin asked who is drafting the amendments.

Economic Development Manager Sullivan stated that staff drafted changes to the boilerplate agreement. The City Attorney has reviewed the agreement.

Member Hardin stated that it appears that this is a redraft of the Purchase Agreement rather than attaching an amendment. He asked if this is the proper method.

Economic Development Manager Sullivan noted that either option would be acceptable and that the intent of this document was to replace the original Purchase Agreement.

Member Hardin referenced page seven, Item 13, C4, where it states as described in Section 15 and asked if that should state Section 14.

Community Development Director Gladhill stated the City Attorney would be reviewing the final document to ensure everything is consistent and the right references are made before signature.

Economic Development Manager Sullivan acknowledged that the change should be made and ensured that the correction would be made.

Member Hardin asked for details on commission.

Economic Development Manager Sullivan provided additional details on the commission.

Member Hardin referenced the language related to extensions and noted that there are multiple references to building permit and certificate of occupancy no later than July 15, 2020. He explained that those items are not obtained at the same time and wondered why the language is linked.

Economic Development Manager Sullivan stated that in the past the certificate of occupancy is the trigger for the right of re-entry and therefore would strike building permit language where needed. He explained that the extension would change that date to November 15, 2020 rather than July 15, 2020. Sullivan thanked Member Hardin for his comments and questions.

Community Development Director Gladhill stated that if one item is going to be removed, it should be building permit. Pulling a building permit does not mean that construction has been completed and therefore the certificate of occupancy would be the desired trigger.

Motion by Member Hardin, seconded by Member Riley, to recommend to City Council to approve the First Amendment to Purchase Agreement, which also provides flexibility in the final determination of the site layout, subject to City Attorney approval.

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

Chairperson Steffen rejoined the EDA.

4.02: Consider Approving Amended Right of Re-Entry Agreement for Cottages at the COR: Case of Centra North

Economic Development Manager Sullivan presented the staff report.

Member Kanaventi stated that he noticed that work began onsite once the snow cleared and therefore, he would support the request.

Community Development Director Gladhill noted that five building permit have been submitted and the developer/builder is moving forward.

Motion by Member Hardin, seconded by Member Kanaventi, to recommend to City Council to approve the proposed Amended Right of Re-Entry Agreement, subject to City Attorney review as to legal form.

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

4.03: Anoka Area Chamber of Commerce: Manufacture Cohort: 2019 Partnership Subscription Renewal

Economic Development Manager Sullivan introduced John LeTourneau with the Chamber of Commerce.

John LeTourneau, Chamber of Commerce, stated that he is presenting to the EDA to gain support for manufacturing in the Anoka County region, specifically through the Manufacturing Cohort of the Chamber of Commerce. He provided background information on how the cohort was formed.

Member Kuzma arrived.

Mr. LeTourneau explained that the cohort meets on a regular basis to develop and support programing to strengthen local manufacturing. He stated that the three main areas of focus are workforce acquisition, workforce training and continuous improvement. He highlighted some of the community partners that the Chamber works with that have found the program valuable and participate in the cohort. He also provided a list of 24 manufacturing businesses in Ramsey that the cohort has interacted with this year, noting that the cohort works with about 115 unique

manufactures throughout the County. He provided details on the workforce model and the work the cohort has done to help prepare students at Anoka High School through programming and educational opportunities. He reviewed statistics on Anoka County employment noting that there is a continued demand. He stated that the cohort continues to build on the workforce model and is looking for new opportunities moving forward.

Member Hardin left the meeting.

Chairperson Steffen commented that it is exciting to see how the program has expanded over the years. He noted that the Chamber includes seven cities but only Anoka and Ramsey are included as partners.

Mr. LeTourneau stated that as the program continues to expand it will continue to look for additional partners. He stated that currently the group is able to focus more on Anoka and Ramsey with Anoka County also participating. He noted that other cities have been invited to participate. He noted that the cohort activities are funded through the trusted partners and that manufacturers are not charged or required to be a member of the Chamber to interact with the cohort. He explained that the cohort felt that if membership were required there would not be the same level of participation initially.

Member Burandt stated that he cannot say enough positive things about the work the cohort is doing. He noted that this is fulfilling a need in the community as manufacturing is the backbone of the community and this cohort has been a great leader. He stated that the $5,000 is a minor contribution in comparison to the taxes generated by the businesses in the community and the jobs that can be created through this program.

Mr. LeTourneau noted that he has heard similar comments from businesses throughout the community.

Chairperson Steffen asked who is teaching the trades curriculum at the high school.

Mr. LeTourneau stated that the Anoka Hennepin School District has its own teachers at the high school and utilizes the STEP program at the Anoka Technical College. He noted that part of the process with the ISD 11 was also to update some of the classrooms with updated technology and equipment.

Member Kanaventi stated that he is very impressed with the program. He asked what the source that was used to estimate the average salary for employment.

Mr. LeTourneau stated that he reviewed information in Anoka County over 11 employment sectors. The data was mined from the Minnesota Department of Labor.

Member Kuzma stated that this program allows young people in the community to stay in the community as they age.

Motion by Member Burandt, seconded by Member Berg, to recommend continued support the Anoka Area Chamber Manufacture Cohort in 2019 including $5,000 in funding.

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

Economic Development Manager Sullivan noted that these programs support expansion of Ramsey businesses that are committed to adding new employees including Anderson Dahlen Vision Ease, and Delta ModTech.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan stated that LazyDays RV is holding a ribbon cutting today. He provided an update on Business Appreciation Day noting registration was ahead of last year. He noted that Delta ModTech continues to move through the approval process and hopes to pull permits in August.

Community Development Director Gladhill provided an update on the Highway 10 improvement process. He stated that there are still boards in the lobby of City Hall and additional information can be found on the website.

6. ADJOURNMENT

Motion by Member Kanaventi, seconded by Member Berg, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:26 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.*

CC Regular Session **4. 19.**

Meeting Date: 07/23/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #19-178 Approving Amended Right of Re-Entry Agreement for Cottages at the COR: Case of Centra North

Purpose/Background:

As the City Council may recall, the City sold a piece of real property at the southwest intersection of Ramsey Boulevard and Bunker Lake Boulevard for the Cottages at The COR development. Included in that transaction was the City's typical Right of Re-Entry Agreement, allowing the City to take back the property in the event development did not commence. The City is interested in selling to Developers with immediate plans for development and not on real estate speculation.

Centra Homes North has requested the Certificate of Occupancy date for the first five homes be extended from October 1, 2019 to December 31, 2019. Centra Homes has provided a written request to amend the agreement which is included in this case. The property transaction closed on November 28, 2018. Site grading was delayed and the cold weather and snow set in before utilities could be installed this winter. Due to these items, construction started late and Centra North is asking for an 3 month extension.

Notification:

Notification is not required.

Observations/Alternatives:

An Amended Right of Re-Entry Agreement has been drafted reflecting the change to the Certificate of Occupancy date for the first five homes extending it to December 31, 2019. The terms and conditions of the rest of the agreement and subsequent years remain the same. The City Attorney has reviewed the attached agreement.

The City Council can consider the following actions:

1. Approve the proposed Amended Right of Re-Entry Agreement and Adopt Resolution #19-178
2. Deny the proposed Amended Right of Re-Entry Agreement
3. Propose another alternative.

Funding Source:

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

Recommendation:

Staff recommends adoption Resolution #19-178 Approving Amended Right of Re-Entry Agreement for Cottages at the COR, subject to City Attorney review and approval.

The EDA recommends adoption Resolution #19-178 Approving Amended Right of Re-Entry Agreement for Cottages at the COR, subject to City Attorney review and approval.

Action:

Motion to adopt Resolution #19-178 Approving Amended Right of Re-Entry Agreement for Cottages at the COR, subject to City Attorney review and approval.

Attachments

Site Location Map
Res 19 178
Amended Right of ReEntry Redline
Amended Right of ReEntry Clean
Original Right of ReEntry Agreement
Centra North Request for Extension

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	07/17/2019 04:11 PM
Tim Gladhill	Tim Gladhill	07/17/2019 06:32 PM
Form Started By: Sean Sullivan		Started On: 07/17/2019 12:03 PM
Final Approval Date: 07/17/2019		

Site Location Map (Cottages at the COR)



Feet
0 25 50 100 150 200

Print Date: July 3, 2019

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

RESOLUTION #19-178

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO AMEND RIGHT OF RE-ENTRY AGREEMENT

WHEREAS, the City of Ramsey, herein referred to as the "City," has entered into a Right of Re-Entry Agreement (the "Agreement") with Centra North, LLC (the "Developer") on November 28, 2018; and

WHEREAS, the Developer has communicated to the City that it is unable to complete the project under all the terms and conditions of the Agreement due to inclement weather, and other factors and has requested it be amended to extend the deadline of the issuance of the first five Certificates of Occupancy from October 1, 2019 to December 31, 2019; and

WHEREAS, the City has drafted an Amended Right of Re-Entry Agreement incorporating the requested deadline extension and the Ramsey EDA has reviewed and recommended approval.

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

1) That the City authorizes the City Administrator and Mayor to sign the Amended Right-of-Re-Entry Agreement; subject to City Attorney approval.

That 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:

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 23rd day of July, 2019.

_____
Mayor

ATTEST:

_____

City Clerk

[Reserved for Recording Data]

AMENDED RIGHT OF RE-ENTRY AGREEMENT

This Amended Right of Re-entry Agreement is entered into on _____, 2019, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra North, LLC**, a Minnesota Limited Liability Company ("Buyer").

Deleted: 2018

Recitals

A. On November 28, 2018, Seller conveyed title of the following Property to Buyer:

Deleted: _____,

Lots 1 through 10, Block 1, Lots 1 through 6, Block 2, Lots 1 through 9, Block 3, Lots 1 through 6, Block 4, Lots 1 through 9, Block 5, and Outlots A, B and C, COTTAGES AT THE COR

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

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

D. Buyer requested a 90-day extension to obtain the certificates of occupancy for the first five homes.

Agreement

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

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

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

        Construction Deadline Schedule:
        Five (5) certificates of occupancy by December 31, 2019
        Five (5) certificates of occupancy by October 1, 2020
        Five (5) certificates of occupancy by October 1, 2021

        Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot.

    b. For each year depicted within the Construction Deadline Schedule, three (3) of the five (5) certificates of occupancy shall be for lots located immediately adjacent to, and fronting, either Ramsey Boulevard or Bunker Lake Boulevard.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 15 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

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

    The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements as follows:

    a. Trunk and lateral sanitary sewer.
    b. Trunk and lateral water main.
    c. Storm drainage facilities (when specified).

Deleted: October 1

d. Stormwater maintenance through 90 percent buildout.
e. Streets (excluding the final bituminous lift)
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

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

7. This Amended Right of Re-entry Agreement supersedes the Right of Re-entry Agreement dated November 28, 2018, and recorded with the Anoka County Recorder as document number 215051.007.

CITY OF RAMSEY

By: _____
John LeTourneau, Mayor

By: _____
Kurtis G. Ulrich, City Administrator

This instrument was acknowledged before me on _____, 2019, by John LeTourneau and Kurtis G. Ulrich as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

Deleted: 8

_____
Notary Public

BUYER: Centra North, LLC, a Minnesota Limited Liability Company.

By: _____
Dale Wills, Managing Member

This instrument was acknowledged before me on _____, 2019, by Dale Wills, Managing Member of Centra North, LLC.

Deleted: 8

_____
Notary Public

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

[Reserved for Recording Data]

AMENDED RIGHT OF RE-ENTRY AGREEMENT

This Amended Right of Re-entry Agreement is entered into on _____, 2019, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra North, LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On November 28, 2018, Seller conveyed title of the following Property to Buyer:

   Lots 1 through 10, Block 1, Lots 1 through 6, Block 2, Lots 1 through 9, Block 3, Lots 1 through 6, Block 4, Lots 1 through 9, Block 5, and Outlots A, B and C, COTTAGES AT THE COR

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

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

D. Buyer requested a 90-day extension to obtain the certificates of occupancy for the first five homes.

Agreement

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

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

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

        Construction Deadline Schedule:
        Five (5) certificates of occupancy by December 31, 2019
        Five (5) certificates of occupancy by October 1, 2020
        Five (5) certificates of occupancy by October 1, 2021

    Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot.

    b. For each year depicted within the Construction Deadline Schedule, three (3) of the five (5) certificates of occupancy shall be for lots located immediately adjacent to, and fronting, either Ramsey Boulevard or Bunker Lake Boulevard.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 15 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

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

    The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements as follows:

    a. Trunk and lateral sanitary sewer.
    b. Trunk and lateral water main.
    c. Storm drainage facilities (when specified).

d. Stormwater maintenance through 90 percent buildout.
e. Streets (excluding the final bituminous lift)
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

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

7. This Amended Right of Re-entry Agreement supersedes the Right of Re-entry Agreement dated November 28, 2018, and recorded with the Anoka County Recorder as document number 215051.007.

CITY OF RAMSEY

By: _____
John LeTourneau, Mayor

By: _____
Kurtis G. Ulrich, City Administrator

This instrument was acknowledged before me on _____, 2019, by John LeTourneau and Kurtis G. Ulrich as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

_____
Notary Public

BUYER: Centra North, LLC, a Minnesota Limited Liability Company.

By: _____
Dale Wills, Managing Member

This instrument was acknowledged before me on _____, 2019, by Dale Wills, Managing Member of Centra North, LLC.

_____
Notary Public

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

Record ID 4164836

2215051.007

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on November 28, 2018, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra North, LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On November 28, 2018, Seller conveyed title of the following Property to Buyer:

Lots 1 through 10, Block 1, Lots 1 through 6, Block 2, Lots 1 through 9, Block 3, Lots 1 through 6, Block 4, Lots 1 through 9, Block 5, and Outlots A, B and C, COTTAGES AT THE COR

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

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

Agreement

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

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the

RETURN TO: 569198
LAND TITLE, INC.

Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

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

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

Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot.

b. For each year depicted within the Construction Deadline Schedule, three (3) of the five (5) certificates of occupancy shall be for lots located immediately adjacent to, and fronting, either Ramsey Boulevard or Bunker Lake Boulevard.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 15 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

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

The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements as follows:

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets (excluding the final bituminous lift)

f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

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

CITY OF RAMSEY

By: _____
John LeTourneau, Mayor

By: _____
Kurtis G. Ulrich, City Administrator

This instrument was acknowledged before me on November 27th, 2018, by John LeTourneau and Kurtis G. Ulrich as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

_____
Notary Public

SEAN M. SULLIVAN
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

BUYER: Centra North, LLC, a Minnesota Limited Liability Company.

By: _____
Dale Wills, Managing Member

This instrument was acknowledged before me on November 28, 2018, by Dale Wills, Managing Member of Centra North, LLC.

_____
Notary Public

AMY N. CHRISTIANSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

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

ANOKA COUNTY MINNESOTA

Document No.: 2215051.007 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 11/29/2018 11:17:00 AM

Fees/Taxes In the Amount of $46.00

JONELL M. SAWYER

Anoka County Property Tax Administrator/Recorder/Registrar of Titles

JMD, Deputy

Record ID: 4164836

From: Dale Wills
To: Sean Sullivan
Subject: Right of Re-entry
Date: Monday, July 01, 2019 3:33:49 PM

Sean,

We have been making great progress in building Cottages at the COR. We have a model under construction and hope to have it open by late August 2019. We have also submitted for an additional five building permits for construction and anticipate starting all five of those homes in the month of July.

Unfortunately, we got a much later start on the project than we had hoped. We were able to get the grading completed in the Fall of 2018 and the cold weather set in before we were able to get the utilities completed. This caused us to start construction of the homes much later than we had originally anticipated.

We are requesting the city to move the requirement to have five certificates of occupancy issued form October 1, 2019 to December 31, 2019. We are confident we will have 6 or more homes completed by this date. We are also confident that for the future dates and completions we will exceed the plans of the number of units completed.

Thank you for consideration on this matter.

Dale R Wills

CentraHomes.com
11460 Robinson Drive NW
Coon Rapids, MN 55433
763-772-1032 Direct

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: 07/23/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #19-174 Approving Development Agreement for M&G Trailer at 9387 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 9387 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.

Key Talking Points for this case include the following.

- Final numbers for sureties, site improvement inspection fees, and warranties for site improvements
- Confirming Staff Recommendation on modifications to proposed driveway (widen)
- Final Approval of Building Elevations

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. The City Council approved the previous Development Agreement at their July 9, 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.

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. Based on concerns raised at the Planning Commission Meeting and past experience with M & G's existing operations, Staff recommends slight modifications to the driveway access to the site by widening the entrance and allowing for better truck maneuvering. There is more than ample space to accomplish this task, and the Planning Commission would recommend erring on the side of caution to ensure that there are no conflicts with vehicular movements.

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.

Architecture
The Applicant has already purchased precast concrete panels for the building; the City Code allows precast concrete panels with texturization and accent colors. Since Staff cannot fully determine the final finish of the precast units, Staff had recommended minor color variation in the panels similar to similar recent buildings. However, the Applicant has been unwilling to make any additional changes or provide additional materials. If the City Council is fine with the current proposal, it can approve at this time. However, Staff does believe that a very slight color variation could close the loop on zoning review and improve the aesthetics of the building. That being said, Staff would not recommend this item alone get in the way of final approval.

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 #19-174 Approving Amended Development Agreement for M&G Trailer at 9387 Highway 10 NW, contingent upon final review by the City Engineer and City Attorney as well as modifying the site plan to widen the driveway access.

Attachments

Site Location Map
Plan Set
Proposed Color Elevations
Final Plat Sheet
Development Agreement
Resolution #19-174

Form Review

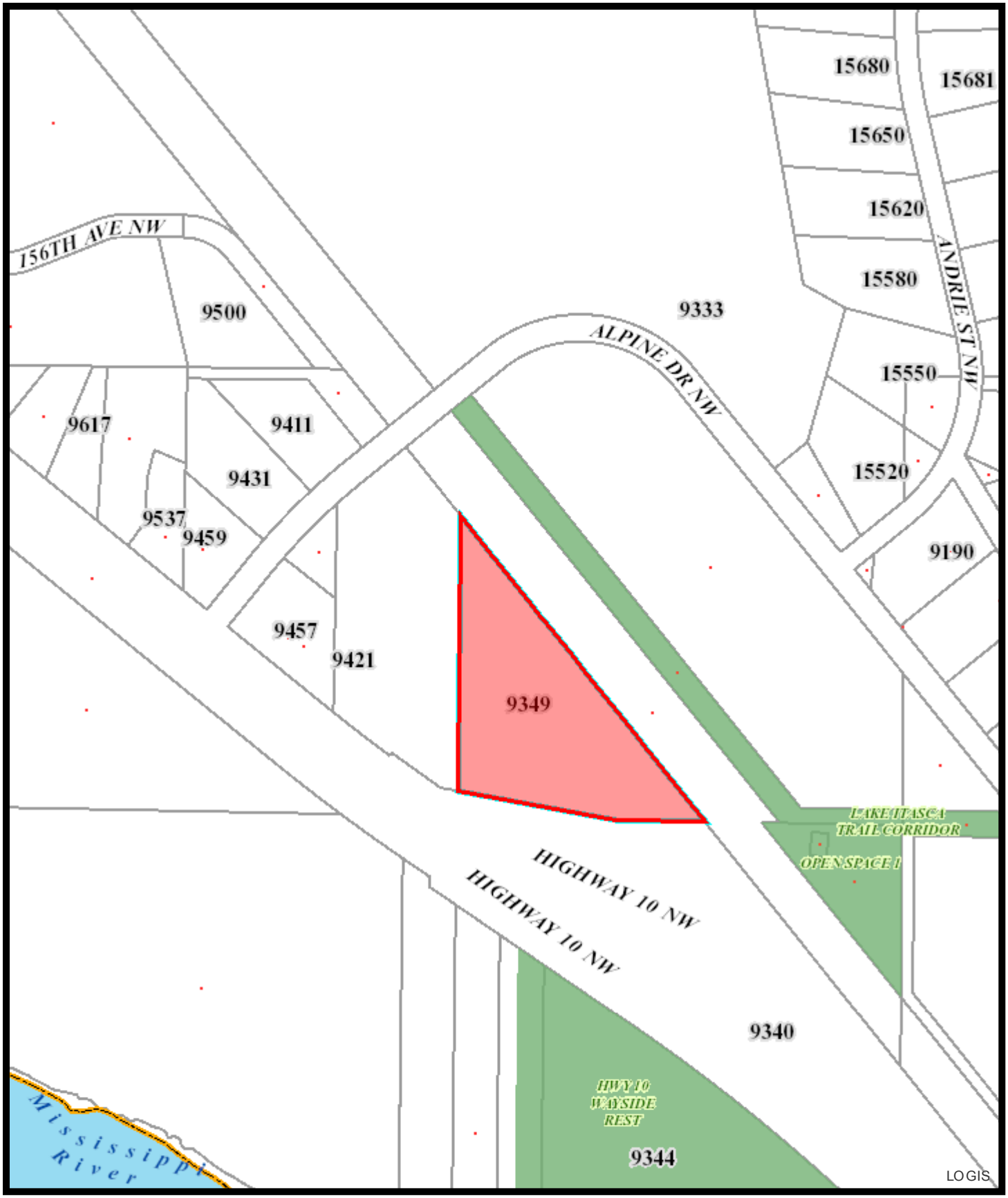
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Tim Gladhill	Chloe McGuire Brigl	07/16/2019 12:56 PM
Tim Gladhill	Tim Gladhill	07/17/2019 07:05 PM
Tim Gladhill	Tim Gladhill	07/18/2019 11:40 AM
Kurt Ulrich	Kathy Schmitz	07/18/2019 01:49 PM

Form Started By: Chloe McGuire Brigl Started On: 07/16/2019 09:05 AM

Final Approval Date: 07/18/2019

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

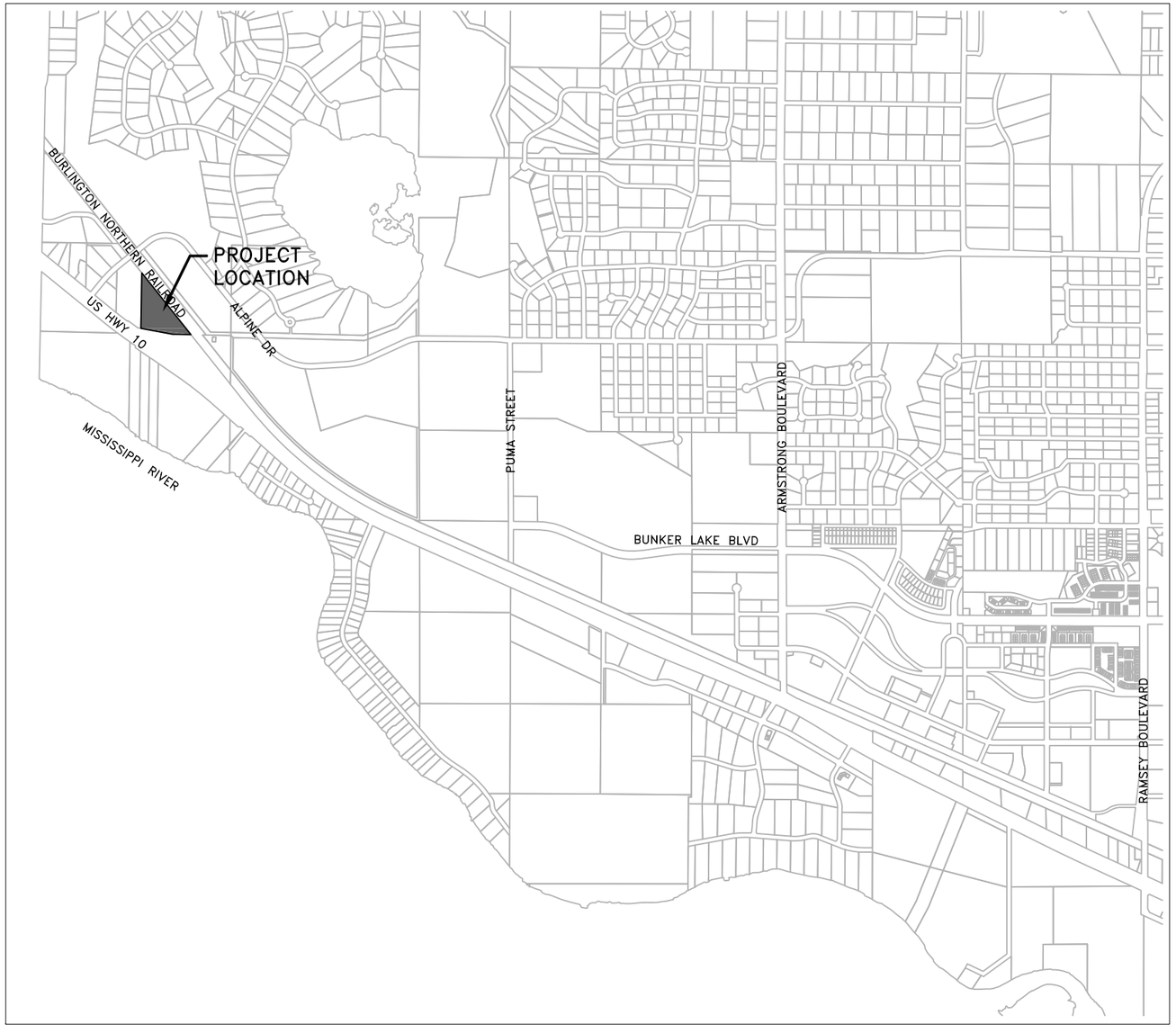
Site Location Map



Feet
0 100200 400 600 800

Print Date: May 3, 2019

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

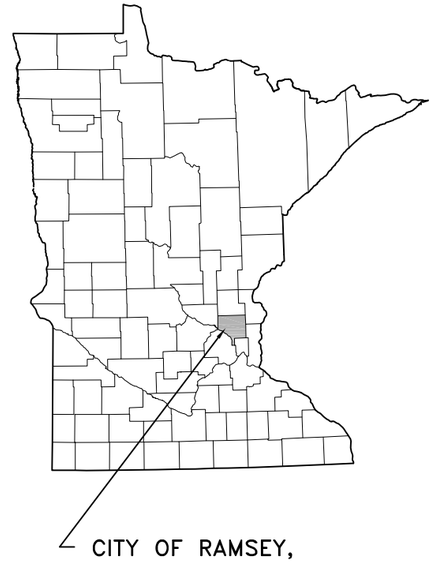


OWNER/DEVELOPER
M&G TRAILER SALES
CONTACT: STEVE JUNG
7575 US HWY 10
RAMSEY, MN 55303

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.

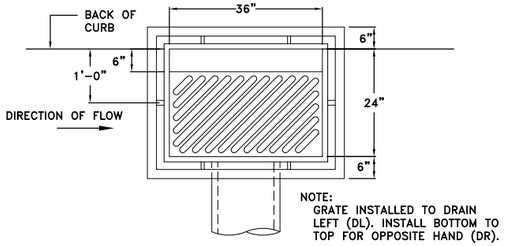
DATE 4/29/19

DATE	REVISION

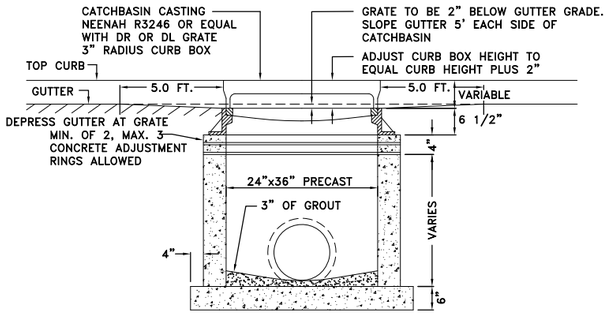
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

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

May 02, 2019 - 2:07pm
K:\PRIVATE\3990.03\ENGINEERING\3990.03_TITLE.dwg

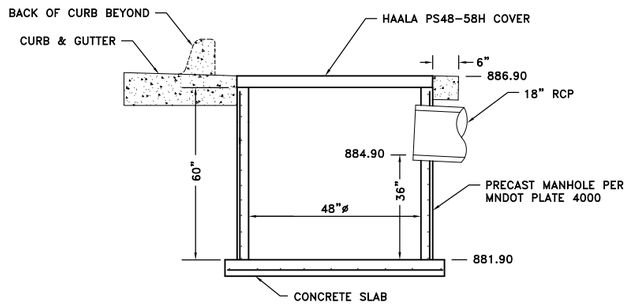


PLAN

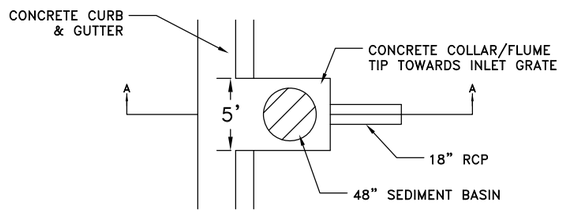


SECTION

1/2 STANDARD CATCH BASIN
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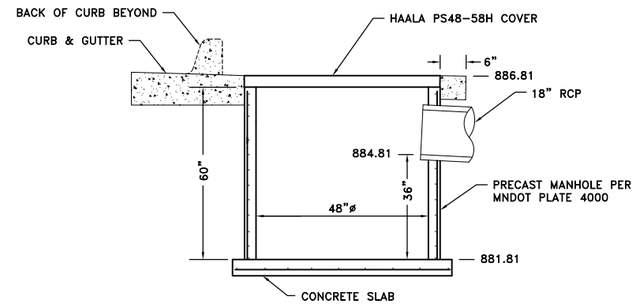


SECTION A-A

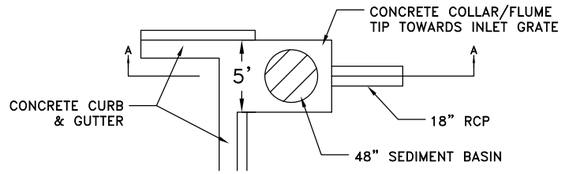


NOTE: COLLAR AND CURB SHALL BE POURED INTEGRAL

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

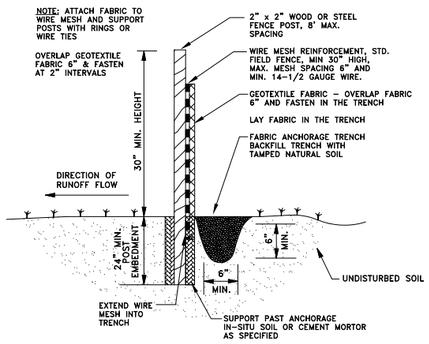


SECTION A-A

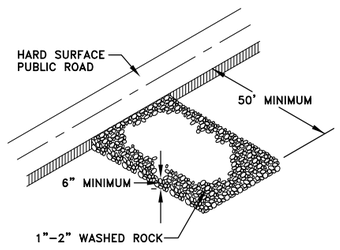


NOTE: COLLAR AND CURB SHALL BE POURED INTEGRAL

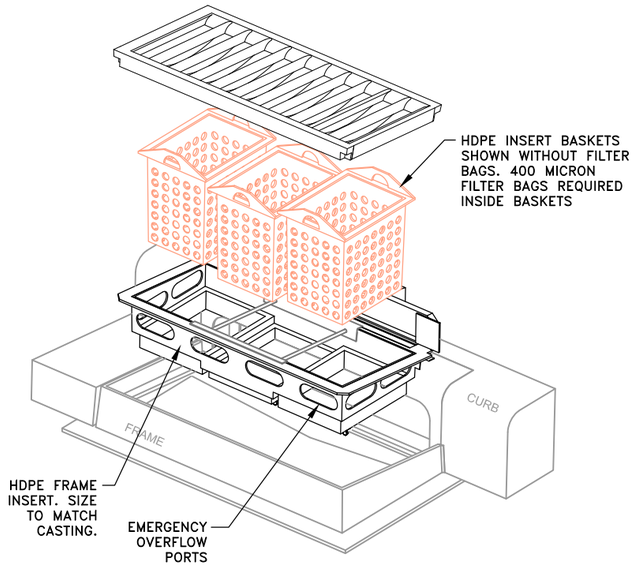
3/2 CB-3 (SEDIMENT BASIN)
NO SCALE



4/2 SILT FENCE DETAIL
NO SCALE



5/2 ROCK CONSTRUCTION ENTRANCE
NO SCALE



6/2 INLET PROTECTION
NO SCALE

DATE	REVISION

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

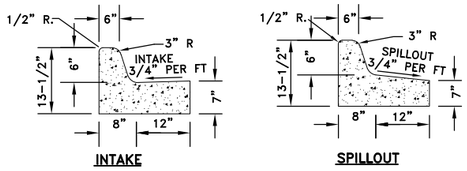
DETAILS

RAMSEY, MINNESOTA

SHEET 2 OF 9 SHEETS

3990.03

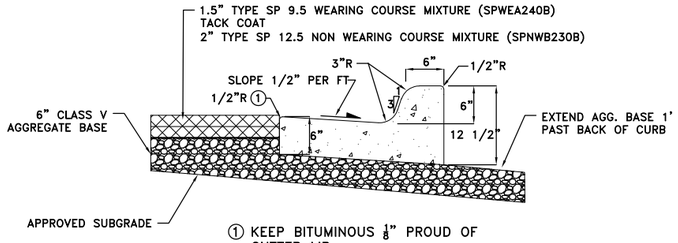
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INTAKE SPILLOUT

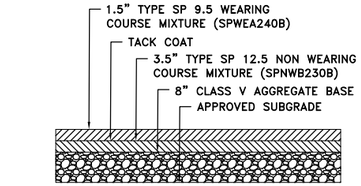
NOTE: ALL PARKING LOT TO HAVE B612 CONCRETE CURB & GUTTER DRAINAGE ARROWS INDICATE SPILLOUT AND INTAKE CONFIGURATION

1/3 B612 CONCRETE CURB & GUTTER

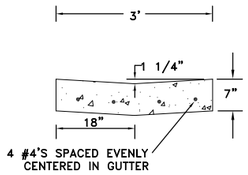


(1) KEEP BITUMINOUS 1/8" PROUD OF GUTTER LIP

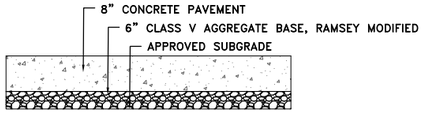
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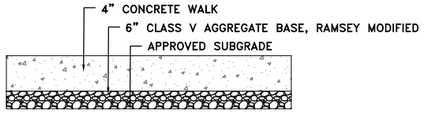
3/3 HEAVY-DUTY PAVEMENT SECTION
NO SCALE



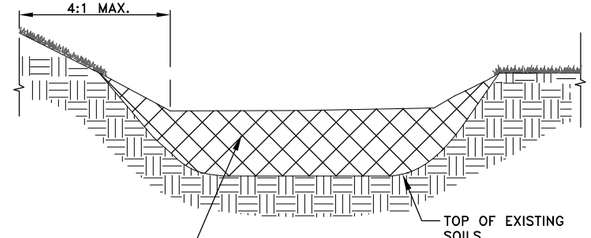
4/3 TYPICAL VALLEY GUTTER
NTS



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.

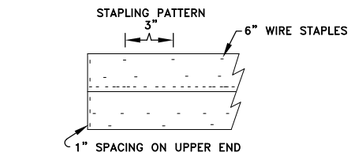
APPROVED:		STANDARD DETAILS:
2-2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATION
	CITY PLATE No.	STR-26

MNDOT 2016 SPEC

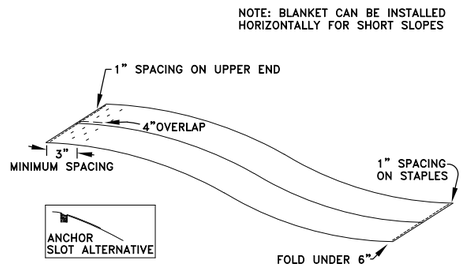
MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% -35%	ASTM D 422
SILT	8% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G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

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

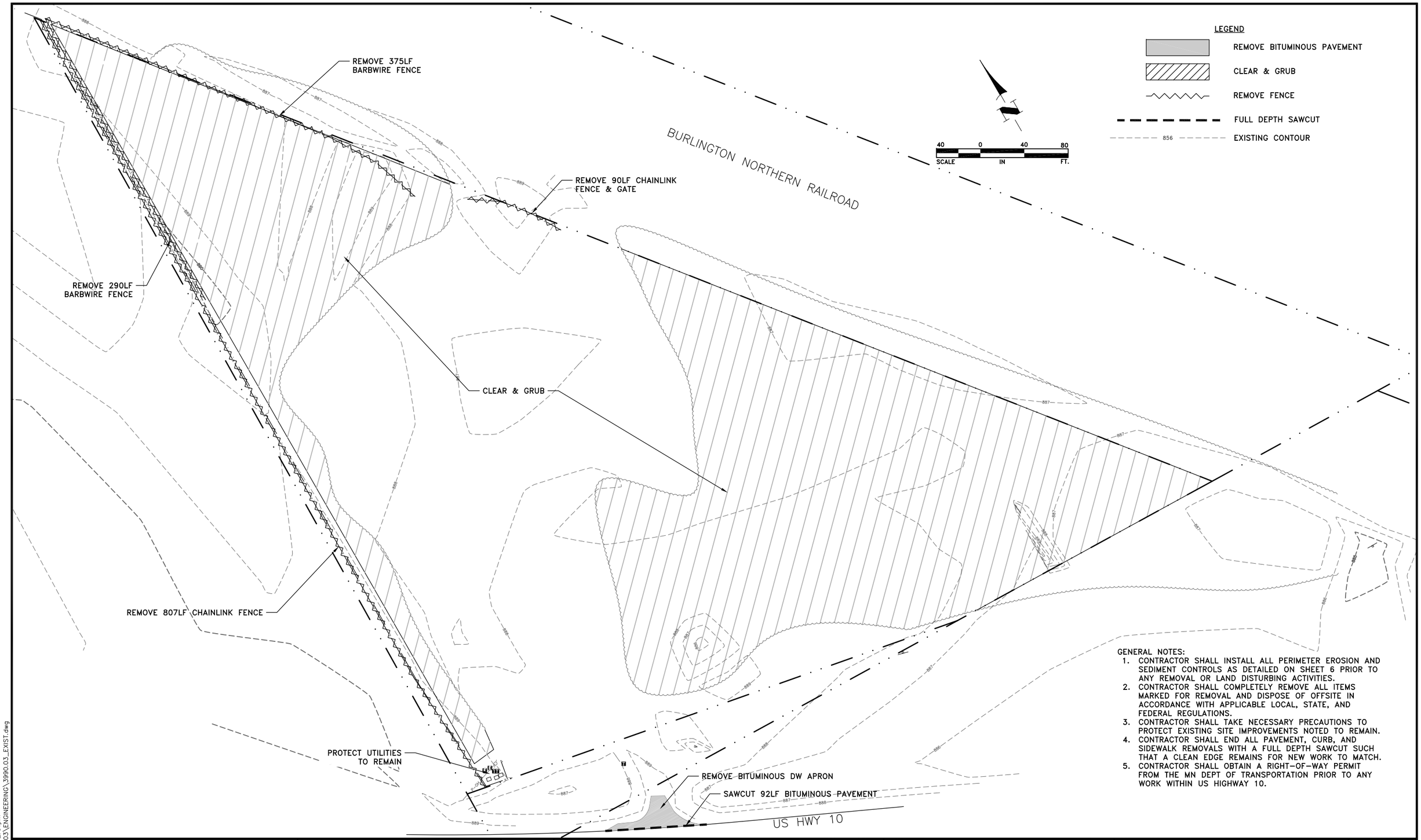
DETAILS

RAMSEY, MINNESOTA

SHEET 3 OF 9 SHEETS

3990.03

May 02, 2019 - 2:01pm
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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

3990.03

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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'

DATE	REVISION

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SHANE M. NELSON, P.E.
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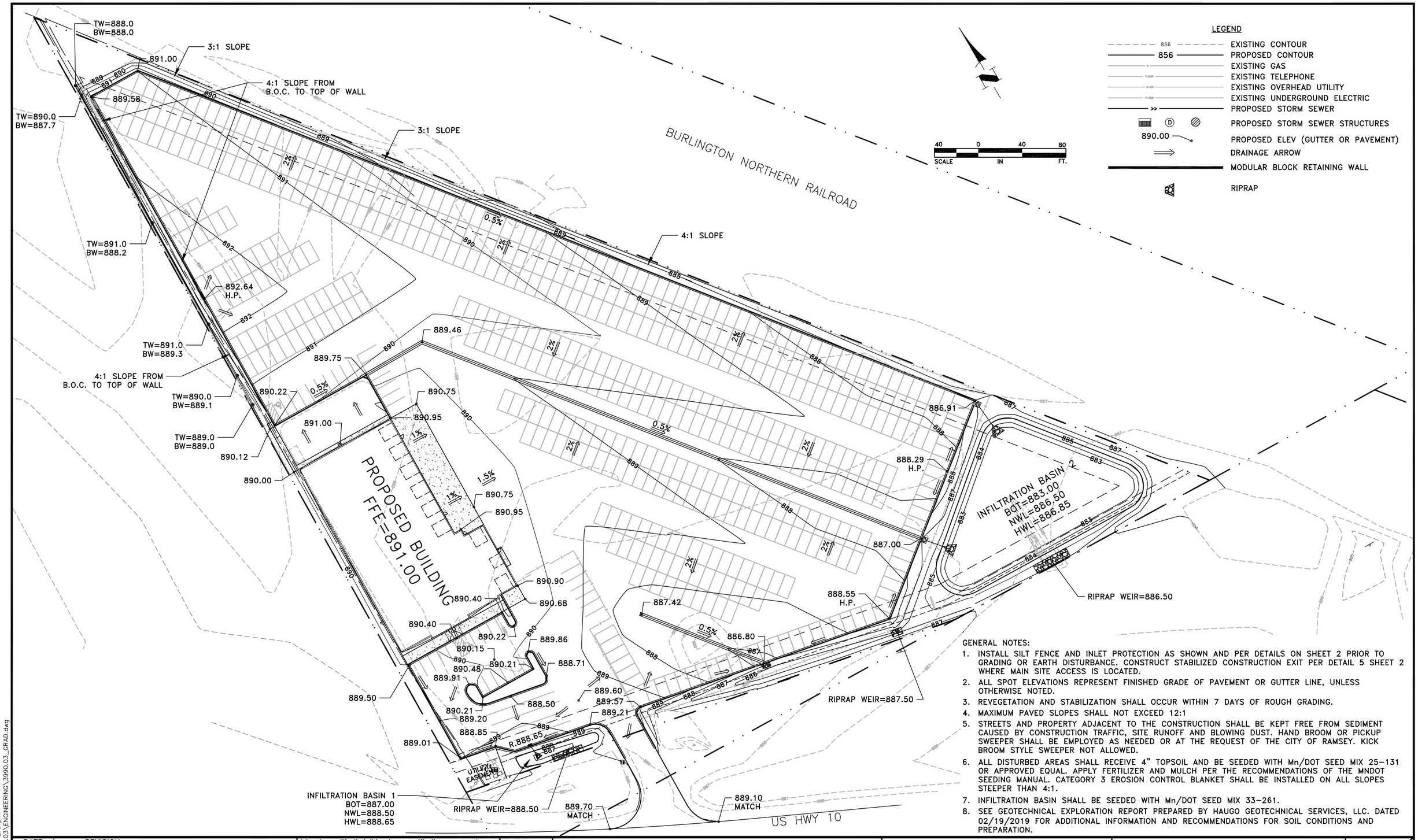
PAVING PLAN

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.

DATE	REVISION

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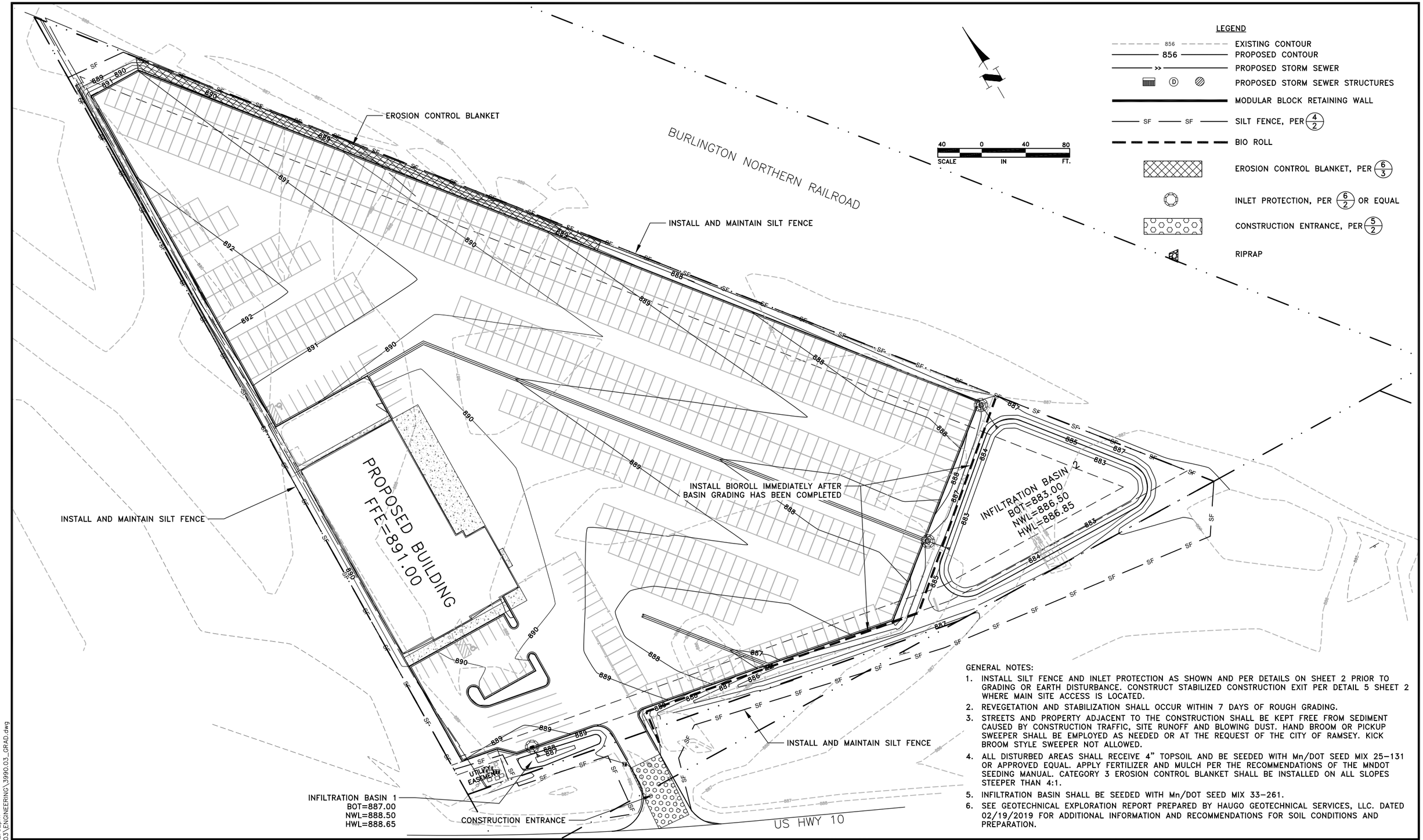
GRADING & DRAINAGE PLAN

RAMSEY, MINNESOTA

SHEET 6 OF 9 SHEETS

3990.03

May 02, 2019 - 2:01pm
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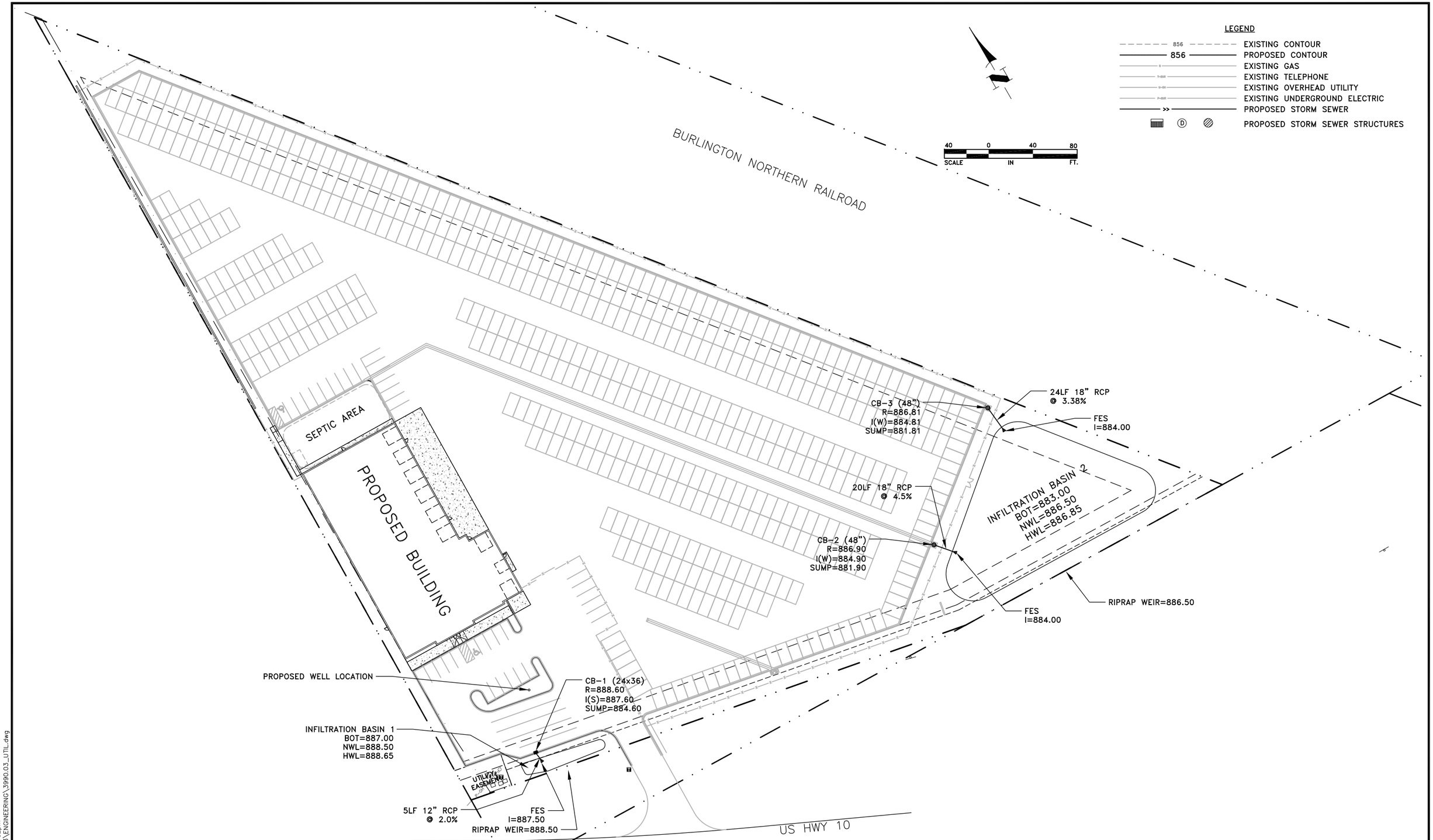
EROSION CONTROL PLAN

RAMSEY, MINNESOTA

SHEET 7 OF 9 SHEETS

3990.03

May 02, 2019 - 2:02pm
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UTILITY PLAN

RAMSEY, MINNESOTA

SHEET 8 OF 9 SHEETS

3990.03

May 02, 2019 - 2:02pm
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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

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

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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

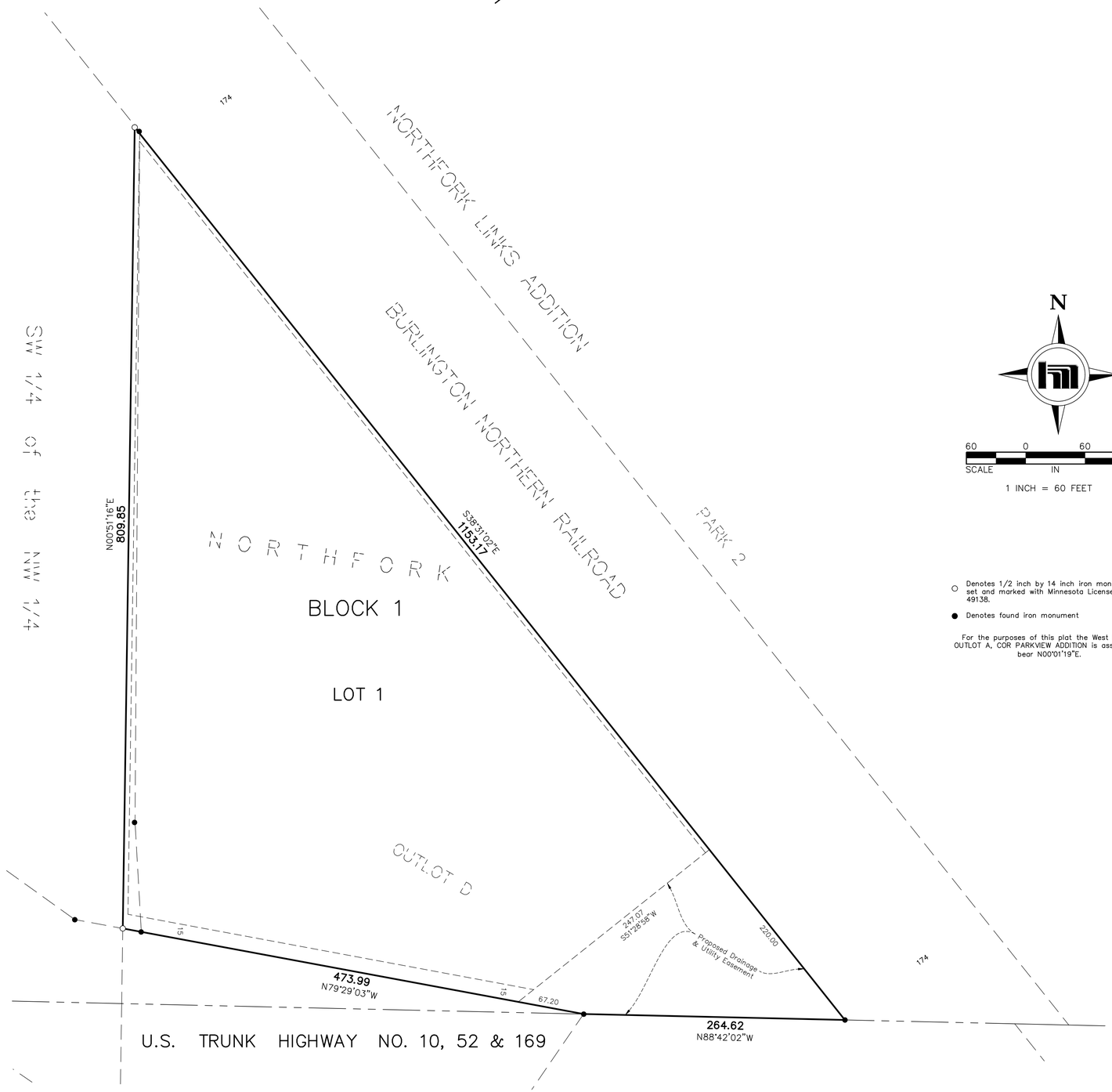
By_____ , Deputy

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

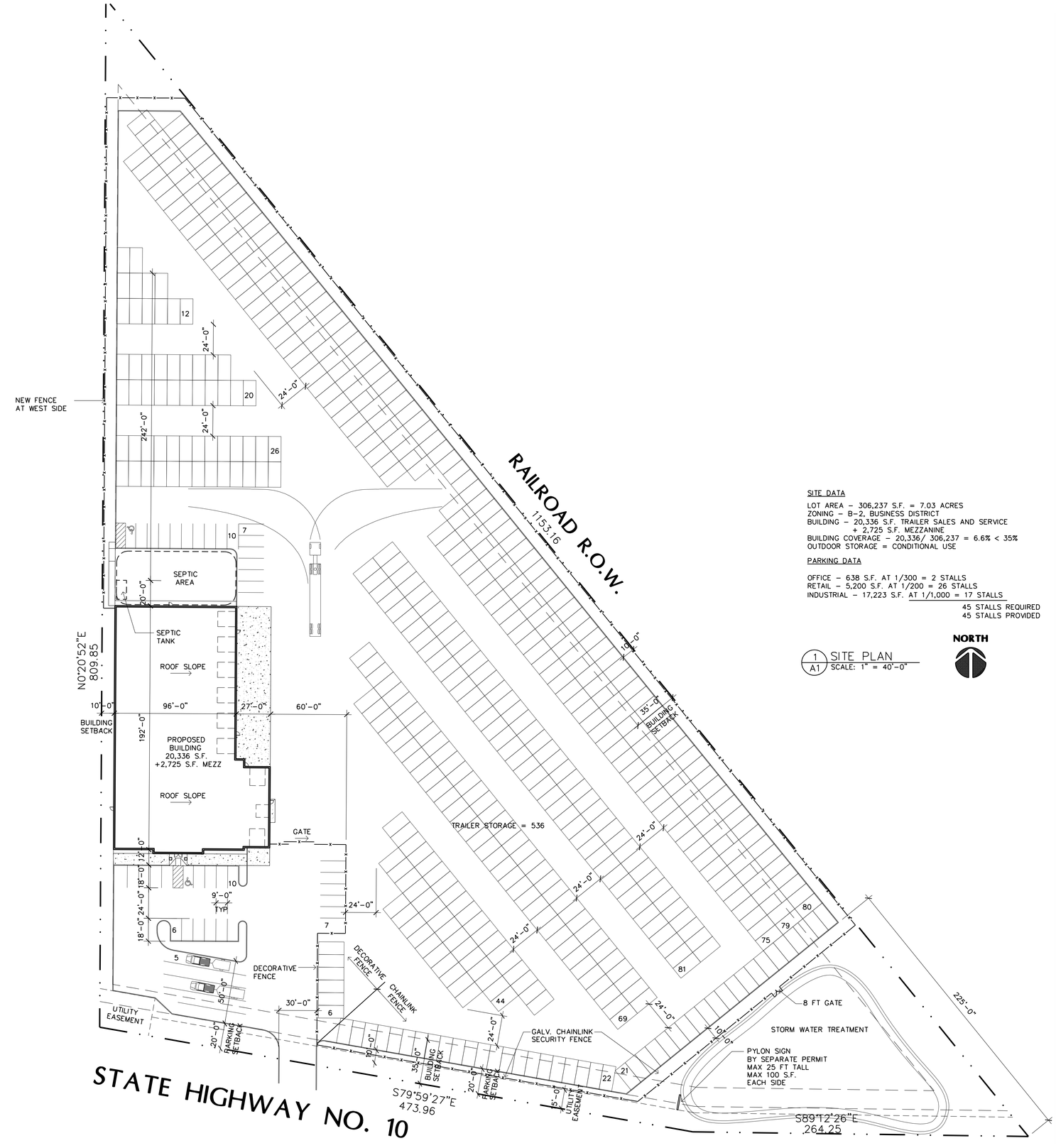


○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 491.38.

● 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

Copyright 2019
Leonard Lampert Architects Inc.

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

Revisions

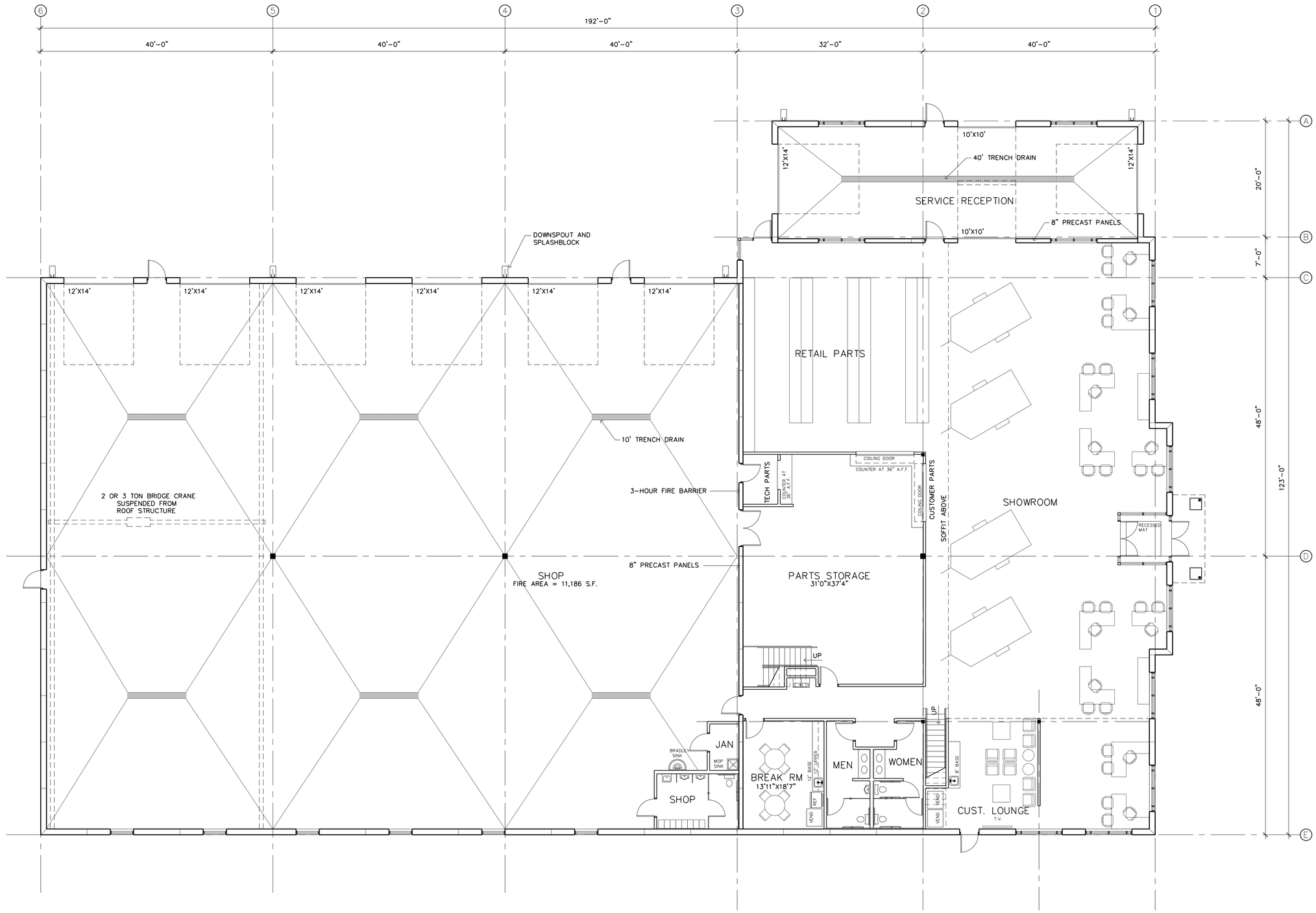
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

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

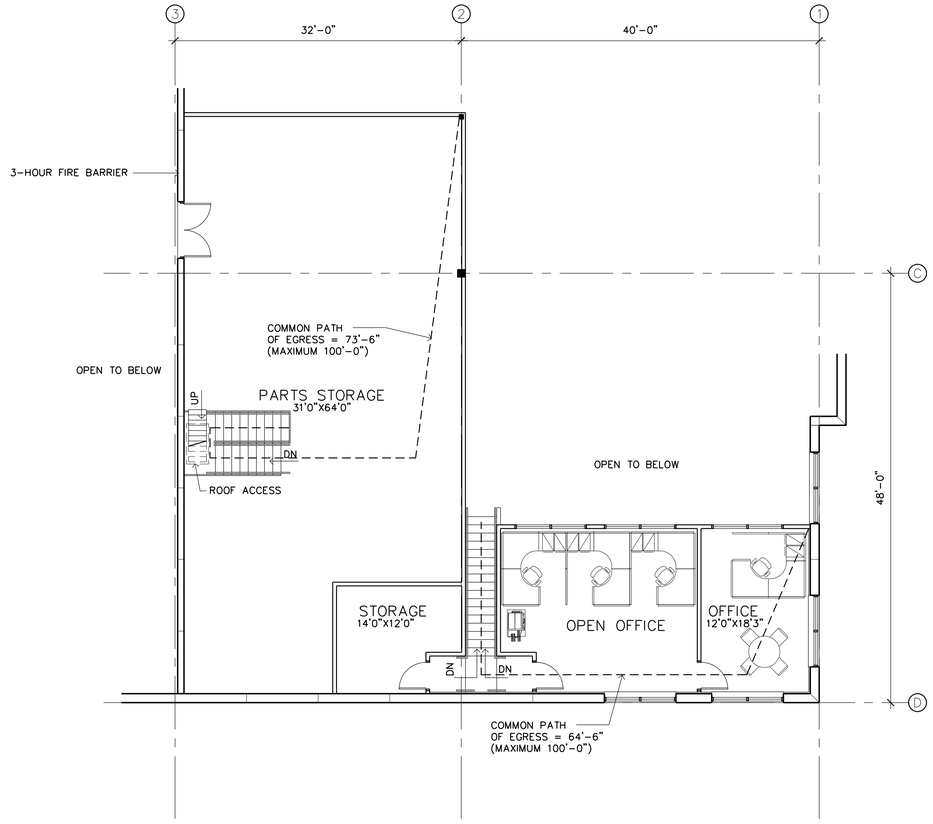
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

FLOOR PLAN

Sheet Number

A2

Project No. 190111-3



1 A3 MEZZANINE PLAN
SCALE: 1/8" = 1'-0" 2,725 S.F.

NORTH

Filename: M & G TRAILER SALES\M&G TRAILER SALES-A3

LAMPERT ARCHITECTS
420 Summit Avenue
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LICENSE
DATE

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

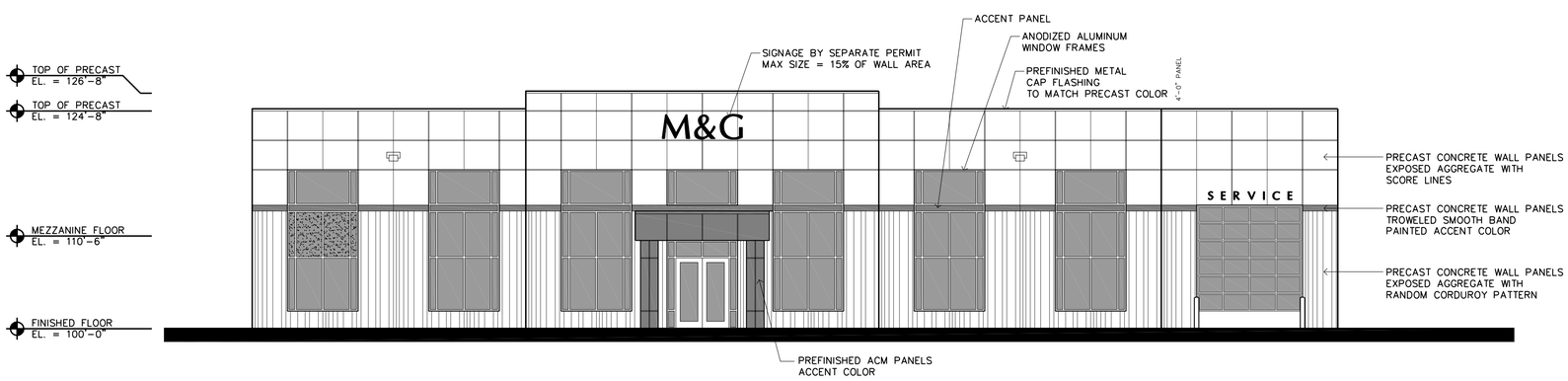
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

MEZZANINE PLAN

Sheet Number

A3

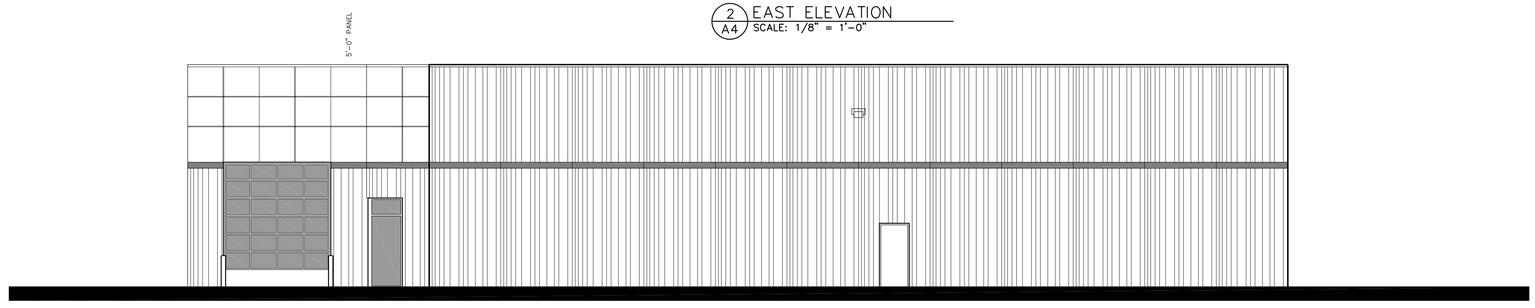
Project No. 190111-3



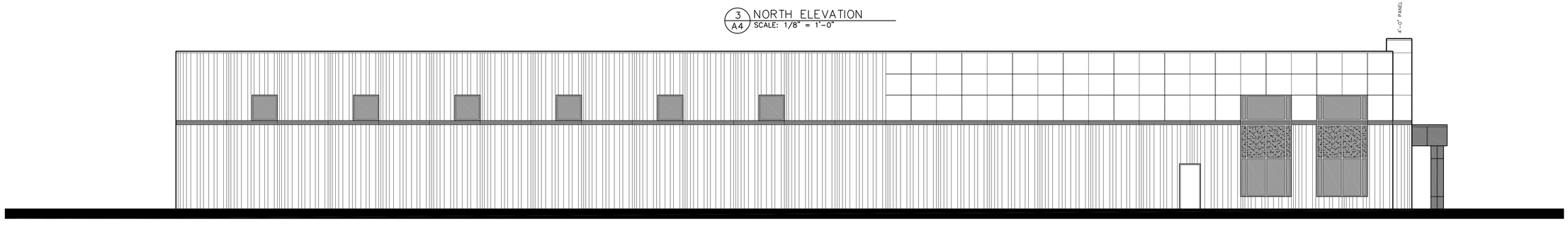
1 A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

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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PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINTED NAME
13669
LICENSE NO.
00/00/00
DATE

(763) 784-1950
FAX 784-9707

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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

BUILDING ELEVATIONS

Sheet Number

A4

Project No. 190111-3

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
2	CT	COFFEE TREE	GYMNOCLADUS DIOICUS	2.5" CAL.	BB	
3	SO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	BB	
9	AE	AMERICAN ELM	ULMUS AMERICANA	2.5" CAL.	BB	
3	SM	SUGAR MAPLE	ACER SACCHARUM	2.5" CAL.	BB	
6	SB	ALLEGHENY SERVICE BERRY	AMELANCHIER LAEVIS	1.5" CAL.	BB	
11	PB	PAPER BIRCH	BETULA PAPYRIFERA	1.5" CAL.	BB	MULTIPLE TRUNKS
10	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	8' TALL	BB	
10	WP	WHITE PINE	PINUS STROBUS	8' TALL	BB	
24	AV	ARROWWOOD VIBURNUM	VIBURNUM DENTANTUM	18"–24" TALL	CONT.	
15	DW	ROUND LEAF DOGWOOD	CORNUS RUGOSA	18"–24" TALL	CONT.	
12	GS	GOLDFLAME SPIREA	SPIREA X BUMALDA 'GOLDFLAME'	18"–24" TALL	CONT.	
15	SS	SNOWMOUND SPIREA	SPIREA NIPPONICA "SNOWMOUND"	18"–24" TALL	CONT.	
24	BH	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	18"–24" TALL	CONT.	

3 L1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

LANDSCAPE NOTES:

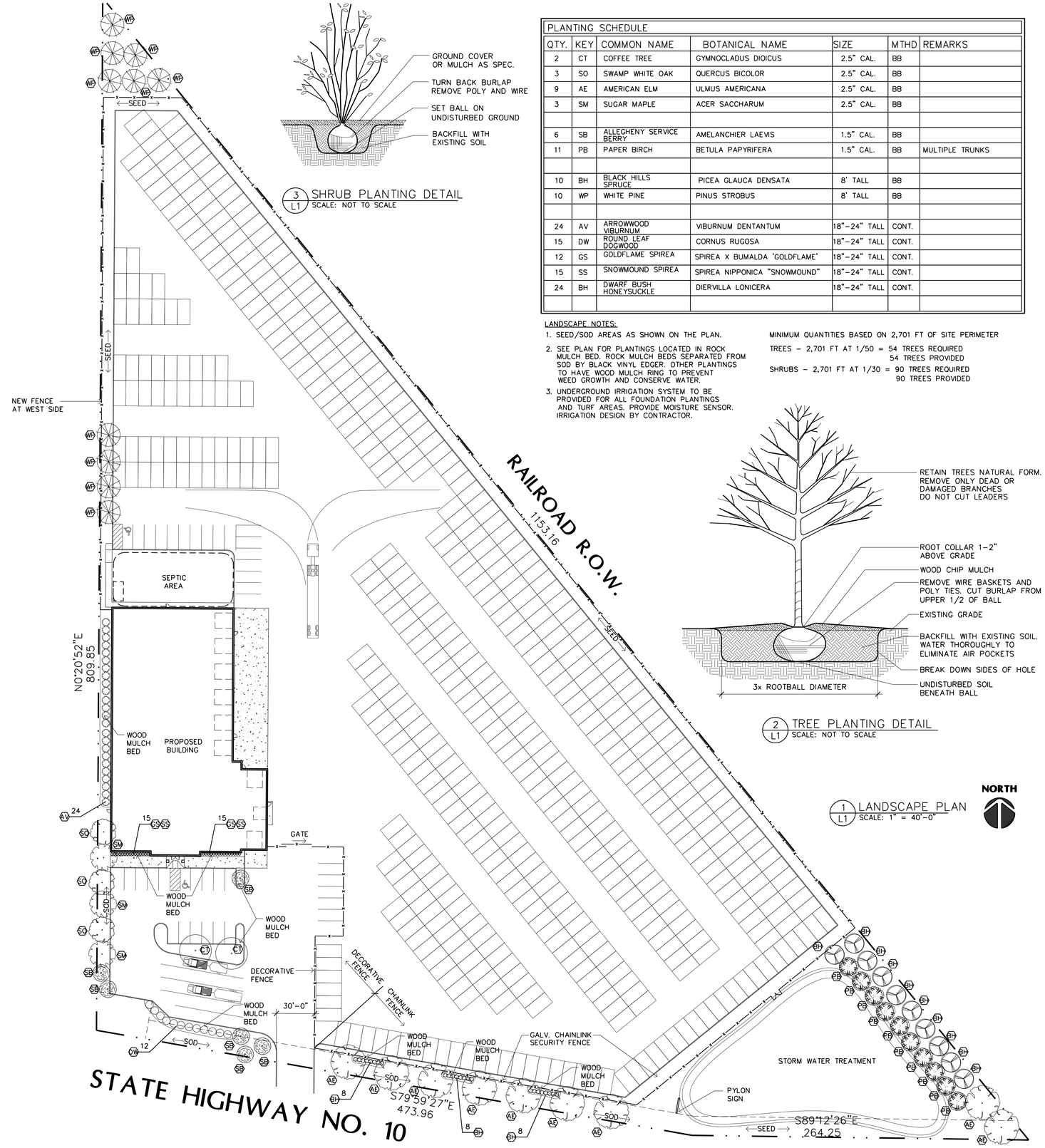
1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS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

MINIMUM QUANTITIES BASED ON 2,701 FT OF SITE PERIMETER

TREES – 2,701 FT AT 1/50 = 54 TREES REQUIRED
54 TREES PROVIDED

SHRUBS – 2,701 FT AT 1/30 = 90 TREES REQUIRED
90 TREES PROVIDED

2 L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1 L1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

(763) 784-1950
FAX 784-9707

STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

M & G TRAILER SALES

Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

4/22/19	CITY SUBMITTAL

LANDSCAPE PLAN

Sheet Number

L1

Project No. 190111–3

Filename: M & G TRAILER SALES\M&G TRAILER SALES–L1



SOUTH ELEVATION



EAST ELEVATION

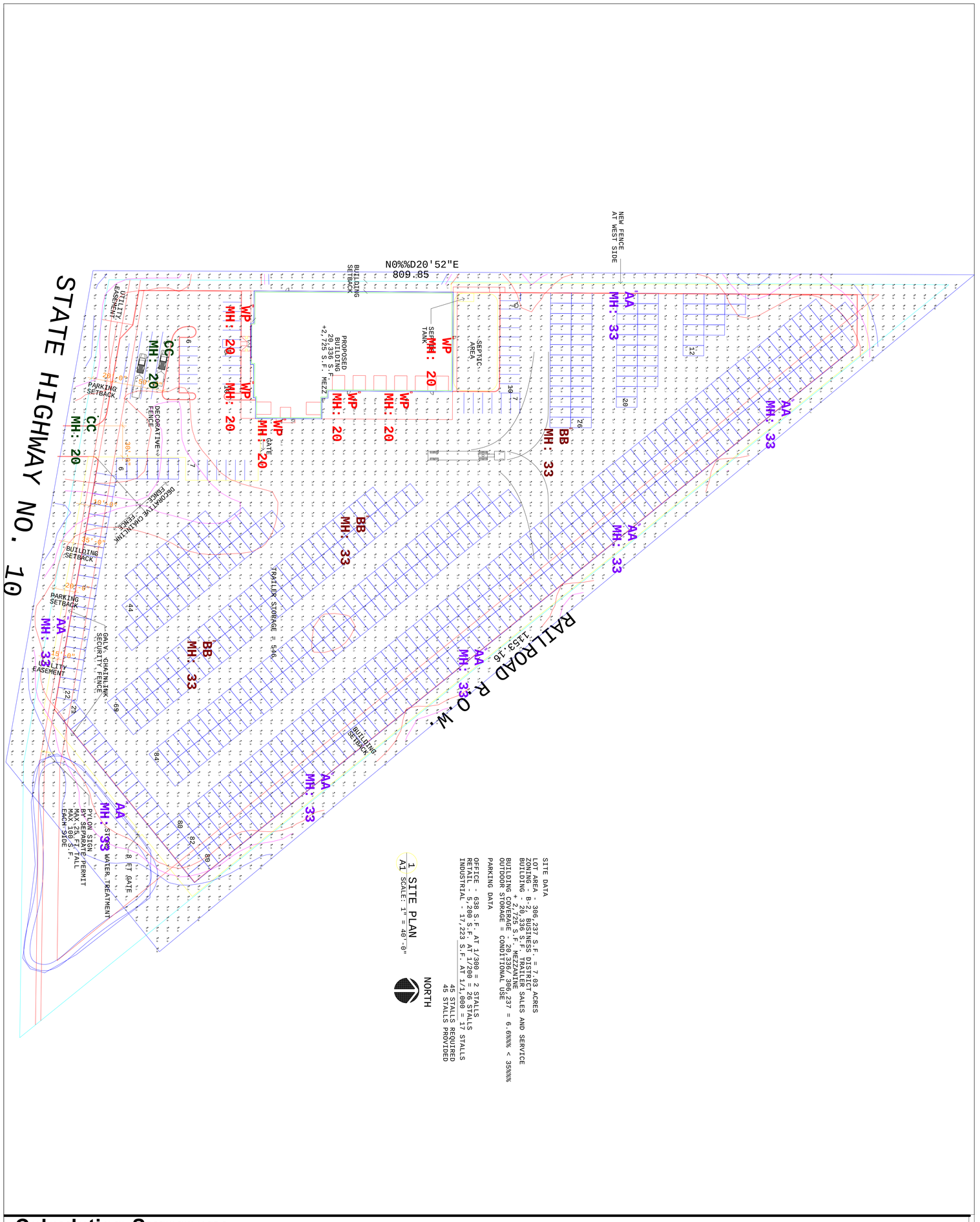
M & G TRAILER SALES

Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

LA SHIPPERCTS

A



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminanc	Fc	2.46	13.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	6	WP	SINGLE	0.910	GLEON-AF-07-LED-E1-T4W-WM	42769
	2	CC	SINGLE	0.910	GLEON-AF-04-LED-E1-T4FT	24711
	7	AA	SINGLE	0.910	GLEON-AF-10-LED-E1-T4W	59849
	3	BB	SINGLE	0.910	GLEON-AF-10-LED-E1-5WQ	63482

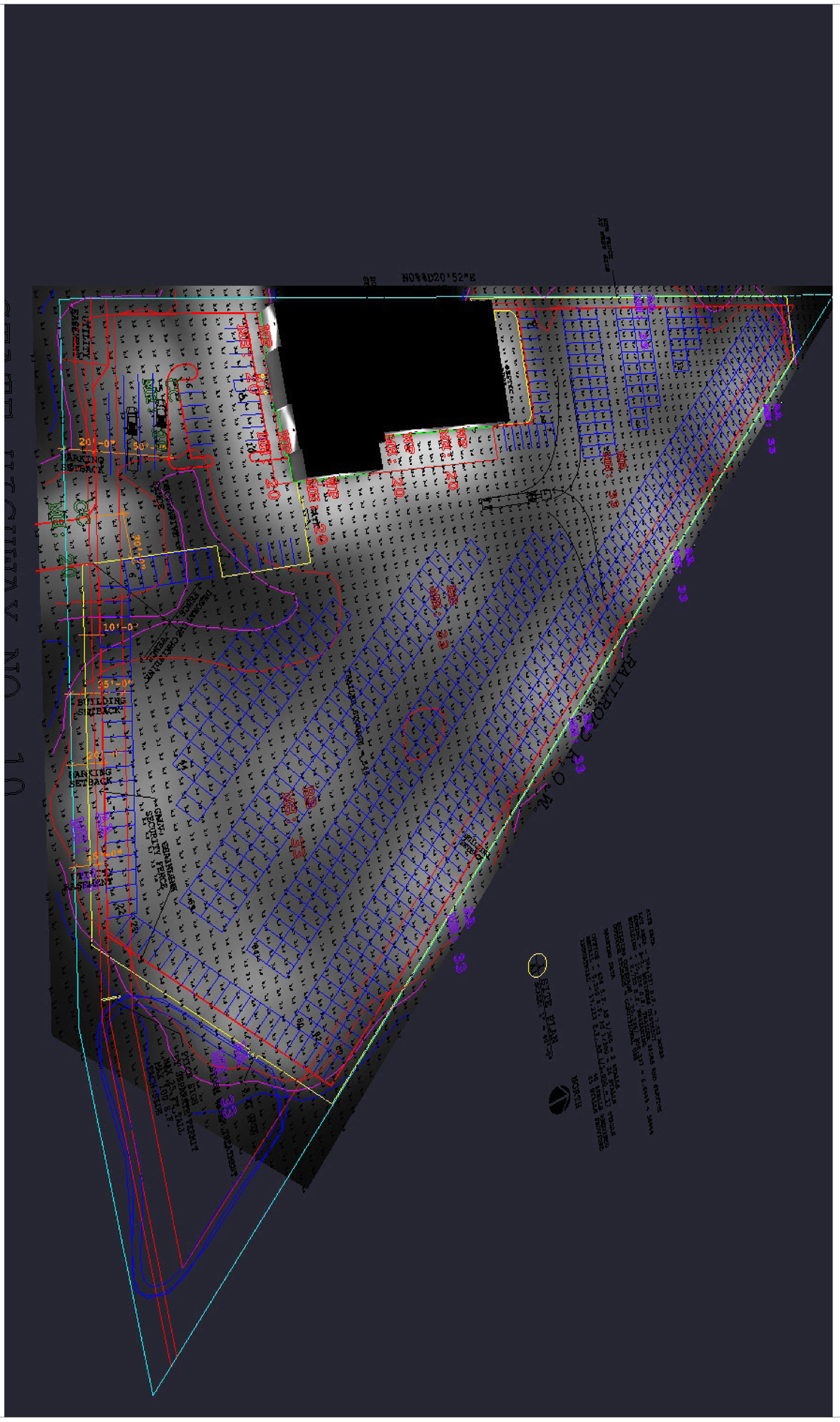
M & G Trailer Sales

REVISED

Drawn By: Dan Budke
Checked By:
Date:4/12/2019
Scale:

Revisions	#	Date	Comments

VIKING electric
A Sonepar Company



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminanc	Fc	2.46	13.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	6	WP	SINGLE	0.910	GLEON-AF-07-LED-E1-T4W-WM	42769
	2	CC	SINGLE	0.910	GLEON-AF-04-LED-E1-T4FT	24711
	7	AA	SINGLE	0.910	GLEON-AF-10-LED-E1-T4W	59849
	3	BB	SINGLE	0.910	GLEON-AF-10-LED-E1-5WQ	63482

M & G Trailer Sales

REVISED

Drawn By: Dan Budke
Checked By:
Date:4/12/2019
Scale:

Revisions

#	Date	Comments

VIKING electric
A Sonepar Company

Preliminary Plat
~ of ~
# RALPHS ADDITION
~ for ~
# M & G TRAILER

DESCRIPTION OF PROPERTY TO BE PLATTED:

Outlot D, NORTHFORK, Anoka County, Minnesota.

NOTES:

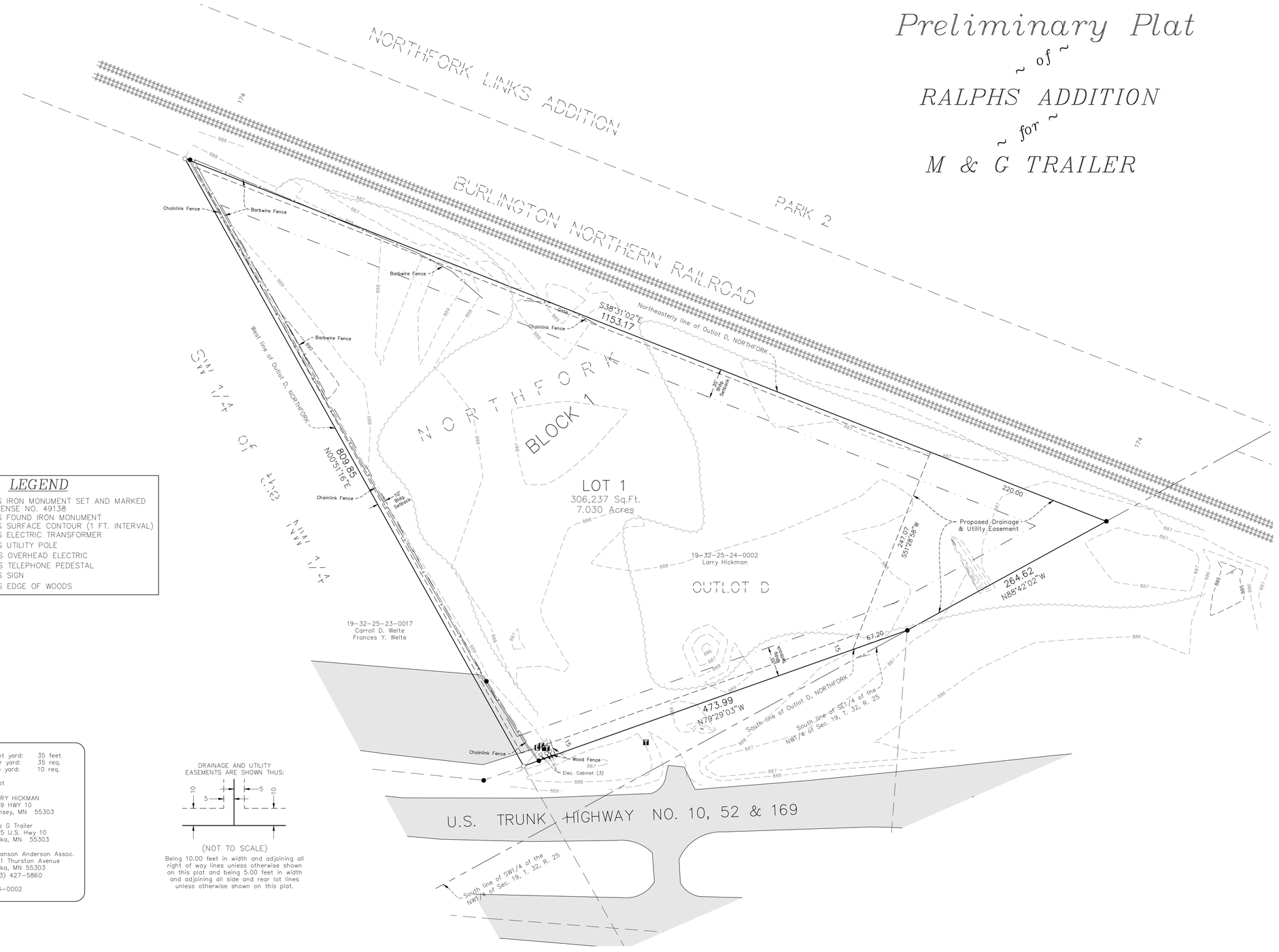
1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 190580586 and available records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.
3. Project benchmark; MnDOT 0202 C, Elevation=889.88 (NAVD 88)



60 0 60 120
SCALE IN FEET

LEGEND

- ○ = DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- ● = DENOTES FOUND IRON MONUMENT
- --920-- = DENOTES SURFACE CONTOUR (1 FT. INTERVAL)
- E = DENOTES ELECTRIC TRANSFORMER
- = DENOTES UTILITY POLE
- -P-OH- = DENOTES OVERHEAD ELECTRIC
- T = DENOTES TELEPHONE PEDESTAL
- = DENOTES SIGN
- = DENOTES EDGE OF WOODS



Municipality:	City of Ramsey
Existing Zoning:	B-2:Business District
Proposed Zoning:	B-2:Business District
Proposed Use:	Commercial
Road Mileage:	0 LF
Street Lighting	as required
Proposed Utilities:	
Sewer:	private
Water:	private
Plat Area:	
Total Area:	306,237 sq. ft. = 7.030 acres
Proposed ROW:	0 sq. ft. = 0.000 acres
Park Area:	0 sq. ft. = 0.000 acres
Building Setbacks:	Front yard: 35 feet Rear yard: 35 req. Side yard: 10 req.
Lot Summary:	1 Lot
Owner	LARRY HICKMAN 9349 HWY 10 Ramsey, MN 55303
Subdivider	M & G Trailer 7575 U.S. Hwy 10 Anoka, MN 55303
Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
PID No.	19-32-25-24-0002

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

DATE	REVISION

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

BRIAN PERSON

Date 05/02/19 Lic. No. 49138

DESIGNED BY: BP
DRAWN BY: MSS
CHECKED BY: BP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

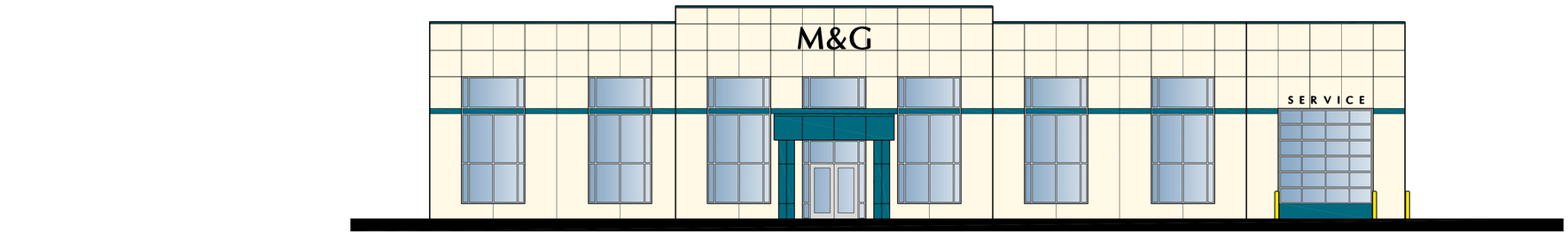
RALPHS ADDITION

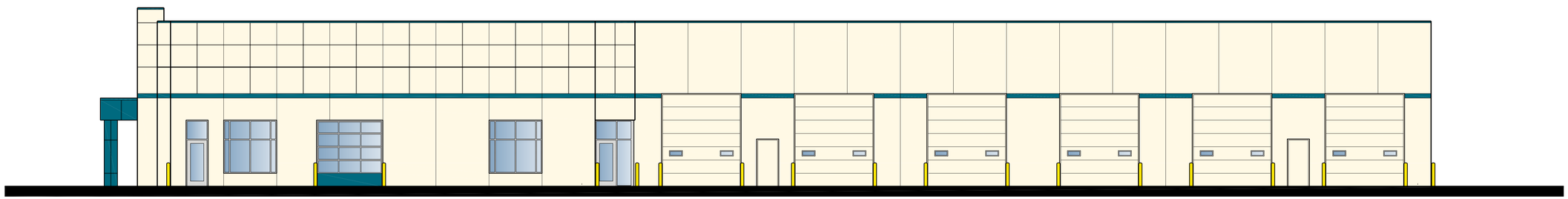
PRELIMINARY PLAT
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

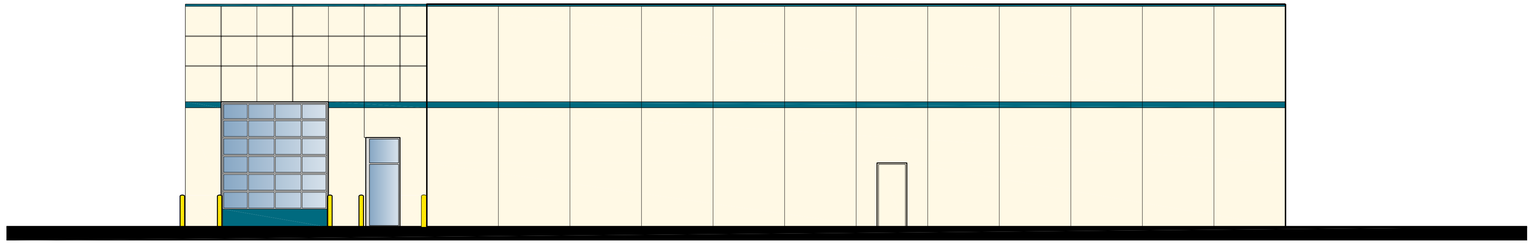
3990.03

May 02, 2019 — 9:52am
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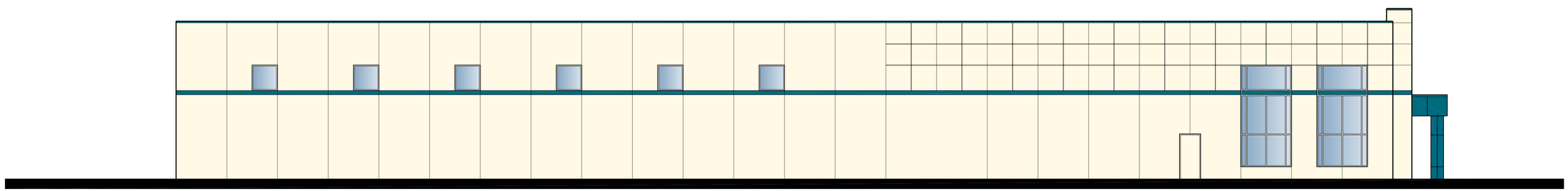




EAST ELEVATION



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

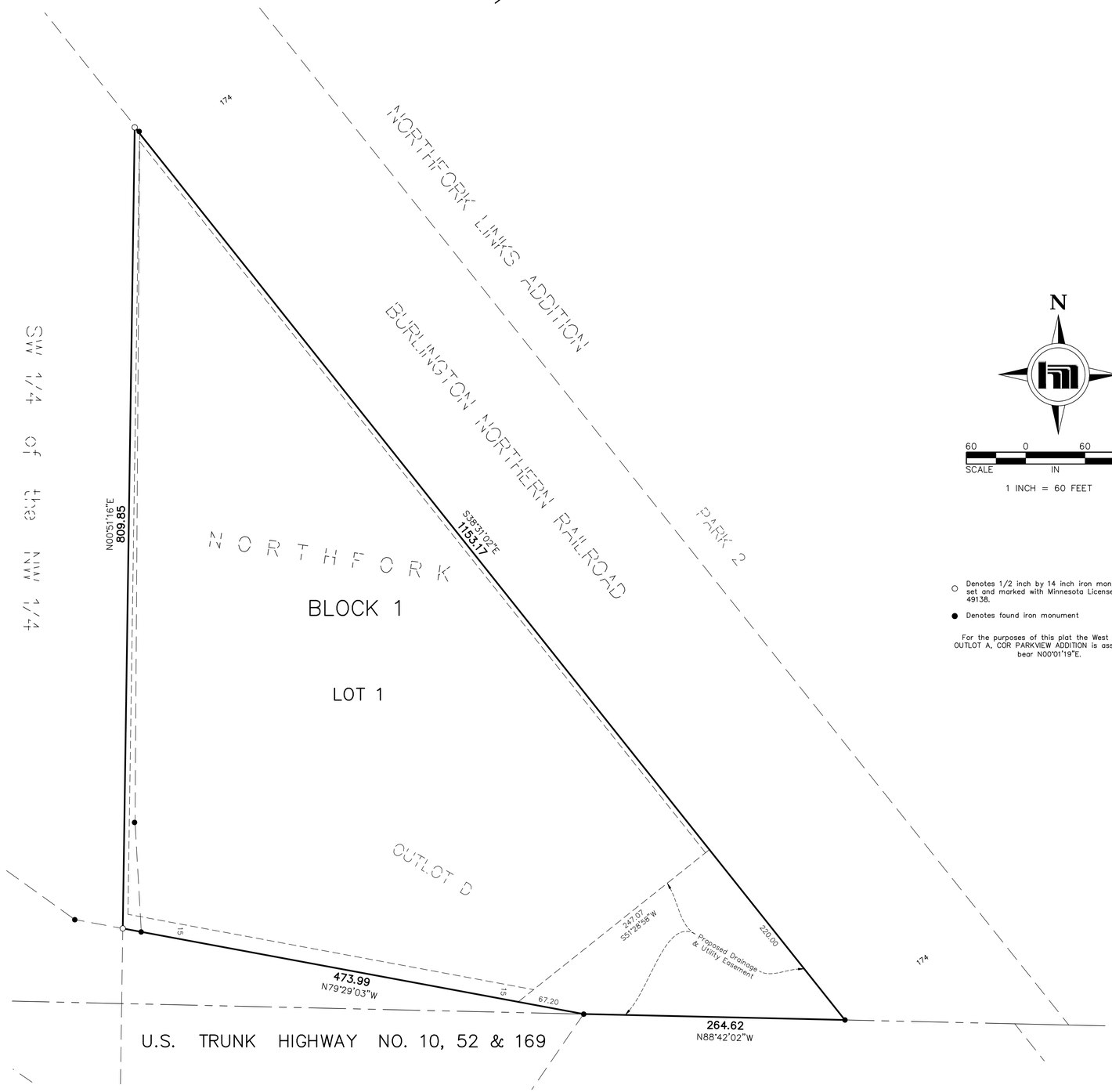
By_____ , Deputy

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 **(\$**433,785.00**)**. 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)**. 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 **\$75,000.00**. 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

Fees				
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**
Sureties and Inspection Amounts				
Performance Surety (returned when complete)				**$433,785**
Engineering Inspection Fee				**$12,734**
Landscape Guarantee				**$29,250**
Warranty for Stage I and Stage II Improvements				**$75,000**

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

RESOLUTION #19-174

RESOLUTION APPROVING DEVELOPMENT AGREEMENT FOR M & G TRAILER TO OPERATE A TRAILER SALES AND REPAIR BUSINESS ON THE PROPERTY GENERALLY KNOWN AS 9387 HIGHWAY 10 NW

WHEREAS, the City Council previously approved a site plan and final plat for a commercial plat named Ralph's Addition on the property generally known as 9387 Highway 10 NW; and

WHEREAS, the Subject Property is legally described as:

Lot 1, Block 1 Ralph's Addition, Anoka County, Minnesota; and

WHEREAS, Ralph LLC (the "Applicant") has applied and received final plat, conditional use permit, and site plan approval to build a commercial building for trailer sales and repair under the name M & G Trailer; and

WHEREAS, the City Council reviewed and approved the Conditional Use Permit, Site Plan, and Final Plat on June 25, 2019; and

WHEREAS, a contingency of said approval was to enter into a development agreement to payment of applicable fees, and payment of applicable development fees; and

WHEREAS, the City Council reviewed and approved the previous development agreement at their July 9, 2019 meeting; and

WHEREAS, the amended development agreement includes a lower dollar amount for the required surety, approval of the architectural plan, and an agreement to a wider entrance to the site.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1) The City Council of the City of Ramsey approves the development agreement for M&G Trailer contingent upon:
    a. Final review and approval by the City Engineer.
    b. Final review and approval of legal form by the City Attorney.
    c. Final plat recording at Anoka County.
    d. Wider entrance to the site to accommodate truck traffic.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy

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

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 2.**

Meeting Date: 07/23/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #19-180 Approving Appeal for a Denied Variance to Bufferyard Setbacks and Resolution #19-152 Approving Development Agreement; Case of Delta ModTech (Project #19-108)

Purpose/Background:

The purpose of this case is to:

1. Consider an Appeal to a Denied Variance
2. Approve Standard Development Agreement

The City received an application from Delta ModTech (the "Applicant") for a variance to the buffer yard requirements for industrial businesses adjacent to residential properties as well as review of the proposed development agreement and associated agreements for the development project. The Planning Commission reviewed the variance request and held a public hearing at its meeting on July 10, 2019. The Planning Commission denied the variance request. The Applicant has since submitted an appeal of the Planning Commissions decision to the City Council. Staff acknowledges that this is a unique action for the City Council, and will update this case with information as requested. Staff is providing baseline information, but will add additional information as needed to support policy decision-making.

In addition to the standard setback, bufferyards are required greenspace areas intended to provide additional screening and transition of businesses that are adjacent to residential areas. The Subject Property is adjacent to a 3 acre residential parcel which contains a single home but is zoned as R-3 High Density Residential. The adjacent property was originally part of the zoning amendment to rezone the area to E-3 Employment however the adjacent property was removed for consideration of possible high density housing which resulted in the R-3 zoning designation.

The bufferyard requirement for E-3 adjacent to R-3 is 60 feet with a 30% increase in plantings within the bufferyard.

Notification:

Letters were sent via Standard US Mail to all Property Owners within 700 feet of the Property regarding the previous Public Hearing. The Property Owner List was generated by the Anoka County Tax Database. The Public Hearing Notice was also published in the Anoka County Union Herald. Notifications have not been provided for this meeting.

Observations/Alternatives:

Variance Appeal

Overview

The Applicant is currently showing an access drive that infringes upon the 60 foot buffer yard area. A setback of 40 feet from the property line to the proposed access drive is currently shown with the remaining 20 feet of buffer yard area utilized by an access drive. The bufferyard requirement for E-3 adjacent to R-3 is 60 feet with a 30% increase in plantings within the bufferyard. Of key note, the proposed building is setback approximately 190 feet from the shared property line, much further than required. Only the drive aisle encroaches by 20 feet.

When contemplating a Variance, the City must determine that there is a practical difficulty in complying with the zoning ordinance, as defined as the following:

1. That the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance, if granted, will not alter the essential character of the locality.

Enhanced Landscaping

There is room for additional plantings within the bufferyard area, which will aid in better screening and buffering the proposed facility from the existing residential property. Staff is recommending that any additional trees be evergreeen trees to aid in year round screening and has outlined two options for the Planning Commission to consider in achieving the added plantings.

Adjacent Zoning
When the Bunker Lake Industrial Park was first introduced for Comprehensive Plan Amendment and Zoning Amendment for the residential property to the west of the Subject Property was included in the proposed rezoning for E-3; however, it became an exception to that zoning amendment for further analysis as to the ultimate future use of that property. Staff would recommend restarting the amendment of the adjacent residential property to be zoned E-3 Employment District. The adjacent residential property currently operates as a quasi business parcel as there is an active home occupation on the property. Finally, if the residential parcel in question is to be subject to a Zoning Amendment to the E-3 Employment District it would have negated the need for this buffer.

Adjacent Property
Due to actions of the adjacent neighbor, the entire development site is required to shift when compared to the industrial development to the south. As a result, the changes in elevation and road curvature create a hardship in vehicular turning movements.

Intent of Zoning Code
Sections of City Code seem to indicate an attempt to create separate setbacks for parking/maneuvering areas and buildings, but stops short of explicitly allowing a setback of forty (40) feet for parking/drive aisles. With that in mind, Staff does not believe the 40 foot setback can be allowed by right, but could be allowed via Variance. Staff is planning a comprehensive zoning amendment to the zoning code, and this conflicting language is on the list for correction.

Development Agreement and Associated Agreements
Included with this case for consideration by the City Council is the proposed Development Agreement. Standard development fees were previously collected on the Subject Property when it was originally platted. Previous development included a negotiation for public use of green space in exchange for a reduction in park and trail fees. With this new development, the City is seeking a fifteen (15) foot trail easement on upland buildable land for a future trail connection in lieu of the standard park and trail dedication fees, as allowed by City Code.

Funding Source:
All costs associated with processing the Variance Application are the responsibility of the Applicant/Developer.

Recommendation:
The Planning Commission denied the requested Variance in part due to lack of information provided by the Developer. In order to address some of this concern, the Developer has provided a more detailed response. Additionally, the Planning Commission felt that the Developer could simply shift the site 20 feet to the east, or shrink the size of the building by 20 feet.

Staff originally recommended approval of the Variance. When looking at this area on the macro-scale, and not at one individual project, the entire site is impacted by this change. Unlike the industrial development to the south, this site is impacted by an existing residential lot inset to the overall block. This residential site was originally recommended for rezoning to E-3 Employment consistent with the project site. At that time (over a year ago), the owner of the adjacent residential site requested additional time to explore impacts. To date, the City has not

received additional feedback, and Staff would recommend moving forward with the original Zoning Amendment on this parcel.

Action:

Motion to adopt Resolution #19-180 approving/denying the Variance for Delta ModTech.

Motion to adopt Resolution #19-152 approving the Development Agreement for Delta ModTech.

[Staff requests that these actions be taken separately due to their unique nature]

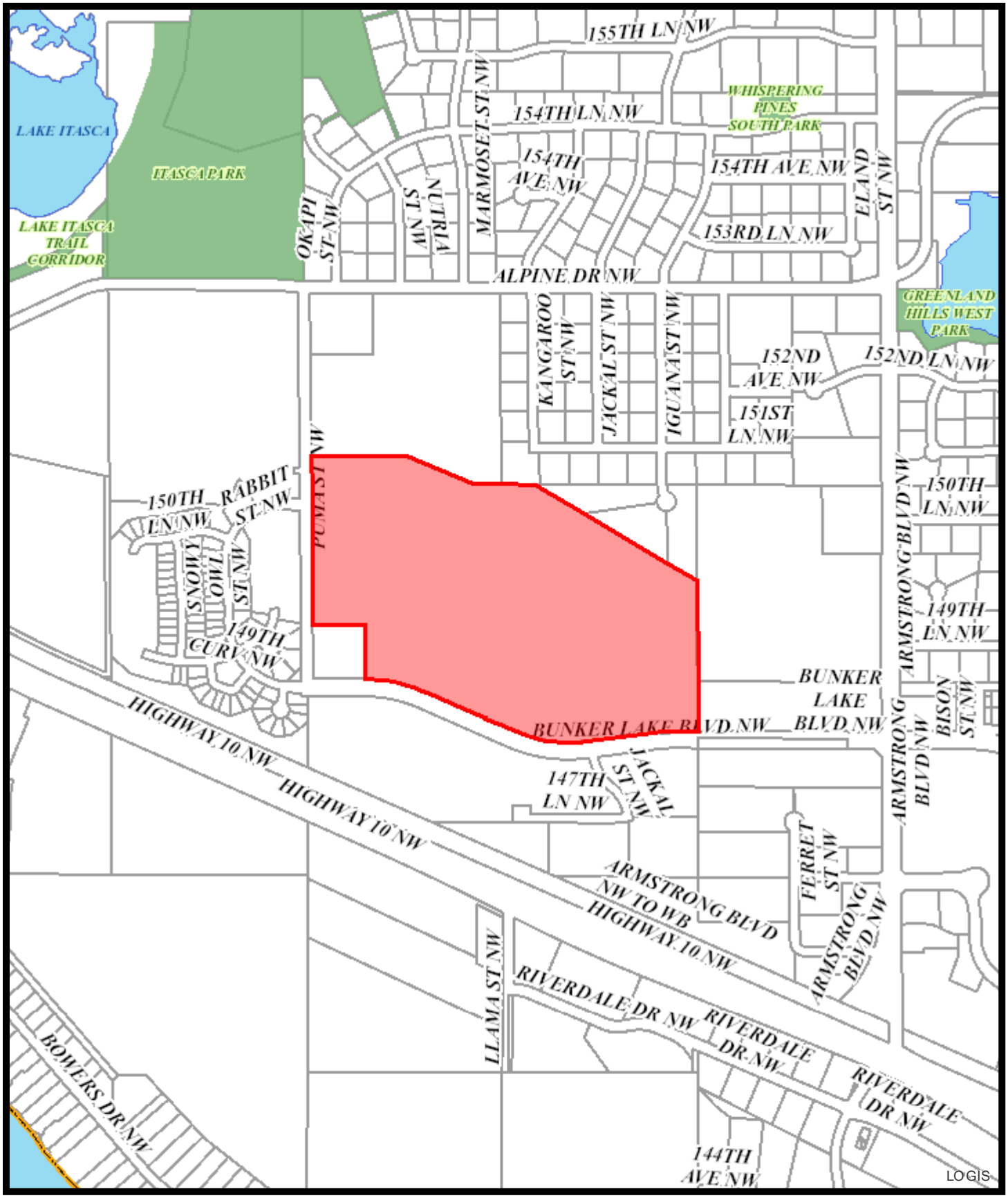
Attachments

Site Location Map
Delta ModTech Variance Request Letter
Bufferyard Exhibit
Resolution #19-180 Approving Appeal for a Variance to Buffer Yard for Delta ModTech
Development Agreement
Resolution #19-152: Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	07/18/2019 08:28 AM
Tim Gladhill	Tim Gladhill	07/18/2019 03:39 PM
Form Started By: Eric Maass		Started On: 07/17/2019 02:34 PM
Final Approval Date: 07/18/2019		

Site Location Map



Feet
0 220 440 880 1,320 1,760

Print Date: June 20, 2019

Kinghorn COMPANY
GENERAL CONTRACTORS

July 17, 2019

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

RE: Request for Variance, Delta ModTech
City of Ramsey Variance Request: 19-108

Dear Mr. Gladhill:

On behalf of the Applicant in this matter, Delta ModTech ("Delta"), I am writing to request that this letter be added to the public record on for this appeal and be provided to the City Council prior to and as part of Delta's appeal of the decision of the City Planning Commission on this matter. It was communicated to the Applicant that the appeal of the Planning Commission's decision, pursuant to Ramsey Ordinance Section 117-53(b)(1) would be heard by the City Council at its regular meeting on July 23, 2019.

As you will recall, the Variance Request is for a buffer setback variance from 60' to 40' on the West side of the property that abuts the residential parcel because of the practical difficulties in complying with the published setbacks which are unique to the this parcel, not created by the owner and are not related alone to economic difficulties

The 40' setback would allow a more gradual entrance to the site from Bunker Lake Blvd which is needed for worker and driver safety and is associated with the unusual topography of the property. The trapezoidal shape and physical characteristics of the property and curvature of Bunker Lake Avenue make the reasonable use of the property a challenge without the variance. As part of the variance and use of the property, Delta would be adjusting the landscape plan to add Trees and Plantings in this area to further increase the screening between the properties.

As described in Ramsey Ordinance Section 117-53(b)(2)(b) which sets forth the criteria for permitting the granting of a variance, the Council should note:

1. The requested variance will have no impact on the adequate supply of light and air to and adjacent property. As a setback variance for a driveway only, there is no elevated structures that could cause shadows or impair the flow of air to any adjacent parcels.

2. The reduction in set back from the adjacent residential parcel will not increase traffic congestion on Bunker Lake Boulevard and may actually reduce the chance for congestion. The lengthened driveway resulting from the variance will allow trucks to pull fully off the public street before navigating the change in grade and thus remove this potential source of congestion.

3. The reduction in setback for the driveway will not have the effect of allowing any new uses, and certainly not uses prohibited in the applicable zoning district, nor will it permit a lesser degree of public health, safety, and general welfare protection than established by this chapter, or permit standards which are lower than those required by state law.

Kinghorn COMPANY
GENERAL CONTRACTORS

As noted above, the granting of the variance will actually increase protection of the of public health, safety, and general welfare because it will provide a more gradual entrance to the site from Bunker Lake Blvd which is needed for worker and driver safety and is associated with the unusual topography of the property.

4. If granted, the variance will not in any way increase the danger of fire or endanger the public safety and may actually increase safety as described above.

5. The variance will not have any effect on property values and will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this chapter.

6. Finally, the granting of the variance will not in any way change the zoning or planned land use for the parcel and as such will not violate the intent and purpose of the comprehensive plan.

Additionally, to address some of the challenges identified at the Planning Commission meeting, we have met and obtained approval for the variance from both Kevin & Mary Groothousen, the neighbors who own the residential parcel adjacent to the West of the Applicant's property. They have approved the buffer yard plantings as shown on the plan included in the packet sent to the Planning Commission and support the variance.

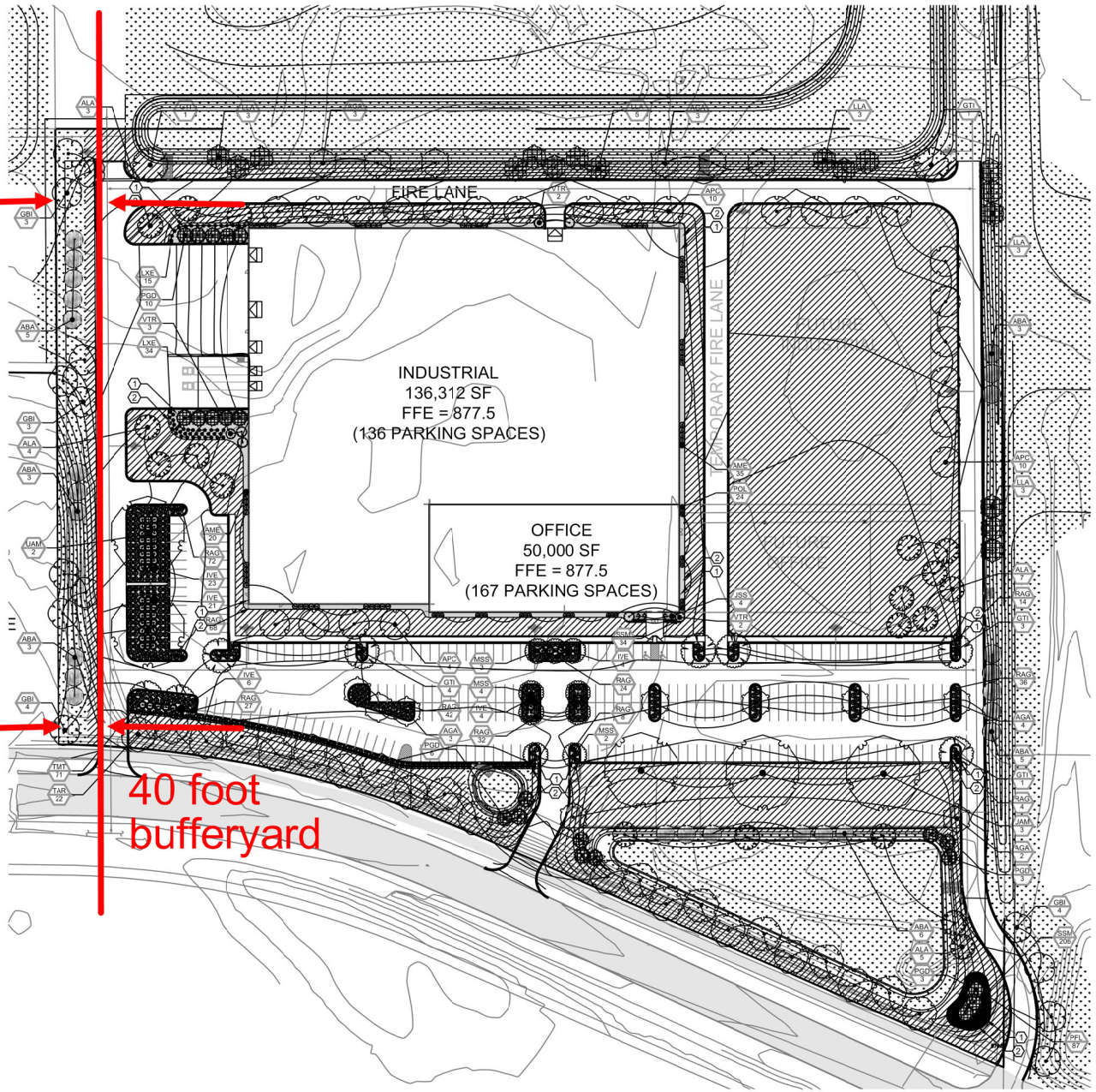
Pursuant to Minn. Stat. 462.357, Subd. 6, The Ramsey Council should grant this variance request because of the practical difficulties suffered by the landowner because of the unique nature of this property related to its irregular shape and topography. The subject request meets the three factor test for reasonableness, uniqueness and lack of negative impact on the essential character of the neighborhood as described in the original materials included in the Agenda Packet provided to the Planning Commission which the Applicant requests be included in the public record for this appeal.

The variance request in this case is not a use variance and therefore the use proposed by the Applicant is no different than the use allowed by the current zoning controls making the request reasonable. As stated herein above and in other areas, the unique physical characteristics of the property shape, grade and need to preserve trees, not created by the owner, also support the granting of the variance. Finally, the granting of the variance will not impact the essential character of the neighborhood. Neither the building nor the driveway will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

The Council should grant the appeal and approve the setback variance from 60' to 40' for the reasons stated above. The Applicant will have several representatives at the City Council meeting on July 23, 2019 to address any questions or comments directly in support of this request.

Sincerely,

John Kinghorn
VP Operations, Kinghorn Construction



1 PLANTING ENLARGEMENT
SCALE: 1"=50'

0 50' 100'

NOTES

1. ALL PLANTINGS SHALL RECEIVE IRRIGATION (SEE L3 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L3 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- REMOVE TREE
- NEW SOD W/IRRIGATION
- NEW SEED MNDOT 25-131
- 1 — 3" DEEP, WASHED RIVER ROCK MULCH WITH FABRIC
- 2 — LANDSCAPE EDGER

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AGA	15	'AUTUMN BRILLIANCE' SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	2 - 1/2" CAL.	
	GTI	10	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	B&B	2 - 1/2" CAL.	
	TAR	22	REDMOND AMERICAN LINDEN TILIA AMERICANA 'REDMOND'	B&B	2 - 1/2" CAL.	
	UAM	5	AMERICAN ELM ULMUS AMERICANA	B&B	2 - 1/2" CAL.	
EVERGREEN TREES	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	ABA	25	BALSAM FIR ABIES BALSAMEA	B&B		6' HT.
	LLA	17	AMERICAN LARCH LARIX LARICINA	B&B		6' HT.
	PGD	22	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B		6' HT.
ORNAMENTAL TREES	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	APC	24	CRIMSON KING MAPLE ACER PLATANOIDES 'CRIMSON KING'	B&B	2" CAL.	
	ALA	19	ALLEGHENY SERVICEBERRY AMELANCHIER LAEVIS	B&B	2" CAL.	
	GBI	14	MAIDENHAIR TREE GINKGO BILOBA	B&B	2" CAL.	
	MSS	9	SPRING SNOW CRAB APPLE MALUS X 'SPRING SNOW'	B&B	2" CAL.	
SHRUBS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	AME	55	CHOKEBERRY ARONIA MELANOCARPA	3 GAL.		
	IVE	58	WINTERBERRY ILEX VERTICILLATA	5 GAL.		
	JSS	4	SUTHERLAND JUNIPER JUNIPERUS SCOPULORUM 'SUTHERLAND'	5 GAL.		
	LXE	49	EMERALD MOUND HONEYSUCKLE LONICERA XYLOSTEUM 'EMERALD MOUND'	' GAL		
	POL	24	DWARF NINEBARK PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	3 GAL.		
	RAG	327	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL.		
	VTR	7	AMERICAN CRANBERRYBUSH VIBURNUM TRILOBUM	5 GAL.		
PERENNIALS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	PFL	87	LEMON MERINGUE POTENTILLA POTENTILLA FRUTICOSA 'LEMON MERINGUE'	5 GAL.		
	SSM	240	SAGE SALVIA X SYLVESTRIS 'MAY NIGHT'	' GAL		

ANDERSON ENGINEERING
13505 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
DS	JF	DS

DRAWING TITLE

PLANTING ENLARGEMENT

DRAWING NO.

L2

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:53am dsiefert Y:\15300-15399 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\L_LANDSCAPE.dwg
Xref Filename: \15358_s_base \15358_22x34_Title_Block - LA \15358_c_base \ scr-191125

Council Member _____ introduced the following resolution and moved for its adoption:

RESOLUTION #19-180

A RESOLUTION APPROVING APPEAL FOR A VARIANCE TO BUFFER YARD SETBACKS FOR DELTA MODTECH

RECITALS

1. Delta ModTech, hereinafter referred to as the "Permittee", has properly applied for an appeal to the City Council related to a variance request reviewed by the Planning Commission.

2. That the initial variance request was related to the requirement for bufferyard setbacks for industrial uses adjacent to residential uses on the property located at 8200 Bunker Lake Blvd and legally described in Exhibit A (the "Subject Property").

3. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code July 10, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

4. That the Planning Commission voted to deny the variance request at its meeting on July 10, 2019.

5. That the Applicant submitted an official appeal to the City regarding the Planning Commission's decision.

6. That the Subject Property is zoned E-3 Employment and is directly adjacent to property zoned R-3 High Density Residential which requires a sixty (60) foot landscaped buffer yard and a 30% increase in plantings within the bufferyard.

7. That the Applicant has proposed a bufferyard depth of forty (40) feet.

8. That the Permittee has proposed an approximately 200,000 square foot industrial building that includes both office and warehouse space.

9. That the Permittee has sited the actual building a distance of 190 feet from the common property line and that the only encroachment into the standard sixty (60) foot bufferyard are portions of the proposed parking lot.

FINDINGS OF FACT

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

2. That the proposed use **will/will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the proposed use **will be/will not be** constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use **will not** change the essential character of the area.

4. That the proposed use **will/will not** create additional requirements at public cost for public facilities and services.

5. That the proposed use **will/will not** be detrimental to the economic welfare of the community.

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

7. That the proposed use **will/will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

That the Ramsey City Council hereby grants an appeal to formal action taken by the City's Planning Commission related to a variance request to the bufferyard setback distance as it relates to Delta ModTech on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the **Permittee** shall revise the landscaping plan to comply with staff review comments to provide for added evergreen vegetative screening within the proposed forty (40) foot bufferyard.

2. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

4. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Building,** including a Building Permit.

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

6. That this **Permit** shall be tied to the recording of the Final Plat for Amsterdam Extension and will expire if the Final Plat is not recorded.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

CITY OF RAMSEY

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

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

Exhibit A: Legal Description

Lot 1, Block 1, Alpha Development, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, Amsterdam Extension, Anoka County, Minnesota

(the 'Subject Property');

CITY OF RAMSEY
DEVELOPMENT AGREEMENT
FOR AMSTERDAM EXTENSION

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 **AMP EX, LLC and SLP EX, LLC,** each a Minnesota limited liability company (collectively, 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 other land as **AMSTERDAN EXTENSION** (the "**Plat**").

Agreement

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

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

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

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

c. Previous Development Agreement and Related Documents. The Subject Property is hereby released from:

(1) City of Ramsey Development Contract, Document No. 2022343.005 and Amended and Restated Development Contract (Partial Release), Document No. 2160375.002, which are replaced by this Agreement;

(2) Right of Entry Agreement, Document No. 2022343.009, which will be replaced by a separate agreement;

(3) Storm Water Treatment and Ponding Maintenance Agreement, Document No. 2022343.008, which will be replaced by a separate agreement; and

(4) Assessment Agreement, Document No. 2022343.006 and Document No. 2176959.004, which assessments as they relate to the Subject Property have been paid.

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

3. The Plans. The term "Plans" as used in this Agreement means the Final Plans prepared by Anderson Engineering of Minnesota, LLC, last revised _____, 2019 (the "**Plans**"). 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. The building and other components of the project contemplated by the Plans (the '**Required Private Improvements**") are identified on the Site Plan, Sheet No. ___.

4. Site Improvements. The site improvements the **PERMITTEE** will construct or install are identified on **Exhibit B** attached hereto and made a part hereof (the "**Site Improvements**").

The **PERMITTEE** agrees to construct the Site 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 Site Improvements and acceptance by the **CITY**. As as-built plans are required for the Site Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Site Improvement Financial Guarantee noted in paragraph #11 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Site Improvements.

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

6. Installation of the Site Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Site 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 Site Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Site Improvements.

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

8. Ownership of the Site Improvements. The **PERMITTEE** owns the Site Improvements until the **CITY'S** acceptance of those Site Improvements identified on Exhibit B hereto as public (the "**Public Site Improvements**"). Title to the Public Site Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Site Improvements. Except to the extent the **CITY** has accepted all or portions of the Site Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 11 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Site Improvements, the **CITY** is deemed to have accepted the Site Improvements when the **CITY** releases the financial guaranty described in Section 11 or allows such financial guarantee to lapse, expire or otherwise terminate.

9. Site 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 Site Improvements. The license shall expire after the **CITY** accepts ownership of Site Improvements.

10. Stage II CITY Improvements. None

11. Financial Guaranty for Site Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** in a cash payment guaranteeing the construction of the Site Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($950,000.00)**. Upon completion of the Site Improvements or any portion thereof that has been accepted by the **CITY**, (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guarantee for all or such completed component of the Site Improvements.

12. Inspection Fees for the Site Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Site Improvements and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($30,000.00)**, which amount is 5% of the City Engineer's estimated cost of the Site 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 Site Improvements, acceptance by the **CITY**.

13. Warranty for Site Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$308,965.62**, which is 25% of the cost of the Site Improvements. Said

warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.

14. Street Cleaning and Clean Up. After the street surfacing that is a part of the Site 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 Site Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

15. Payment of Development Fees. The **CITY** has previously collected development fees including Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees for the Subject Property.

    a. Trail Easement. The **PERMITTEE** will grant to the **CITY** a fifteen foot trail easement for the purposes of construction a future greenway corridor trail. The easement shall be established over buildable upland area.

16. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 11 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Site Improvements.

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

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the Subject Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the Subject 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 the Subject Property 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 11 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 17(d).

18. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide a maintenance guarantee to ensure the survival of the plantings for the Subject Property. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of $____. [# plantings (___trees) x cost/planting

($300/tree x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY'S** acceptance of the landscaping component of the Site 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 Landscape Plan have either survived or have been replaced shall be made by the Community Development Department. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the Permittee's default.

19. Miscellaneous.

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

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

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

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

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of

cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

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

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

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

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

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

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

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

TO PERMITTEE:
Attn: Jeffrey R. Peterson

c/o Commercial Partners Exchange
1300 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402
Email: jeffp@cpec1031.com

WITH A COPY TO:
Attn: John D. Lang, Esq.
Messerli & Kramer P.A.
100 South Fifth Street, Suite 1400
Minneapolis, MN 55402
E-mail: jlang@messerlikramer.com

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.]

PERMITTEE:

AMP EX, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

SLP EX, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me this ____ day of _____, 2019, by Jeffrey R. Peterson, the President of each of AMP EX, LLC and SLP EX, LLC, each a Minnesota limited liability company, on behalf of each company.

_____
Notary Public

CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Lot 1, Block 1, and Outlot A, Amsterdam Extension, Anoka County, Minnesota.

EXHIBIT B
Site Improvements

Civil Construction Cost Estimate - Delta MOD Tech					
Ramsey, MN					
AE Project #		**15358**			
Date		**6/21/2019**			
Item #	**Description**	**Product**			
Storm Sewer Utilities					
	Item	Qty	Unit	Price/Unit	Total
1	12" HDPE	681	LF	$ 24.00	$ 16,344.00
2	15" HDPE	300	LF	$ 24.00	$ 7,200.00
3	18" HDPE	477	LF	$ 32.00	$ 15,264.00
4	24" HDPE	527	LF	$ 45.00	$ 23,715.00
5	12" FES	2	EA	$ 500.00	$ 1,000.00
6	15" FES	2	EA	$ 650.00	$ 1,300.00
7	24" FES	4	EA	$ 1,300.00	$ 5,200.00
8	27" Manhole w/ Casting	1	EA	$ 1,500.00	$ 1,500.00
9	48" Manhole w/ Casting	8	EA	$ 2,000.00	$ 16,000.00
10	48" OCS w/ Casting	2	EA	$ 4,000.00	$ 8,000.00
11	2'x3' CB	3	EA	$ 1,650.00	$ 4,950.00
12	Rip Rap at FES and Curb Cuts	240	CY	$ 75.00	$ 18,000.00
				Storm Sewer Subtotal	**$ 118,473.00**
Watermain and Fittings					
	Item	Qty	Unit	Price/Unit	Total
1	Hydrant	9	EA	$ 1,800.00	$ 16,200.00
2	6" Gate Valve	9	EA	$ 1,300.00	$ 11,700.00
3	8" Gate Valve	7	EA	$ 1,700.00	$ 11,900.00
4	8" x 6" Tee	9	EA	$ 450.00	$ 4,050.00
5	8" x 8" Tee	1	EA	$ 450.00	$ 450.00
6	8" Plug	2	EA	$ 250.00	$ 500.00
7	6" PVC C900 Pipe	300	LF	$ 30.00	$ 9,000.00
8	8" PVC C900 Pipe	3510	LF	$ 32.00	$ 112,320.00
9	Connect to Existing	2	EA	$ 1,000.00	$ 2,000.00
				Watermain Subtotal	**$ 168,120.00**
Sanitary Sewer Utilities					
	Item	Qty	Unit	Price/Unit	Total
1	6" SDR 26	285	LF	$ 30.00	$ 8,550.00
2	8" SDR 26	440	LF	$ 32.00	$ 14,080.00
3	Connect to Existing	1	LS	$ 1,000.00	$ 1,000.00
4	48" Sanitary Manhole w Casting	3	EA	$ 3,350.00	$ 10,050.00
				Sanitary Sewer Subtotal	**$ 33,680.00**
Grading, Excavation, and Erosion Control					
	Item	Qty	Unit	Price/Unit	Total
1	Mobilization	1	EA	$ 5,000.00	$ 5,000.00
2	Clear and Grub	1	LS	$ 2,000.00	$ 2,000.00
3	Common Excavation	47990	CY	$ 3.00	$ 143,970.00
4	Common Borrow[1]	0	CY	$ 10.00	$ -
5	Seeding	12.6	AC	$ 2,000.00	$ 25,200.00
6	Sod	190000	SF	$0.30	$ 57,000.00
6	CAT III Erosion Control Blanket	12850	SY	$ 2.50	$ 32,125.00
7	Silt Fence	5600	LF	$ 2.00	$ 11,200.00
8	Rock Construction Entrance	3	EA	$ 1,200.00	$ 3,600.00
9	0-4 FT Retaining Wall	80	LF	$ 225.00	$ 18,000.00
10	Inlet Protection	10	EA	$ 250.00	$ 2,500.00
				Grading Subtotal	**$ 300,595.00**
Paving					
	Item	Qty	Unit	Price/Unit	Total
1	MNDoT Class V	5780	CY	$ 22.50	$ 130,050.00
2	2.5" MNDoT 2360 Base Course	18300	SY	$ 7.50	$ 137,250.00
3	Tack Coat	1647	GAL	$ 3.50	$ 5,764.50
4	1.5" MNDoT 2360 Wear Course	18300	SY	$ 7.00	$ 128,100.00
5	Concrete Sidewalk and Patio	320	CY	$ 12.00	$ 3,840.00
6	Commercial Entrance	2	EA	$ 5,225.00	$ 10,450.00
7	B612 Curb and Gutter	9070	LF	$ 22.00	$ 199,540.00
				Paving Subtotal	**$ 614,994.50**
Notes			**TOTAL**		**$ 1,235,862.50**
1	Assumed excess cut material will be relocated on site.				

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

RESOLUTION #19-152

RESOLUTION APPROVING DEVELOPMENT AGREEMENT AND RELEASING AND RESTATING ASSOCIATED AGREEMENTS FOR DELTA MODTECH

WHEREAS, SLP EX, LLC and AMP EX, LLC, hereafter referred to as "Developer", properly applied for Final Plat and Site Plan approval of the following described property located in the City of Ramsey:

Lot 1, Block 1, Alpha Development, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, Amsterdam Extension, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City Council reviewed the proposed Development Agreement as well as associated agreements on July 23, 2019.

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

1. That the Ramsey City Council hereby grants approval of the development agreement for Delta ModTech.

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 23rd 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: 07/23/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #19-085 Authorizing Submission of the City's 2040 Comprehensive Plan to the Metropolitan Council
**Revised on 7/19/19 After Initial Publication

Purpose/Background:

**Revised draft document added on 7/19/19

The purpose of this case is for the City Council to consider the City's proposed 2040 Comprehensive Plan following the required six (6) month adjacent and affected jurisdiction review period. The next steps in the Comprehensive Plan update process is to submit the plan to the Metropolitan Council for their official review. Following Metropolitan Council review and approval the plan would then be brought before the City Council for formal adoption.

The City Council may table this case to the next meeting if additional information and updates are required. Additionally, there will be other points to be able to update the draft. This is not final approval. This step simply sends to the Metropolitan Council for official review. It is anticipated that additional amendments will be required based on that review.

Notification:

A Notice of Public Hearing was published in the Anoka County Union Herald and the public hearing was held at the April 4, 2019 Planning Commission meeting. This was actually the second Public Hearing on the case. This project represents 3 years of extensive public engagement and public notice.

Observations/Alternatives:

Staff submitted the draft 2040 Comprehensive Plan for review by adjacent and affected jurisdictions as required by State Statute. Following that review timeline Staff has reviewed the comprehensive plan and provided updates to that plan based on requirements of the Metropolitan Council. Staff is now prepared to officially submit for review the City's 2040 Comprehensive Plan to the Metropolitan Council. Staff at the Metropolitan Council will first review the Comprehensive Plan for completeness and if deemed complete will then move forward in its official review. Once deemed complete and ready for consideration, Staff at the Metropolitan Council would bring the plan forward to the full body of the Metropolitan Council for approval. Once approved by the Metropolitan Council the 2040 Comprehensive Plan would come back to the City for its official adoption.

Alternatives:

Alternative 1: Adopt Resolution #19-085 authorizing staff to submit the City's 2040 Comprehensive Plan update to

the Metropolitan Council. Staff supports this alternative.

Alternative 2: Adopt Resolution #19-085 authorizing staff to submit the City's 2040 Comprehensive Plan with amendments as stated by the City Council. The City Council should indicate specific items or areas of the plan they would like to see revised if Alternative 2 is preferred. Staff does not object to Alternative 2.

Funding Source:

Staff is updating the Comprehensive Plan as part of their normal duties with some assistance from Consultants WSB and Bolton & Menk. The City received a grant from the Metropolitan Council to assist in the cost associated with updating the comprehensive plan.

Recommendation:

Staff recommends adoption of Resolution #19-085 authorizing submission of the City's 2040 Comprehensive Plan to the Metropolitan Council. The Planning Commission unanimously recommended that the City Council adopt Resolution #19-085.

Action:

Motion to adopt Resolution #19-085 authorizing Staff to submit the City's 2040 Comprehensive Plan to the Metropolitan Council.

Attachments

DRAFT 2040 Comprehensive Plan

Resolution #19-085 Authorizing Submission of the 2040 Comprehensive Plan to the Metropolitan Council

Planning Commission Meeting Minutes April 4, 2019

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/18/2019 03:44 PM
Form Started By: Tim Gladhill		Started On: 07/18/2019 03:41 PM
Final Approval Date: 07/18/2019		

City of RAMSEY











2040 Comprehensive Plan Update

Table of Contents

Chapter 1: Community Profile

Chapter 2: Land Use

Chapter 3: Transportation

Chapter 4: Housing

Chapter 5: Natural Resources

Chapter 6: Mississippi River Corridor Critical Area (MRCCA) Plan

Chapter 7: Park and Recreation

Chapter 8: Economic Development

Chapter 9: Water Resources

Chapter 10: Implementation

Our Values

- Ethics and Integrity
- Fiscal Responsibility
- Cooperation and Teamwork
- Open and Honest Communications
- Excellence and Quality in the Delivery of Service
- Treating People with Respect and Fairness
- Adaptability and Continuous Learning

Our Mission

To work together to responsibly grow our community and to provide quality, cost-effective, and efficient government services.

Our Vision

Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Objectives

1. Financial Stability
2. A Balance of Rural Character and Urban Growth Balance
3. An Active and Connected Community
4. Smart, Citizen Focused Government
5. An Effective Organization

Core Values for Land Use

These core values carry equal importance. They are not shown in a prioritized list.

- Encourage new pedestrian friendly neighborhoods and balanced transportation.
- Maintain landowner rights.
- Employ careful foresight that involves all citizens in decisions that affect their lives, property, and neighborhoods through collaborative public engagement.
- Nurture neighborhood and community interactions with flexibility to meet future needs without compromising the needs and interests of current residents.
- Develop and maintain a well-connected park and public space system for all ages.
- Attract and retain businesses that support the whole community.

Components of the Comprehensive Plan

The Land Use Plan serves as the foundation in a series of plans that guides the future of Ramsey. Policy decisions on how the community will change over the next twenty (20) years will have

impacts on a variety of systems. This chapter sets the stage and tone for subsequent chapters. The Comprehensive Plan is a compilation of several chapters that are well integrated to form a vision for the community for the next twenty (20) years.

- Land Use
- Transportation
- Wastewater
- Surface Water
- Water Supply
- Parks and Trails
- Housing
- Resilience (Natural Resources)
- Economic Competitiveness
- Implementation (tying it all together in a plan of action)

Key Achievements of the Previous Plan

- Improved Public Engagement in Key Policy Decisions
- Secured the Ramsey Station on the Northstar Commuter Rail.
- Completed the Armstrong Interchange.
- Progressed on Completing The COR according to its Vision.

Chapter 01: Community Profile

Prepared with assistance from WSB

Community Profile

The Community

Located in the northwest Twin Cities Metro, the City of Ramsey boasts incredible outdoor recreation opportunities, a growing downtown in Ramsey COR, an impressive manufacturing sector, and a strong local government.

The City of Ramsey has experienced steady growth and development over the past 20 years. This trend is expected to continue as the City has over 1,000 acres of developable land in the COR located near U.S. Highway 10.

Our Neighborhoods

Ramsey's neighborhoods make up the fabric of our community and define the balance of Rural Character and Urban Development. Each neighborhood is uniquely connected to a variety of services.

Ramsey is a great place to live!

Ramsey boasts a robust recreation system, high-quality affordable housing, great jobs, and living wages.

Ramsey is a great place to locate a business!

Ramsey strives to provide high-quality, cost-effective government services while balancing a low tax rate.

Forecasted Growth

Table 1: Forecasted Growth

	2016	2020	2030	2040
Households	8,973	9,500	11,500	13,500
Population	26,251	27,550	33,350	39,150
Employment	6,334	6,900	7,800	8,400

Ramsey acknowledges that these forecasts deviate from the approved 2040 forecasts for Ramsey. After careful consultation and analysis of recent growth trends, Ramsey requests these modifications to our 2040 Forecasts. For assistance in reviewing requested changes, the series of tables below are offered.

Table 2: Requested Household Forecast Amendment

	2020	2030	2040
Published Forecast	9,400	11,300	13,000
Requested Amendment	9,600	11,500	13,500
Difference	+200	+200	+500

Table 3: Requested Population Forecast Amendment

	2020	2030	2040
Published Forecast	26,400	30,700	34,700
Requested Amendment	27,550	33,350	39,150
Difference	+1,150	+2,650	+4,450

Table 4: Requested Employment Forecast Amendment

	2020	2030	2040
Published Forecast	6,200	7,000	7,600
Requested Amendment	6,900	7,800	8,400
Difference	+700	+800	+800

The People

Population

As of the 2010 US Census, the population of Ramsey was 18,510, and the most recent estimates from the 2015 American Community Survey (ACS) put the population at 25,362. The population has steadily increased since 1990. Although the number of households in the city has increased, the number of persons per household has decreased from 3.43 in 1990 to 2.95 in 2010. According to forecasts by the Metropolitan Council, the 2040 population is projected to nearly 40,000.

Table 5: Historical and Future Population

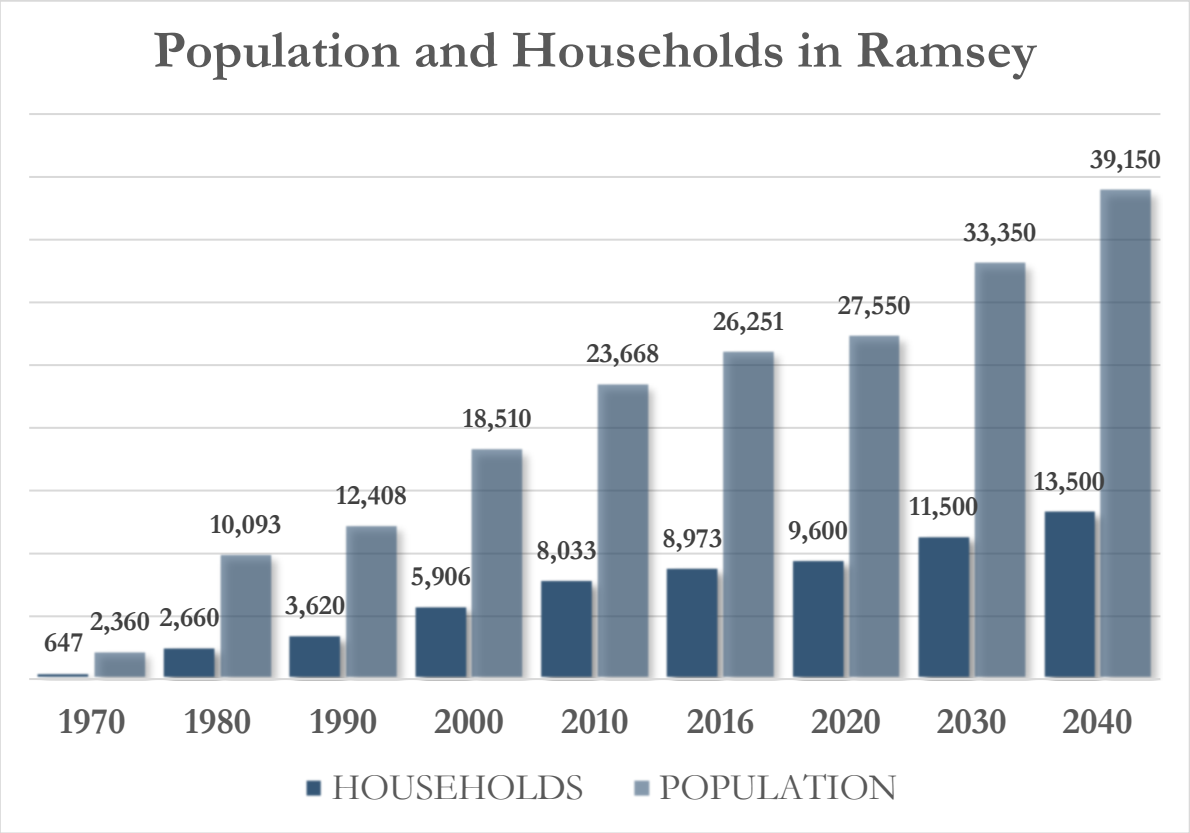
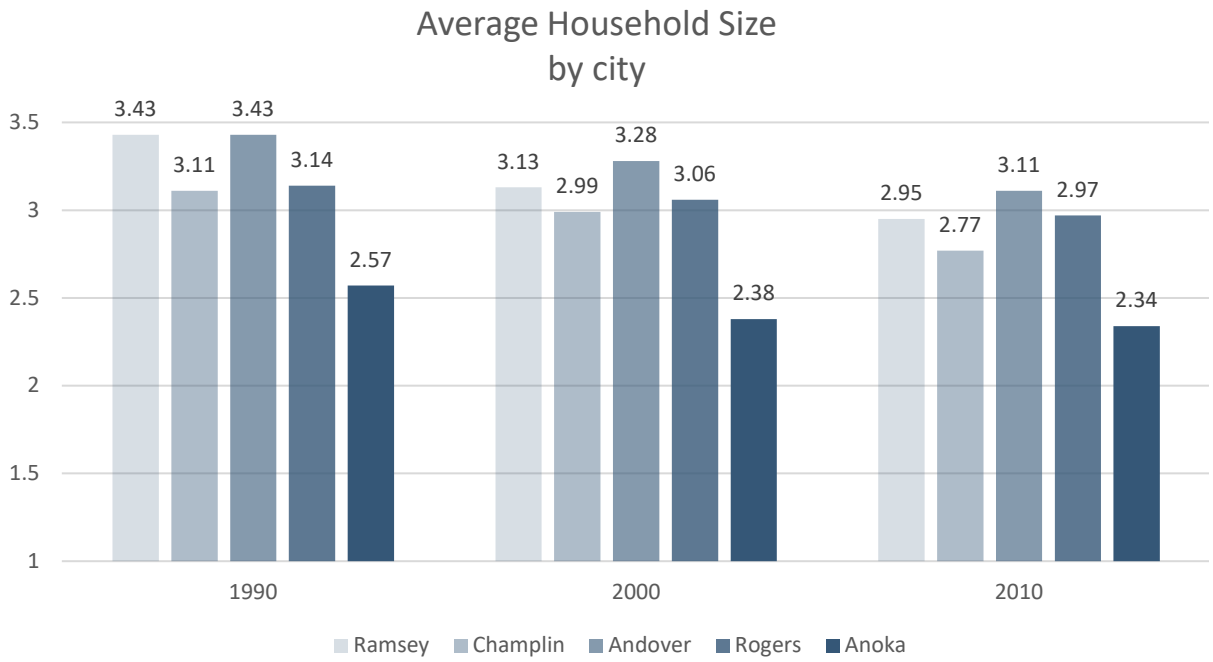


Table 6: Average Household Size



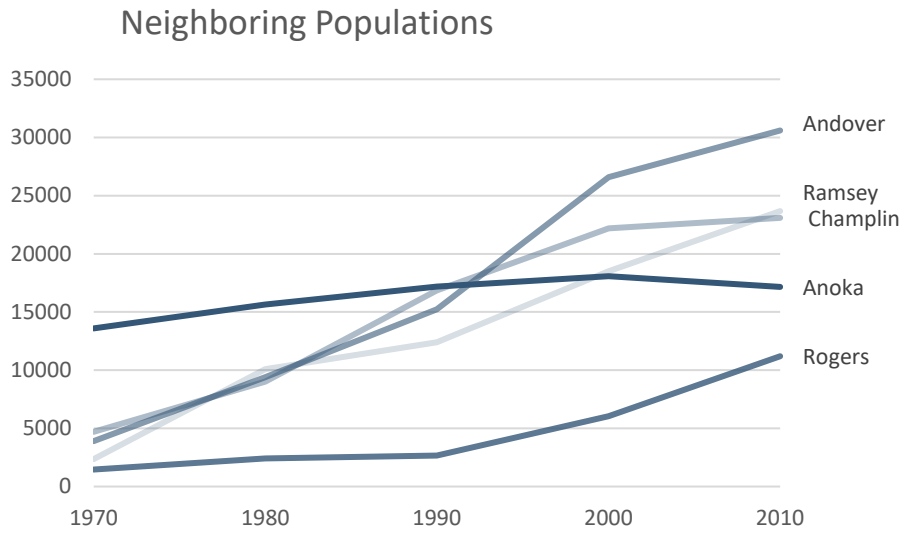
With the number of residents per household likely to continue to decline as the overall population of Ramsey ages, residential housing types will need to be accommodated through development of a variety of housing types including apartments and townhomes.

Ramsey's population experienced steady growth between 1990 and 2010, slowed from 2010 to 2015, and is projected by the Metropolitan Council to steadily increase yet again from 2020 to 2040.

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As shown in Figure 3, Ramsey has been outpaced by only Andover in population growth since 1990 and has risen to the second most populated City in the area.

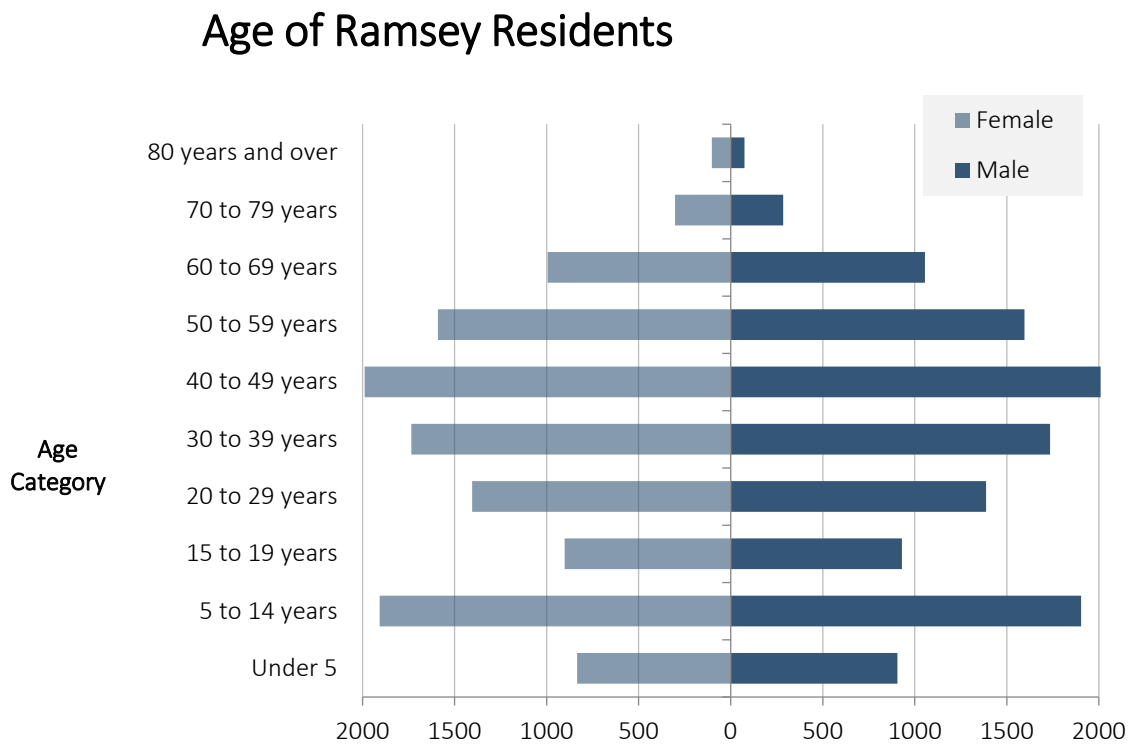
Table 7: Population Comparison



Age demographics

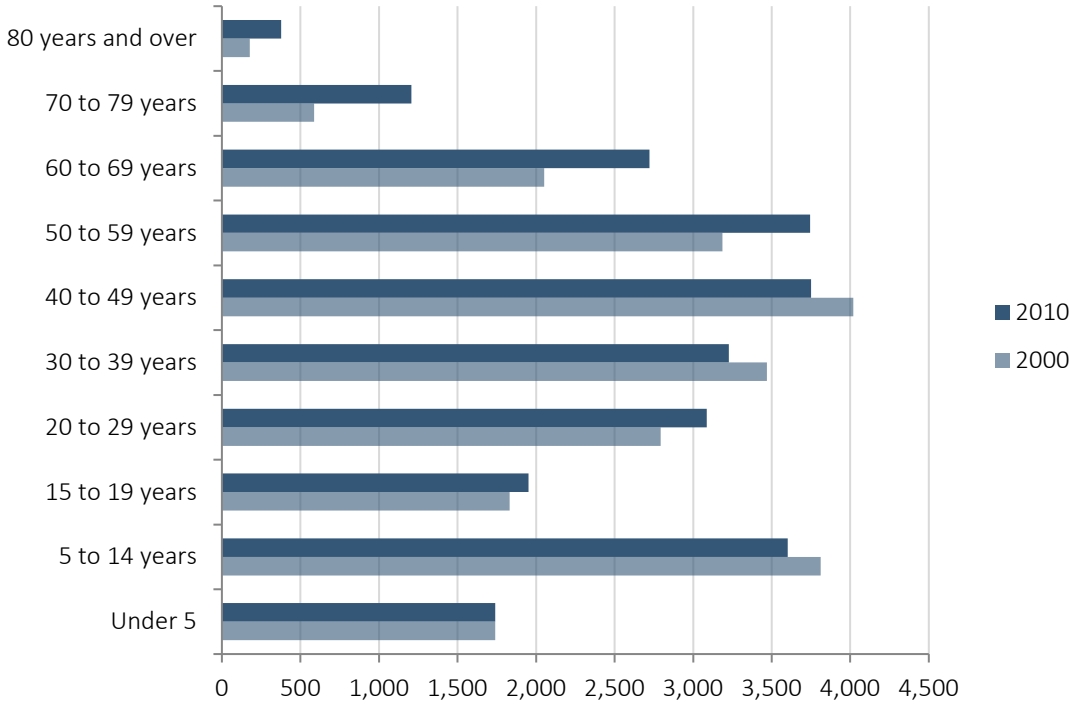
Consistent with most other communities across the region, Ramsey's population is aging. Table 8, shows that the largest segment of the population is in the 40-49 age range which is quite young compared to many other communities in the metropolitan region. It will be important for Ramsey to plan for alternative housing options for these residents as they age so that they can remain in the community. In addition, it will also remain important that Ramsey seek ways to be competitive in retaining younger residents as the data shows the second largest section of residents in the 5-14 age range.

Table 8: Age Distribution



Looking at the changes in age demographics from 2000 to 2010, the greatest gains were in the categories of "empty nester" adults, while there were losses in population amongst 30- to 50-year-olds. This age demographic profile helps explain Ramsey's key themes pertaining to schools, parks, and recreation.

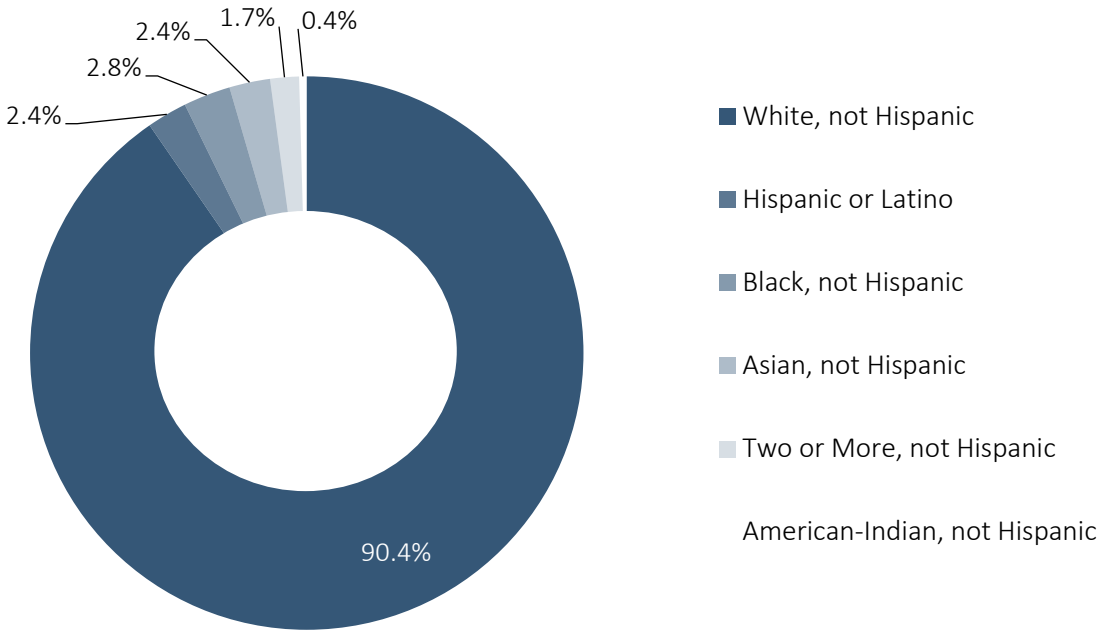
Table 9: Age Cohort



Race

At 90.4 percent, Ramsey residents are primarily white non-Hispanic individuals with the remaining 9.6% of residents being people of color. By comparison, the Twin Cities region is 24.6% residents of color, and Anoka County is 15.6% residents of color. As such, Ramsey is not diversifying at the same rate as Anoka County or the Twin Cities region. Regional trends indicate that in the Twin Cities metro area, residents of color will continue to comprise a greater share of our region's population, increasing from 24% in 2010 to 41% in 2040.

Table 10: Racial Demographics



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The Neighborhoods

Housing Types

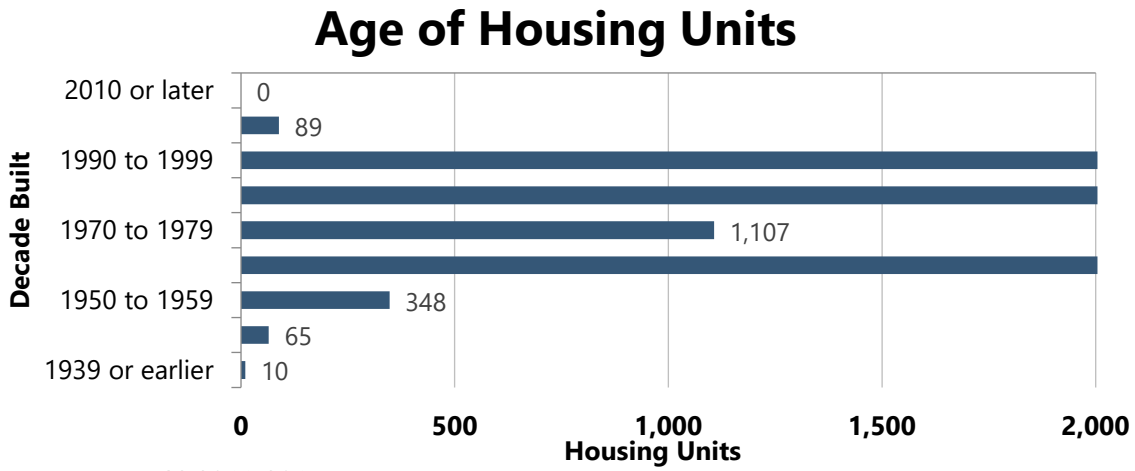
Housing is the predominant land use in Ramsey. Estimates from the Metropolitan Council indicate that there were 8,812 housing units in Ramsey in 2015. Around 75 percent of the housing units in Ramsey are single-family detached homes with townhomes counting for an additional 15 percent of the total housing units.

Table 11: Housing Type

Unit Type	Units	
Single Family Detached	6,692	75.9%
Multifamily (5 units or more)	680	7.7%
Townhomes	1403	15.9%
Duplex, triplex, quad	37	0.5%
Total:	**8,812**	100%

Source: Metropolitan Council Housing Stock Estimates (2015)

Table 12: Age of Housing Stock

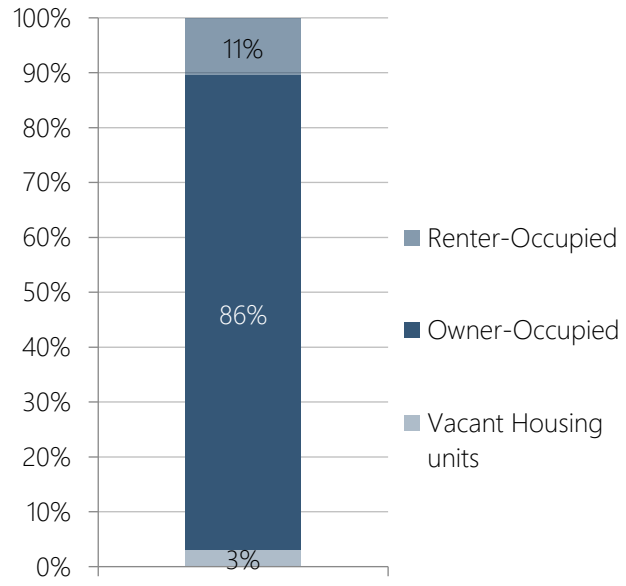


Data source: ACS 2011-2015

Housing Tenure

The City of Ramsey has a historically consistent foundation of owner-occupied housing which remains true today. Approximately 85 percent of Ramsey housing units are owner-occupied, and that percentage has remained largely the same since 1990. That percentage is higher than most of the cities surrounding Ramsey with the lowest percentage of owner-occupied housing of local communities being the City of Anoka at 52 percent.

Table 13: Housing Tenure



The Economy

The Minnesota Department of Employment and Economic Development estimate approximately 6,150 jobs in the City of Ramsey in 2015. Average annual wages for 2015 are estimated at $46,637. A large reason for this average is likely due to the fact that manufacturing represents the largest employment industry in Ramsey at 34 percent, and these are typically living wage jobs. Anoka County as a whole has 16 percent devoted to Manufacturing.

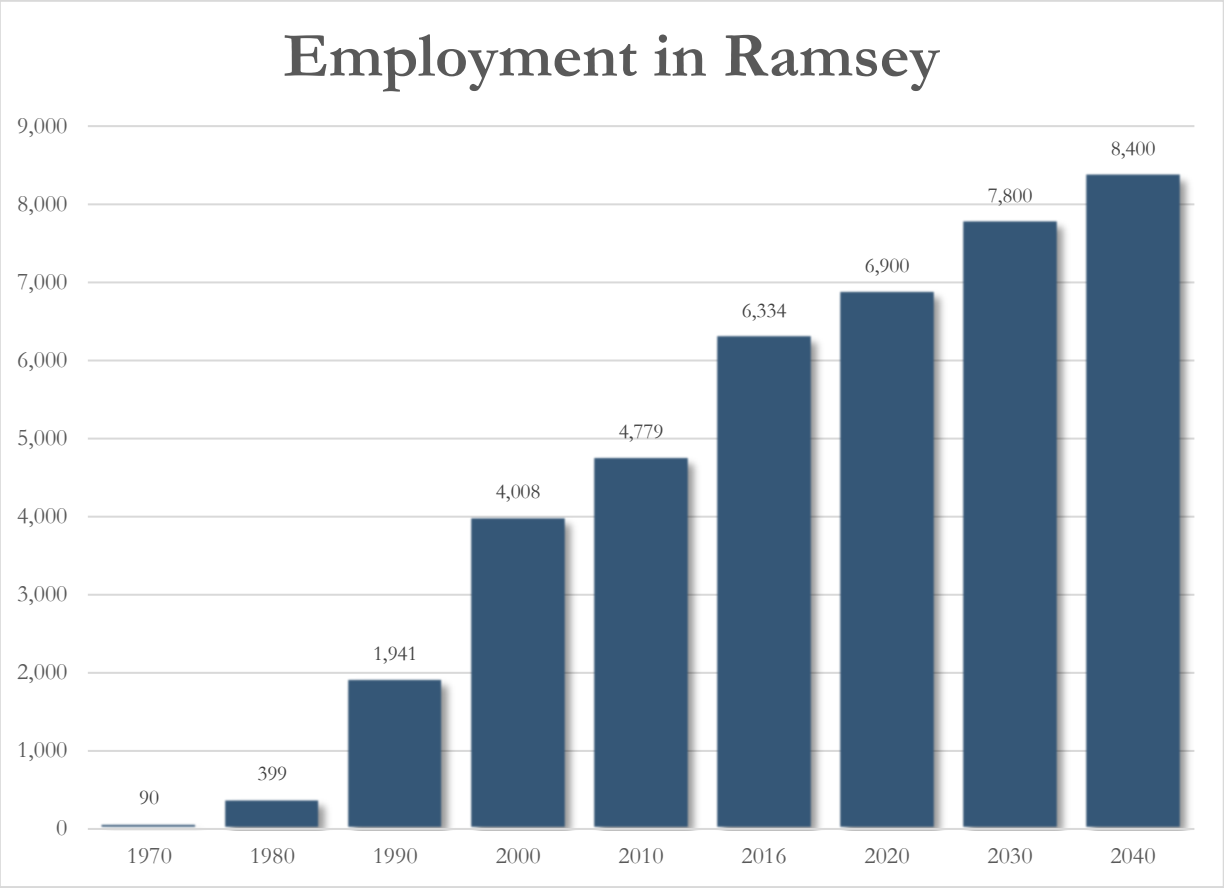
Table 14: Jobs Located in Ramsey

Industry	Employment Total	Percentage
Retail Trade	554	9%
Health Care and Social Assistance	246	4%
Accommodation and Food Services	369	6%
Public Administration	185	3%
Manufacturing	2,091	34%
Other Services, Ex. Public Admin	308	5%
Educational Services	369	6%
Administrative and Waste Services	369	6%
Finance and Insurance	123	2%
Arts, Entertainment, and Recreation	123	2%
Information	62	1%
Wholesale Trade	308	5%
All Other Industries	1,046	17%
Total:	**6,150**	**100%**

The U.S. Highway 10 corridor is the commercial hub of Ramsey, running the length of the City. Ramsey faces the challenge of encouraging updates and redevelopment of its older and more outmoded buildings and businesses along U.S. Highway 10, while also developing greenfield properties within The COR and new business park east of Armstrong Boulevard.

Employment Forecasts

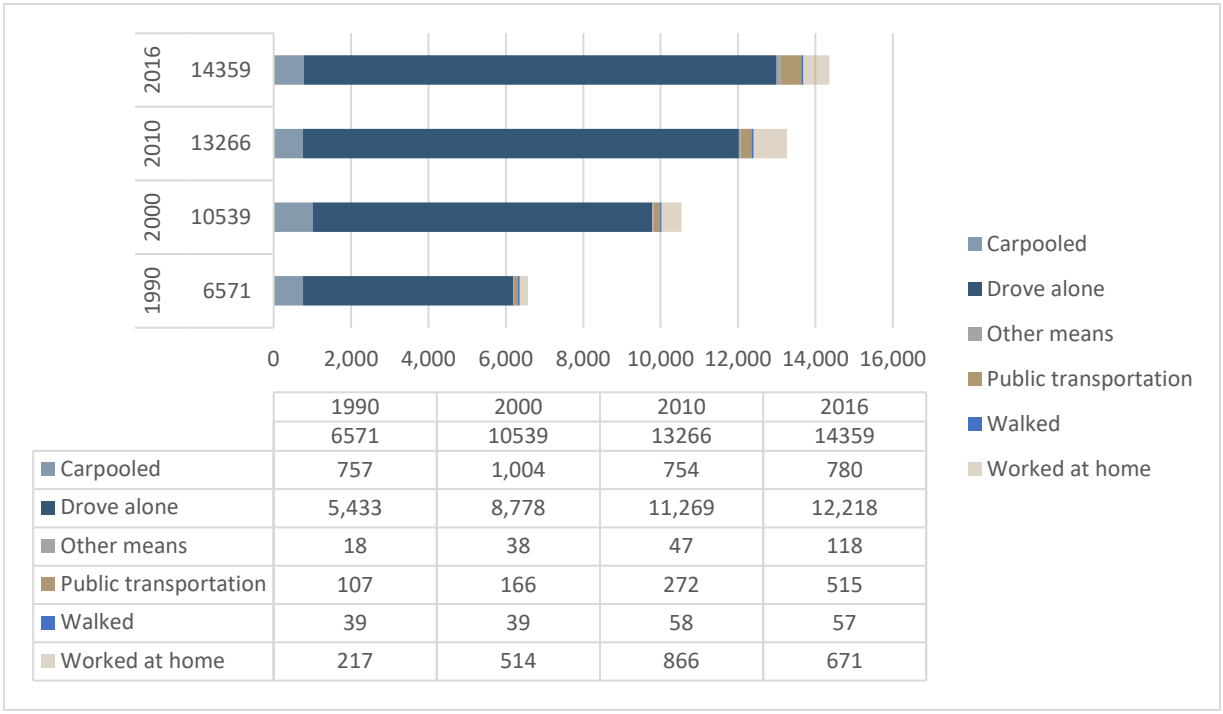
Table 15: Employment Forecasts



Source: U.S. Census Decennial Survey, U.S. Census American Communities Survey, Metropolitan Council Forecasts

The Commute

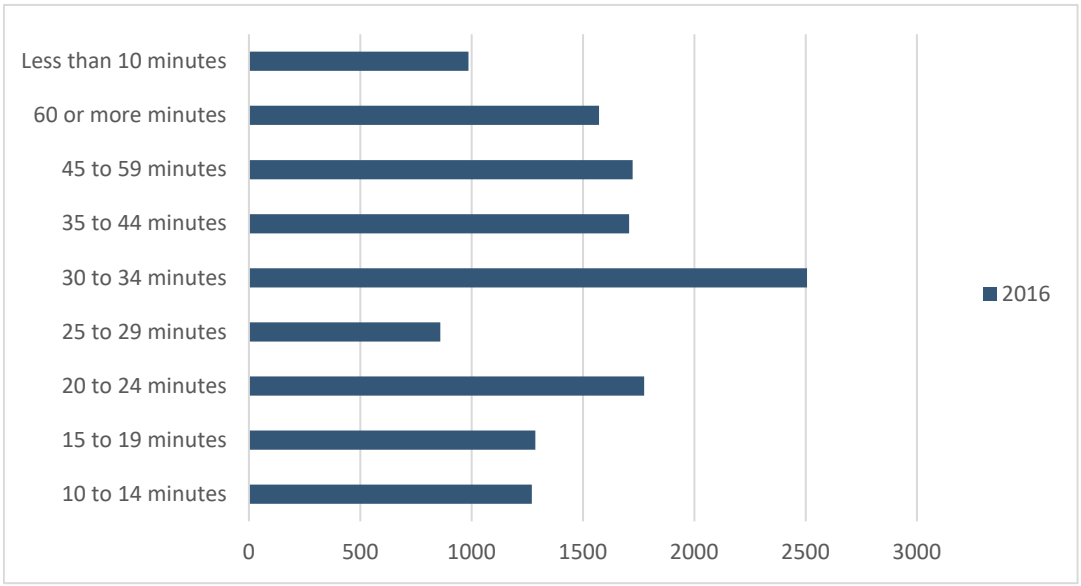
Table 16: Means of Commuting



	1990	2000	2010	2016
	6571	10539	13266	14359
Carpooled	757	1,004	754	780
Drove alone	5,433	8,778	11,269	12,218
Other means	18	38	47	118
Public transportation	107	166	272	515
Walked	39	39	58	57
Worked at home	217	514	866	671

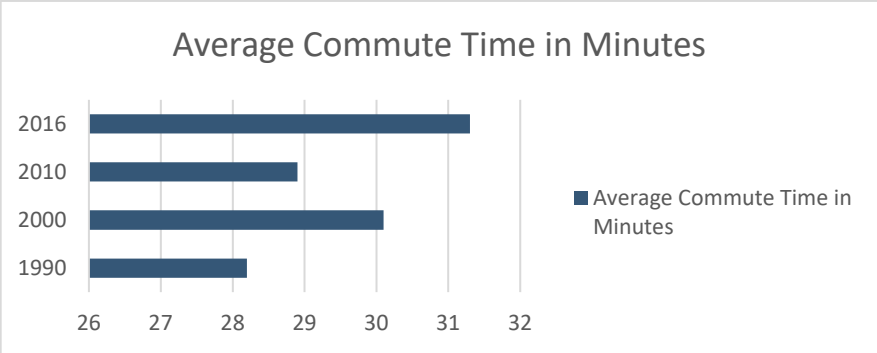
Source: U.S. Census American Communities Survey

Table 17: Travel Time to Work



Source: U.S. Census American Communities Survey

Table 18: Average Time to Work



Source: U.S. Census Decennial Census, U.S. Census American Communities Survey

Table 19: Top Workplaces of Ramsey Residents

Workplace	Workers
Other	4,282
Minneapolis	1,722
Coon Rapids	1,062
Anoka	1,061
Ramsey	952
St. Paul	554
Plymouth	444
Brooklyn Park	433
Blaine	429
Fridley	425
Maple Grove	400

Table 20: Top Residences of Ramsey Workers

Residence	Workers
Other	1,322
Ramsey	952
Coon Rapids	429
Andover	333
Anoka	280
Blaine	206
Nowthen	160
Brooklyn Park	145
Minneapolis	133
Oak Grove	121
Champlin	116

Proximity to jobs and commuting profiles are important to Ramsey's Transportation Goals and Economic Development Goals.

Chapter 02: Land Use Plan

Prepared with assistance from WSB

Land Use Strategies

The following represents goals and strategies for the future land use plan which are consistent with the five key goals of the Comprehensive Plan, as set by the City Council. Subsequent chapters will include their strategies, policies and actions related to these goals. Specific policies and actions for the land use plan goals and actions appear at the end of this chapter.

- Plan for a balance of desired community amenities with the goal of maintaining a low tax rate.
- Maintain and expand the rural character of Ramsey
- Balance vision with market forces.
- Improve the safety and mobility of major corridors
- Create a diverse and robust offering of recreation opportunities
- Create a healthy community
- Plan for future educational needs for youth in Ramsey
- Ensure an adequate workforce for business community and economic development goals
- Achieve and maintain success in efficient and equitable development

2030 Land Use Plan Accomplishments

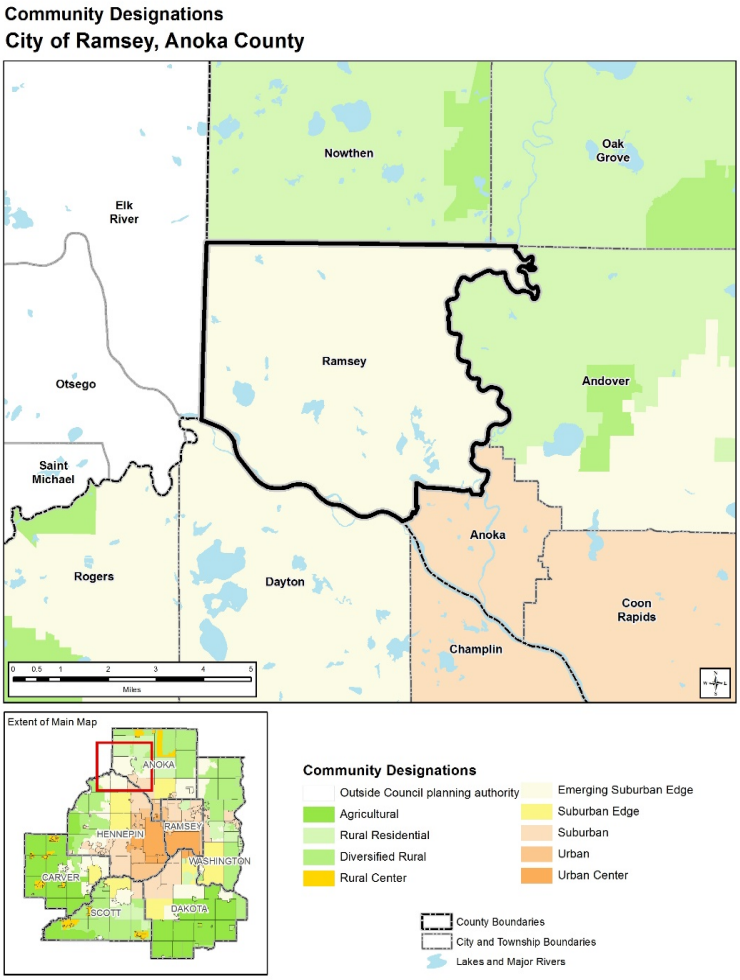
The last plan was adopted in 2010. While a number of factors changed since the last plan, the City can celebrate a number of successes as it relates to our land use vision. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Created a collaborative development review process for land use plans and project review.
- Implemented meaningful density transition into projects that are located adjacent to existing residential neighborhoods.
- Protected Ramsey's rural character in many areas of the community, representing the largest land area category in the community.
- Responded to changing market conditions to provide a variety of housing types and prices.
- Concentrated more dense developments in or near The COR to protect the City's rural character, create walkability, and create a unique identity for the community.
- Re-assessed the effectiveness of rural reserve and rural preserve practices and policies.
- Implemented design standards for walkable streets into review practices.
- Mitigated City's financial risks associated by new developments by encouraging new development to focus near existing infrastructure.
- Developed incentives for The COR to enhance its marketability.
- Maintained high quality design standards in The COR.
- Planned for adequate retail and commercial services.
- Expanded employment and industrial opportunities by facilitating a new, private business park.
- Ensured new development protected natural resources, made trail connections, and blended in with surrounding development.
- Employed conservation subdivision practices aimed to protect existing neighborhoods and natural resources.
- Struck a balance between land use planning, policy development, natural resource protection, and private property rights.

Community Designation: Balancing Rural Character and Urban Growth

A primary theme from Ramsey public engagement and outreach efforts was the need to better plan for and communicate our vision for a balanced approach of rural preservation and urban growth. Ramsey supports continued urban growth in areas planned for growth, all while preserving some of the Rural Character that makes Ramsey unique. After extensive review, Ramsey believes this balance can be best achieved through our existing designation as Emerging Suburban Edge. Later in the plan, Ramsey will highlight a generalized land use map that better illustrates the balance of rural character and urban growth while providing the flexibility to develop consistent with historical growth patterns.

Figure 1: Ramsey Community Designation



The Metropolitan Council uses community designations to group communities with similar characteristics in order to more effectively target its policies, similar to Ramsey's Future Land Use Categories and Zoning Districts. The Metropolitan Council uses these community designations to:

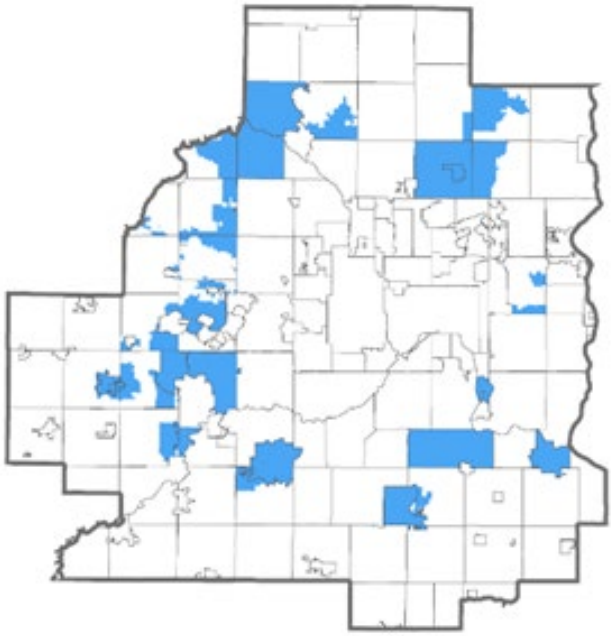
- Guide regional growth and development to areas that have urban infrastructure in place and the capacity to accommodate development and redevelopment.
- Establish land use expectations, including overall densities and development patterns, for different community designations.
- Outline the respective roles of the Metropolitan Council and Ramsey along with strategies for planning for forecasted growth.

Emerging Suburban Edge

An Emerging Suburban Edge Community is characterized as transitioning from rural to developed. It should be noted that although a portion of Ramsey certainly is transition in this manner, a significant portion of the community remains guided for larger-lot, single-family development on private well and septic along with goals to protect a significant amount of exceptional quality ecological resources.

The Emerging Suburban Edge includes cities, townships, and portions of both that are in the early stages of transitioning into urbanized levels of development. Strategically located between Suburban Edge and Rural communities, the Emerging Suburban Edge communities offer both connections to urban amenities and the proximity to open spaces that characterizes a rural lifestyle. Often, the cities and townships in the Emerging Suburban Edge are in more than one Community Designation. In the majority of Emerging Suburban Edge communities, less than 40% of the land has been developed. Communities designated as Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. In addition, Emerging Suburban Edge communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the 2040 Transportation Policy Plan.

Figure 2: Emerging Suburban Edge Communities



Communities in the Emerging Suburban Edge have a mix of residential, rural, and agricultural areas, often including lower-density single-family neighborhoods and small downtown service centers. The growth patterns in these communities demonstrate the challenges of changing from rural to suburban. New developments are typically built in a traditional suburban pattern, characterized by large curving streets, limited through-roadways, and auto-oriented street design. Emerging Suburban Edge communities have access to regional wastewater services (either municipally owned or regional services), access to the metropolitan highway system, and include existing or planned Regional Parks System facilities.

The Emerging Suburban Edge communities provide a variety of commercial activities along the main transportation corridors, and most encompass historic small downtowns with small town characteristics. These communities benefit from their proximity to more developed areas while retaining their local rural character and protecting natural resources. Commercial areas in the Emerging Suburban Edge tend to be individual large employers and smaller-scale commercial centers serving the local population.

Although these communities have some redevelopment potential in older areas such as historic downtown districts, the focus in the Emerging Suburban Edge is on greenfield development. Greenfields present opportunities to integrate natural resource preservation into site planning prior to development. Some of these communities have land available within their jurisdiction staged for future development, while others are expanding through orderly annexation agreements with neighboring townships. This mix of uses, availability of undeveloped land, and rich access to natural resources is a characteristic unique to Emerging Suburban Edge communities.

As of May 2014, the Metropolitan Council forecasts that the Emerging Suburban Edge area will add 201,000 residents, 93,000 households, and 58,000 jobs between 2010 and 2040. This represents growth of 66% in population, 87% in households, and 66% in employment over the three decades. Because most Emerging Suburban Edge communities also have areas designated as rural, these numbers are approximations. These numbers may change during the current comprehensive planning process, which will more precisely delineate how much community growth belongs inside the Metropolitan Urban Service Area.

Forecasted Growth

Table 21: Existing and Forecasted Growth

	2016 (existing)	2020	2030	2040
Households	8,973	9,500	11,500	13,500
Population	26,251	27,550	33,350	39,150
Employment	6,334	6,900	7,800	8,400

Ramsey acknowledges that these forecasts deviate from the approved 2040 forecasts for Ramsey. After careful consultation and analysis of recent growth trends, Ramsey requests these modifications to our 2040 Forecasts. For assistance in reviewing requested changes, the series of tables below are offered.

Table 22: Requested Household Forecast Amendment

	2020	2030	2040
Published Forecast	9,400	11,300	13,000
Requested Amendment	9,600	11,500	13,500
Difference	+200	+200	+500

Table 23: Requested Population Forecast Amendment

	2020	2030	2040
Published Forecast	26,400	30,700	34,700
Requested Amendment	27,550	33,350	39,150
Difference	+1,150	+2,650	+4,450

Table 24: Requested Employment Forecast Amendment

	2020	2030	2040
Published Forecast	6,200	7,000	7,600
Requested Amendment	6,900	7,800	8,400
Difference	+700	+800	+800

Table 25: Forecasted Household and Population Growth

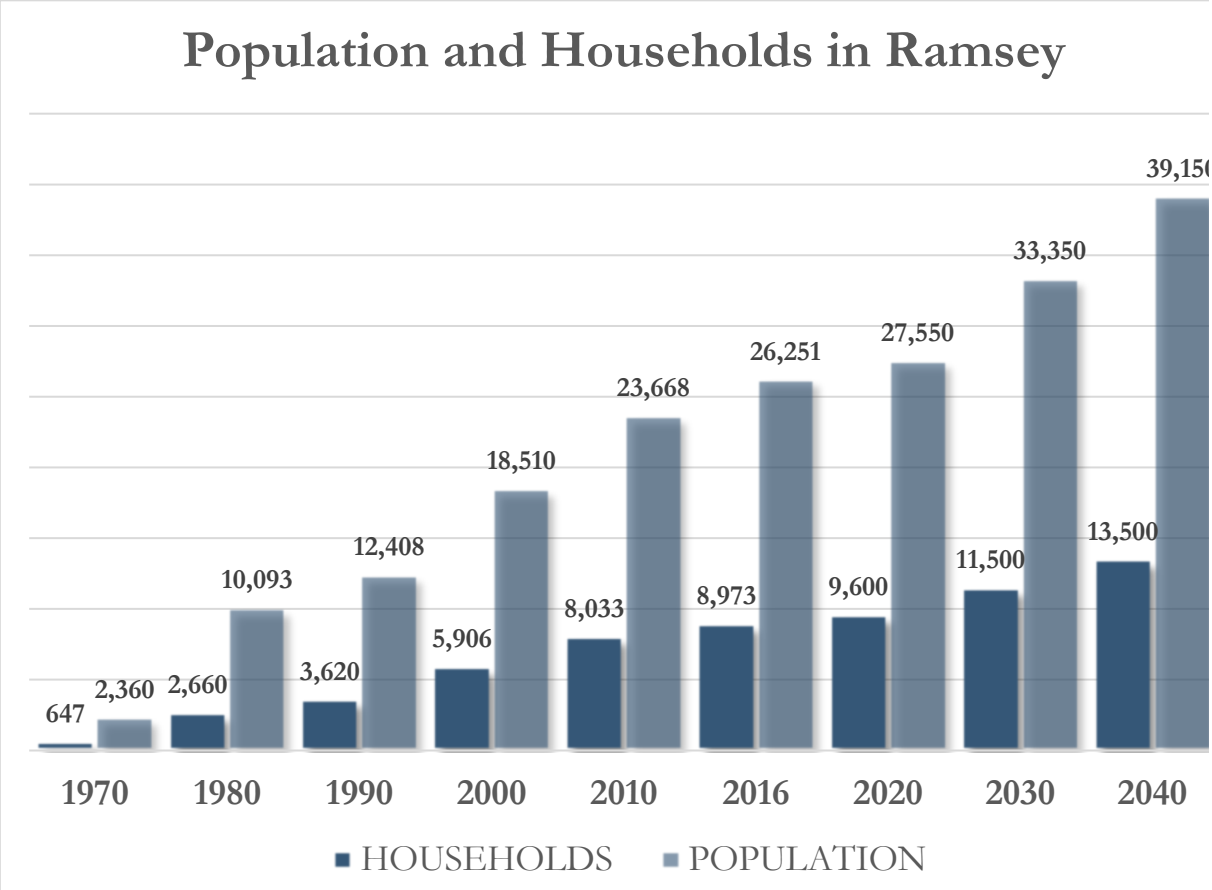
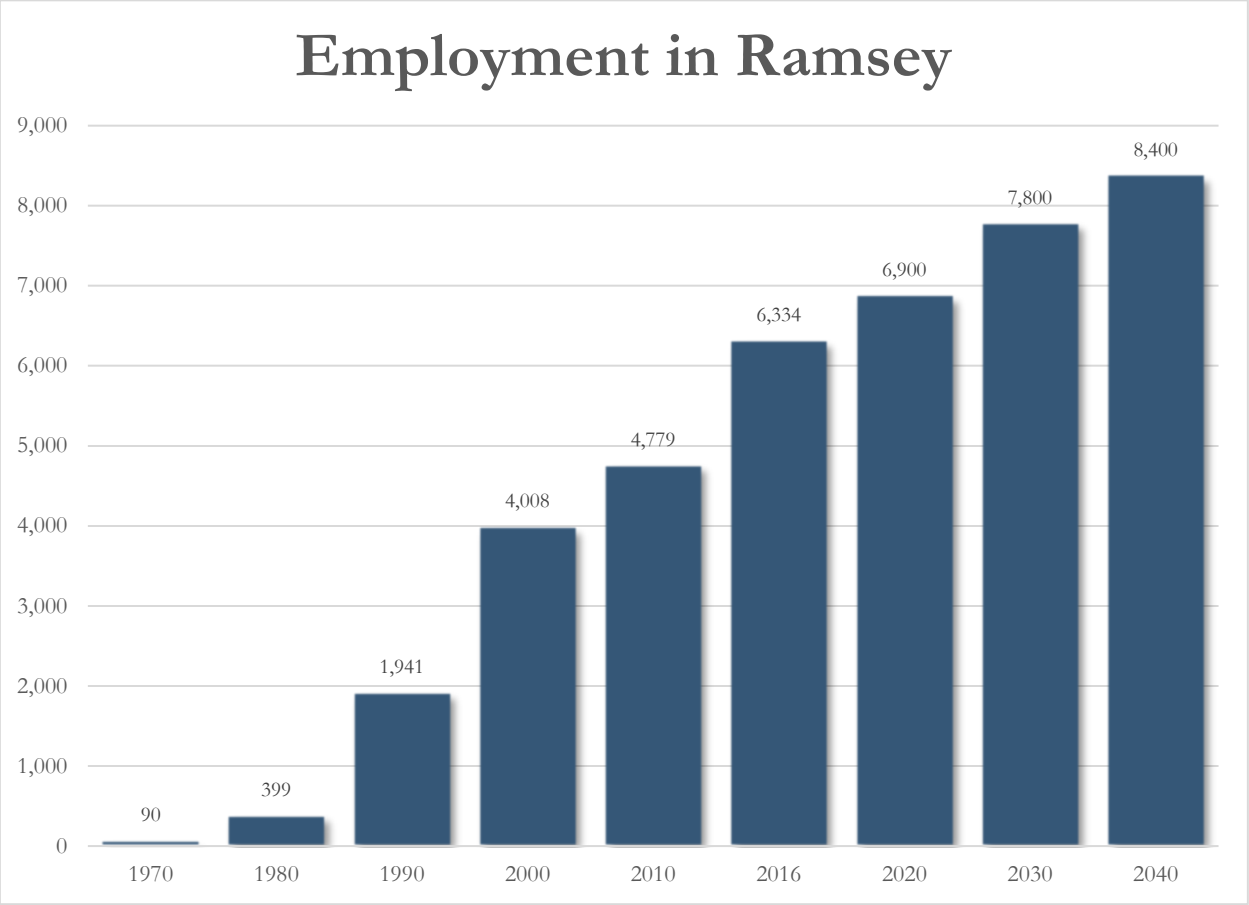


Table 26: Forecasted Employment Growth



Existing Land Uses

Figure 5: Existing Land Use Map

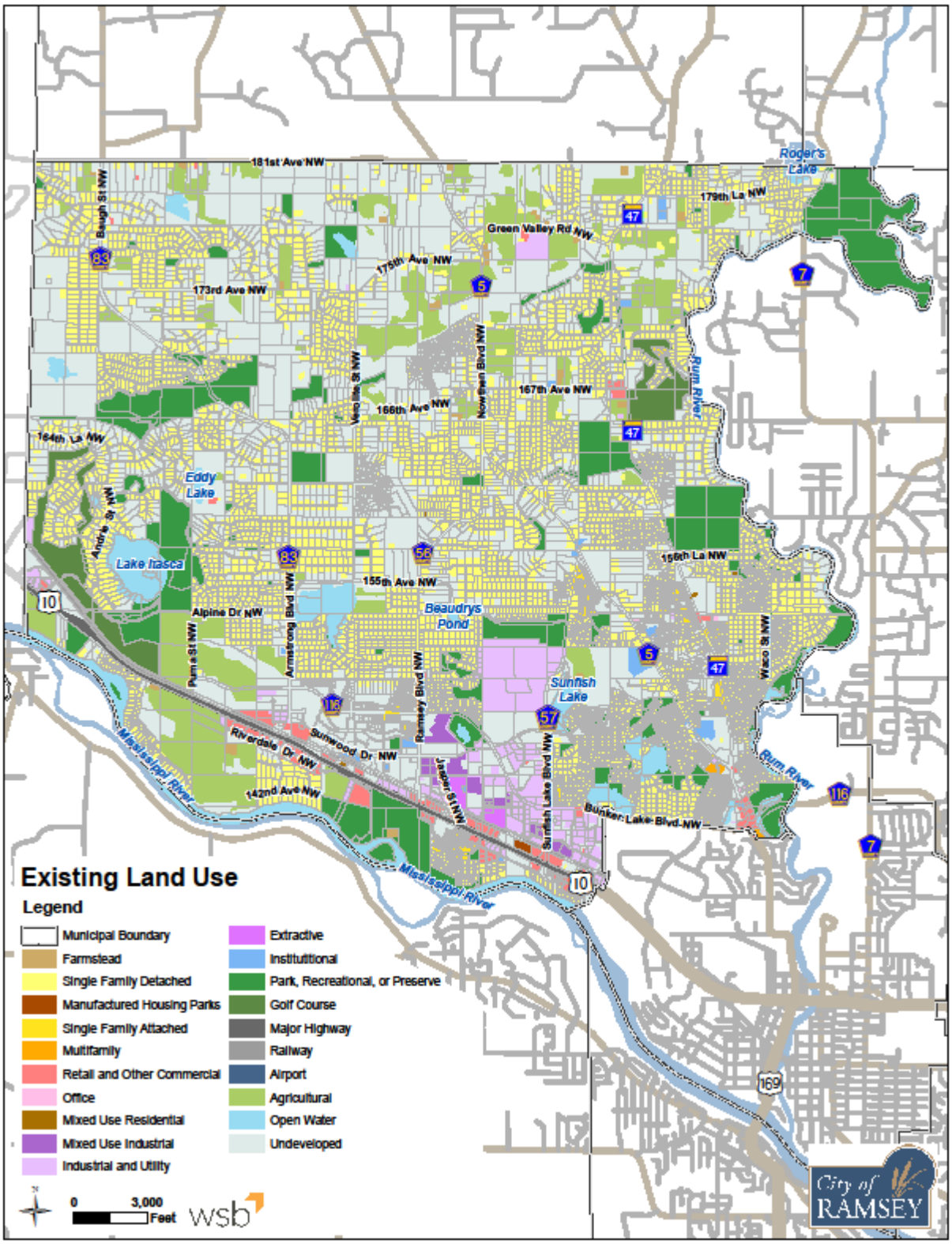


Table 27: 2016 Existing Land Use Categories

Land Use	Acres	Percentage of Total
Agriculture	1,399	7 %
Airport	0	0 %
Extractive	16	<1 %
Farmstead	55	<1 %
Golf Course	335	2 %
Industrial and Utility	534	3 %
Institutional	95	1 %
Major Highway	149	1 %
Manufactured Housing Park	7	<1 %
Mixed Use Industrial	122	1 %
Mixed Use Residential	16	<1 %
Multifamily	22	<1 %
Office	25	<1 %
Open Water	756	4 %
Park, Recreational or Preserve	1,988	10 %
Railway	84	<1 %
Retail and Other Commercial	248	1 %
Single Family Attached	250	1 %
Single Family Detached	7,395	39 %
Undeveloped Land	5,600	29 %

Note: over 8,000 acres of Ramsey is already developed.

Future Land Uses

Figure 62: Future Land Use Map

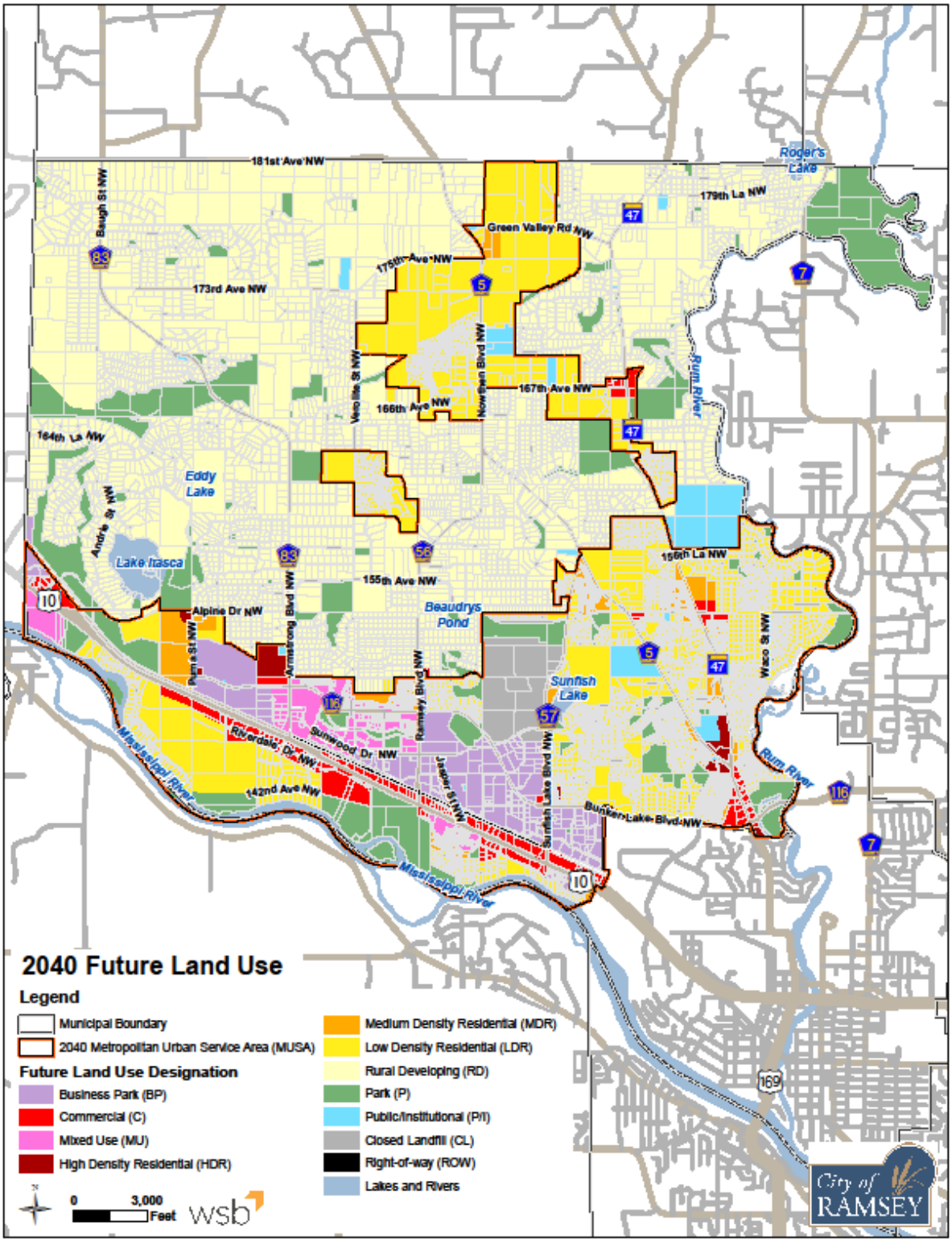


Table 28: Future Land Use Categories By Planning Period

Land Use	2018 – 2020		2021 – 2030		2031 - 2040	
	Acres	Percentage of Total	Acres	Percentage of Total	Acres	Percentage of Total
Business Park (BP)	696.78	3.6	696.78	3.6	696.78	3.6
Commercial (C)	410.68	2.1	410.68	2.1	410.68	2.1
Mixed Use (MU)	326.67	1.7	326.67	1.7	326.67	1.7
High Density Residential (HDR)	83.56	0.4	83.56	0.4	83.56	0.4
Medium Density Residential (MDR)	324.15	1.7	324.15	1.7	324.15	1.7
Low Density Residential (LDR)	3,812.89	20.0	3,812.89	20.0	3,812.89	20.0
Rural Developing (RD)	8,570.18	44.9	8,570.18	44.9	8,570.18	44.9
Park (P)	2,053.29	10.8	2,053.29	10.8	2,053.29	10.8
Public/Institutional (P/I)	375.50	2.0	375.50	2.0	375.50	2.0
Closed Landfill (CL)	261.84	1.4	261.84	1.4	261.84	1.4
Right-of-way (ROW)	35.18	0.2	35.18	0.2	35.18	0.2
Total	16,950	100%	16,950	100%	16,950	100%

Future Land Use Descriptions

Rural Developing (RD)

Areas guided Rural Developing are those areas that may be developed utilizing private utilities. These areas are expected to develop at a minimum of 1 unit per 10 acres and a maximum of 1 unit per 2.5 acres.

Low Density Residential (LDR)

Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of 3 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.

Medium Density Residential (MDR)

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. These areas are expected to develop at a minimum of four (4) units per acre and a maximum of eight (8) units per acre. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

High Density Residential (HDR)

These areas are within the MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. These areas are expected to develop at a minimum of ten (10) units per acre and a maximum of fifteen (15) units per acre. The average density will be 12.5 units per acre.

Mixed Use (MU)

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential.

Commercial (C)
Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

Business Park (BP)
Areas guided Business Park are reserved for office and industrial development.

Public/Institutional (P/I)
This category generally includes city offices, public works facilities, churches, schools, other non-profit or government facilities, and bridges/major rights-of-way.

Park (P)
Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

Closed Landfill (CL)
The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a Closed Landfill Use Plan (CLUP) for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

Right of Way (ROW)
Right of way identifies area designated for public roadways.

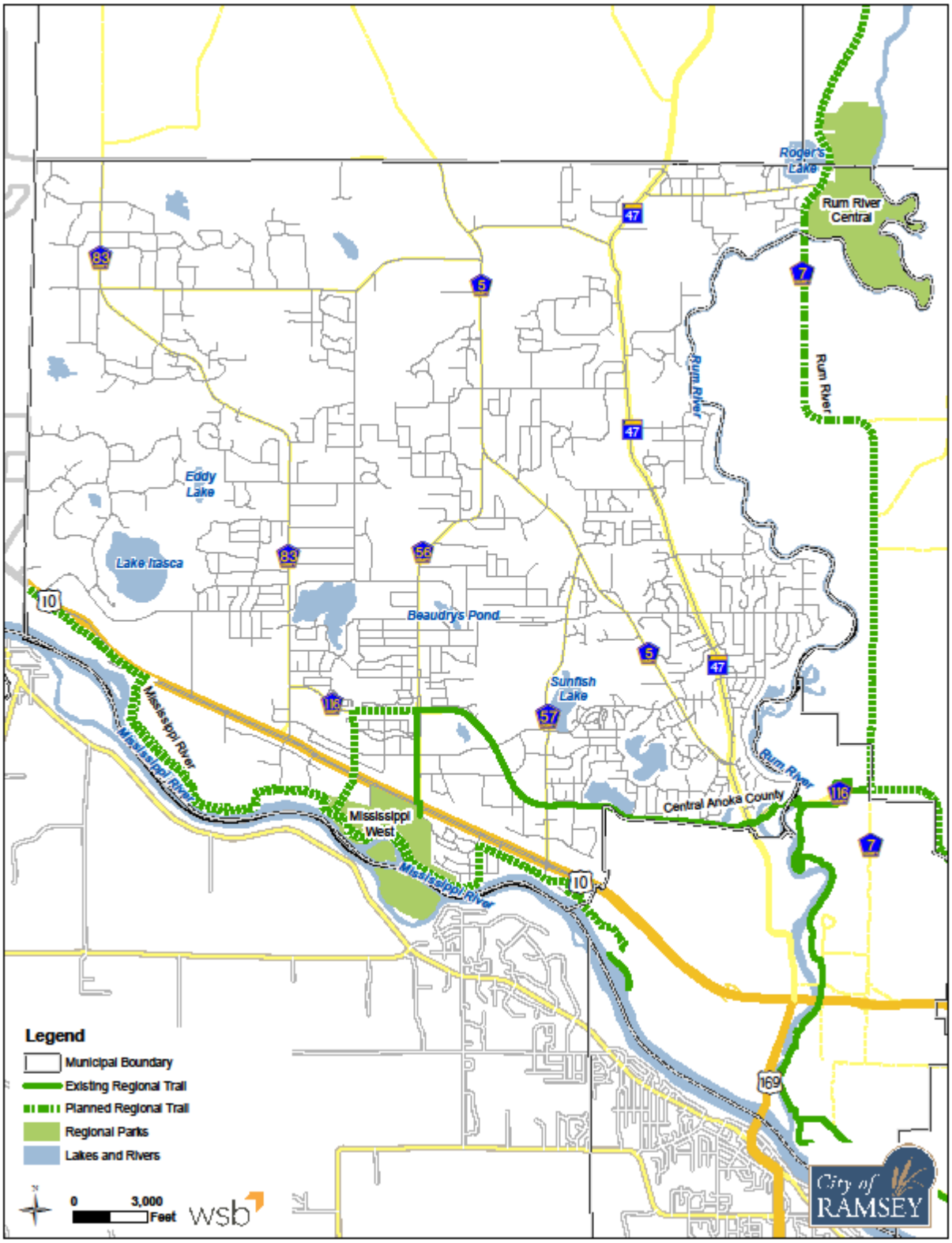
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Metropolitan Council Approved Master Plans

The Metropolitan Council has approved Master Plans for Rum River Central Regional Park and Mississippi West Regional Park (future). These Master Plan Boundaries are reflected in the Future Land Use Map and within the Parks and Recreation Plan. Additional information on local park and recreation planning is included in the Parks and Recreation Plan.

Continued on Next Page.

Figure 7: Master Plan Boundaries



Affordable Housing Allocation

The City participates in the Livable Communities Program of the Metropolitan Council, which provides access to a number of funding opportunities. As part of said participation, the City plans for an allocation of affordable housing. The City has confirmed that the Future Land Use Map/Plan is acceptable for anticipated affordable housing need. Additional information and narrative regarding affordable housing within the City is included in the Housing chapter.

Table 29: Affordable Housing Allocation

Affordable Housing Need	
At or Below 30% AMI	292
31% to 50% AMI	167
51% to 80% AMI	40
Total Units	499
AMI = Area Median Income	

Staged Development Plan

Planned Density

Table 30: Density Table

Land Use Category	Minimum Density	Midpoint Density	Maximum Density
Rural Developing	0.1 units/acre	0.25 units/acre	0.4 units/acre
Low Density Residential	3 units/acre	3.25 units/acre	4 units/acre
Medium Density Residential	4 units/acre	6 units/acre	8 units/acre
High Density Residential	10 units/acre	12.5 units/acre	15 units/acre
The COR – Low Density	5 units/acre	10 units/acre	15 units/acre
The COR – Medium Density	8 units/acre	16.5 units/acre	25 units/acre
The COR – High Density	15 units/acre	45 units/acre	75 units/acre

Table 31: Mixed Use Densities

Land Use Category	% Residential	% Commercial	% Office	Residential Density Range
The COR – Low Density	50%	25%	25%	5 - 15 units/acre
The COR – Medium Density	50%	25%	25%	8 – 25 units/acre
The COR – High Density	50%	25%	25%	15 – 75 units/acre

Table 32: Forecasted Growth Allocations

	Guided Land Use Type	Dev. Acres	Density Range			Yield %	Minimum Units (overall density and average)	Midpoint Units (meet forecast)
			Min	Mid	Max			
Guided in 2040 Plan	Low Density Residential (LDR)	1,096.95	3	3.5	4	100%	3,291	3,839
	Medium Density Residential (MDR)	49.62	4	6	8	100%	198	298
	High Density Residential (HDR)	29.50	10	12.5	15	100%	295	369
	Mixed Use (Low Density)	4.30	5	10	15	50%	11	22
	Mixed Use (Medium Density)	45.30	8	16.5	25	50%	181	374
	Mixed Use (High Density	6.90	15	45	75	50%	52	155
	Guided Total	1,204.32					4,028	5,056
Community Designation Density								
Overall Average		3.34	(min. 3 for emerging suburban edge community)					

Staged Development and Redevelopment

Development and Redevelopment is likely to focus on the following areas. Public utilities (water and sewer) were recently extended to the Armstrong West/COR West and Mississippi West areas. Utilities will need to be extended to north of the Trott Brook and to the Rum River Retail Node to assist with future development and redevelopment. The City will work with developers to extend additional utilities as projects require.

- Armstrong West/COR West
  - Bunker Lake Industrial Park
  - Future Business Park
  - Riverstone
- Mississippi West
  - Pearson Agricultural Area
  - Riverside Farms
- Rum River Retail Node
  - Rum River Hills
  - Retail Node Revitalization
- The COR
- Trott Brook

Figure 8: Development Staging by Planning Period

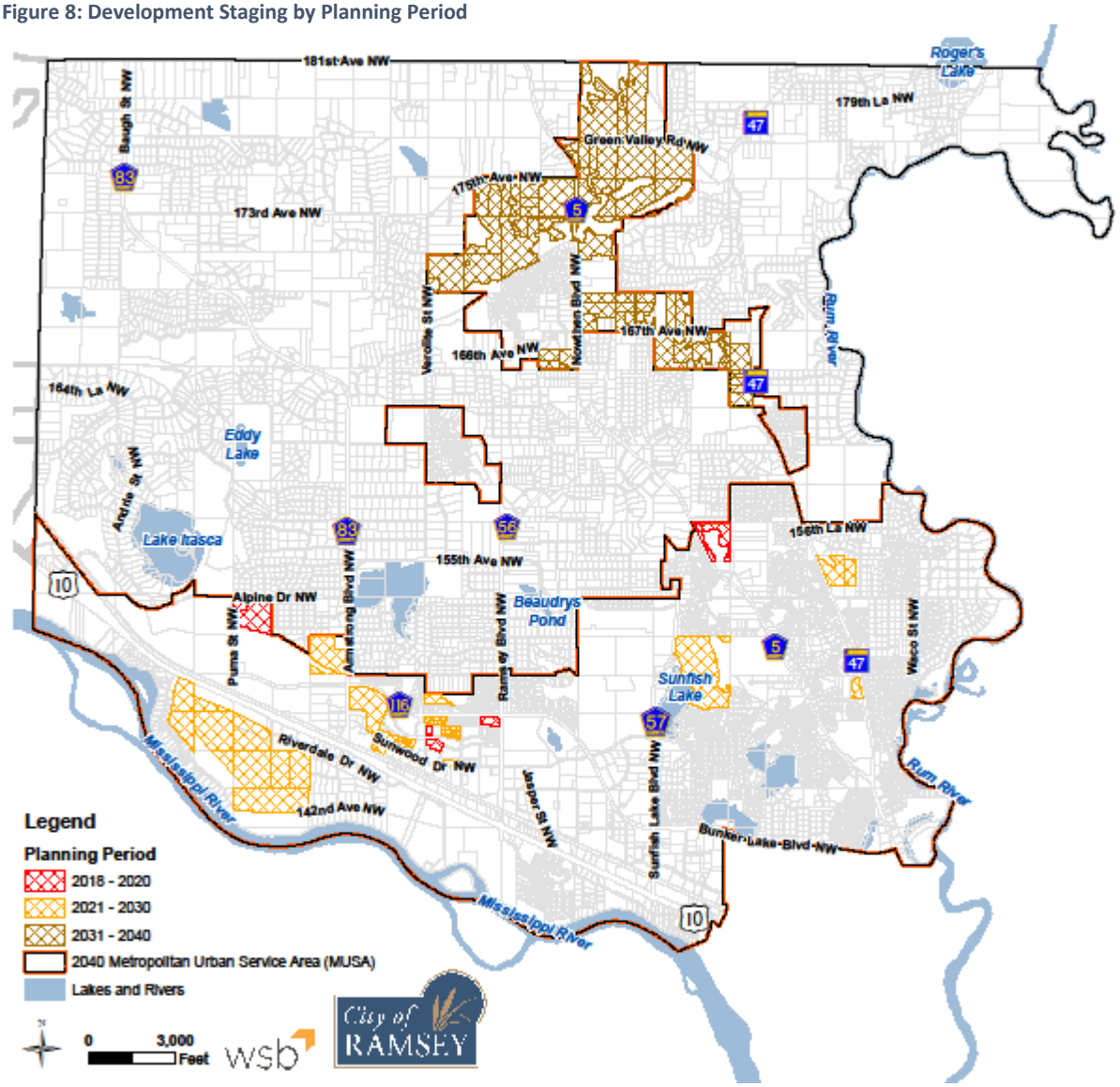
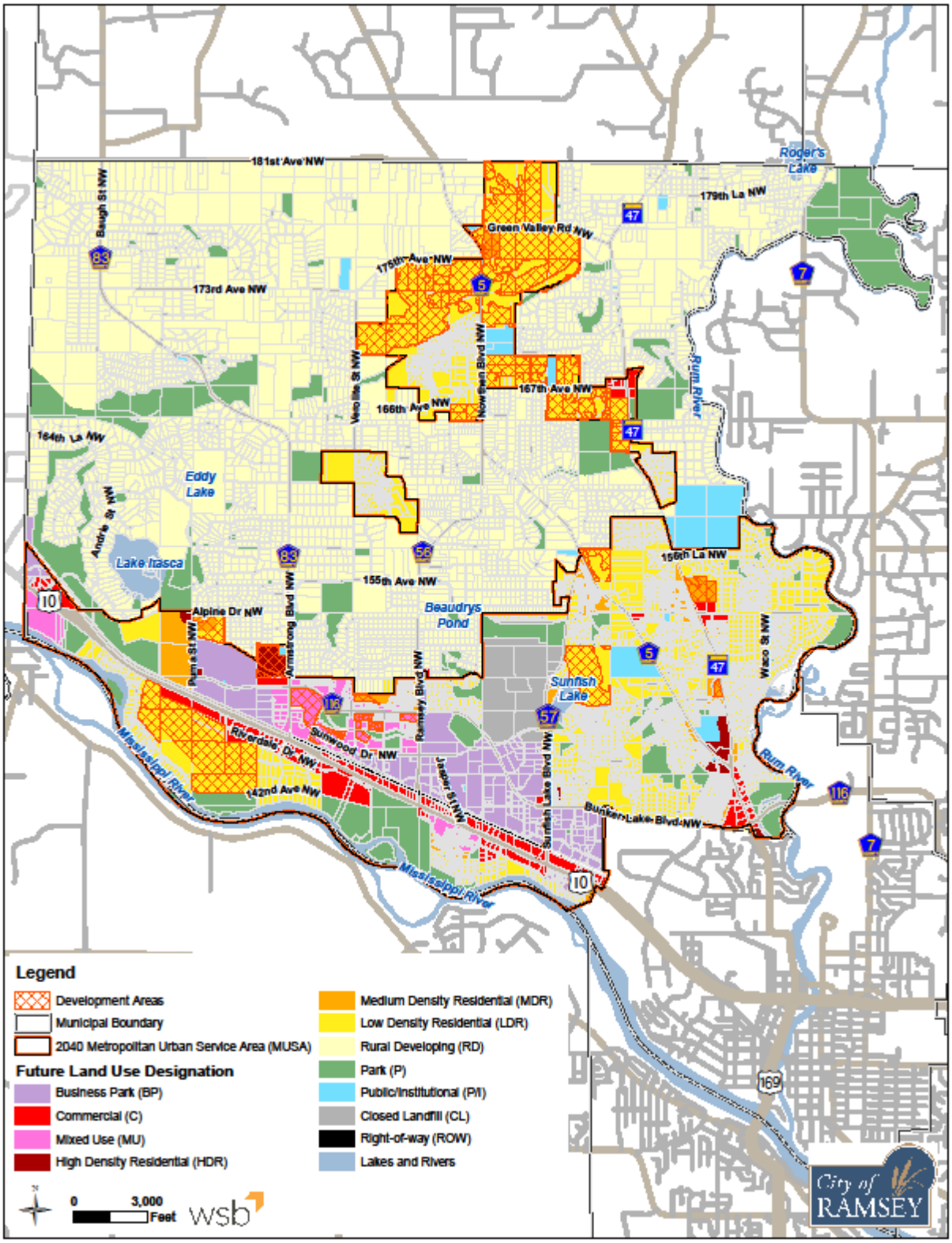


Table 33: Development Staging by Planning Period

Land Use	Dev. Acres	2018 - 2020	2021 - 2030	2031 - 2040	Density Range			Planning Period Units					
					Min	Mid	Yield %	2020		2030		2040	
								Min	Mid	Min	Mid	Min	Mid
LDR	1096.95	47.78	311.11	738.06	3	3.5	100%	143	167	933	1089	2214	1279
MDR	49.62	0	31.52	18.1	4	6	100%	0	0	126	189	72	100
HDR	29.50	0	29.50	0	10	12.5	100%	0	0	295	369	0	0
MU-Low	4.29	4.30	0	0	5	10	50%	11	22	0	0	0	0
MU-Med	45.27	0	45.3	0	8	16.5	50%	0	0	181	374	0	0
MU-High	16.39	5.26	11.13	0	15	45	50%	39	118	83	250	0	0

Figure 93: Development Potential to meet Metropolitan Council Forecast



Small Area Plans

Over the next five (5) years, Ramsey will be taking a deeper dive into several smaller areas to do more detailed planning analysis.

Armstrong West

Armstrong West is a planning area generally north of Highway 10 and west of Armstrong Boulevard. This area is approximately 350 acres and is current a mix of agricultural land, vacant land, and industrial land. Planned future land uses include a retail redevelopment area of the current industrial park, Business Park, low density residential, medium density residential, high density residential, and rural developing. Development is expected to commence in 2018. Full build out is expected in the next ten (10) to fifteen (15) years.

Figure 10: Armstrong West Project Area

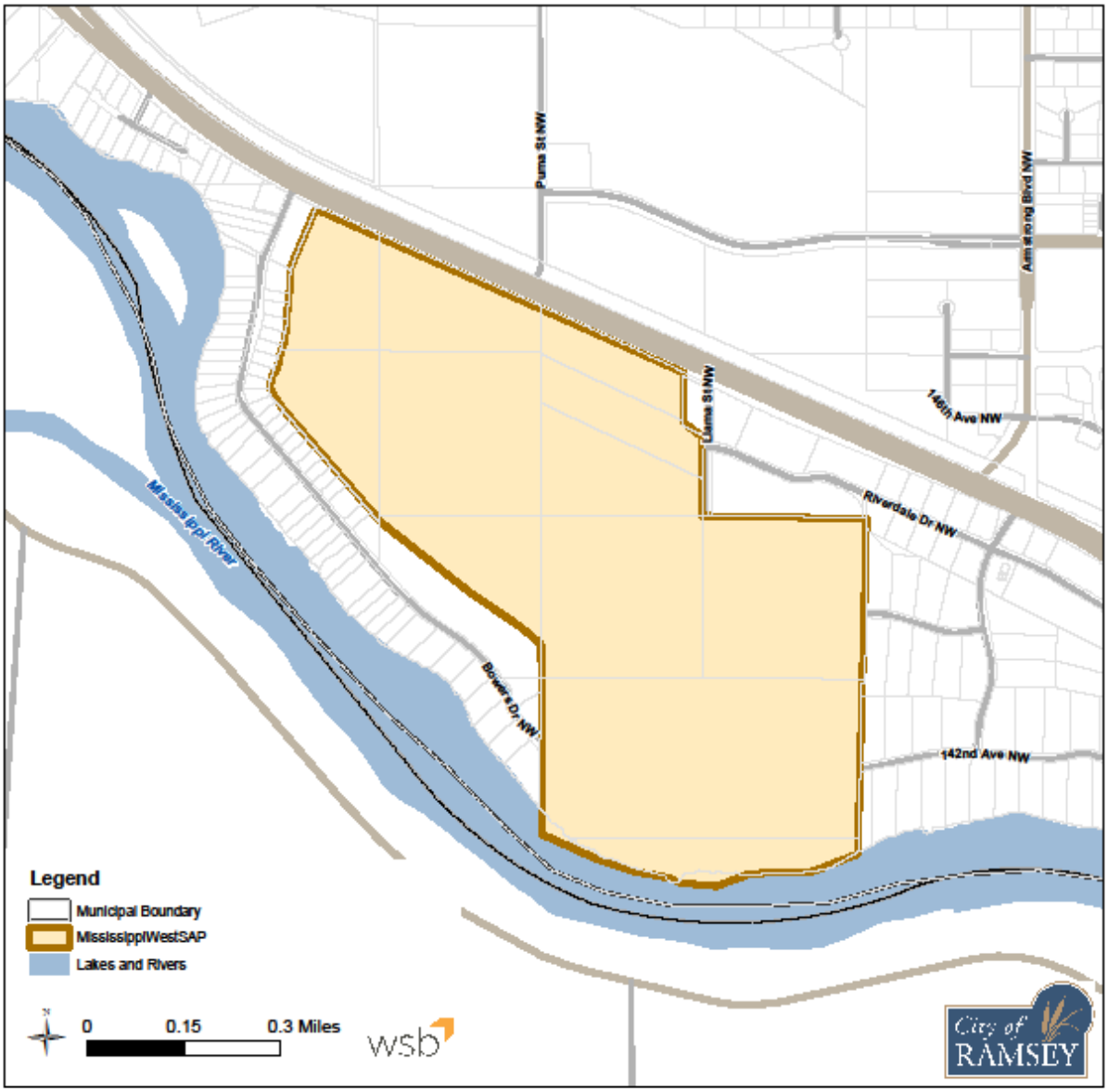


Mississippi West

Mississippi West is a planning area generally south of Highway 10 between Armstrong Boulevard and Bowers Drive. This area is predominantly agricultural and is the location of a potential future river crossing in the form of an extension of Armstrong Boulevard to the City of Dayton. This improvement is not currently in official regional planning documents and is likely at least twenty (20) years away, if not longer. The cities of Dayton and Ramsey choose to plan for this long-term improvement to protect the necessary corridor.

Planned land use within this area is predominantly low density residential with a stretch of commercial land use along Highway 10 and an area of natural resource protection along the Mississippi River. Development of this area is likely ten (10) to fifteen (years) in the future due to availability of infrastructure (2015 to 2025 timeframe). Connexus Energy constructed a nineteen (19) acre solar farm within this planning district in 2018.

Figure 11: Mississippi West Project Area



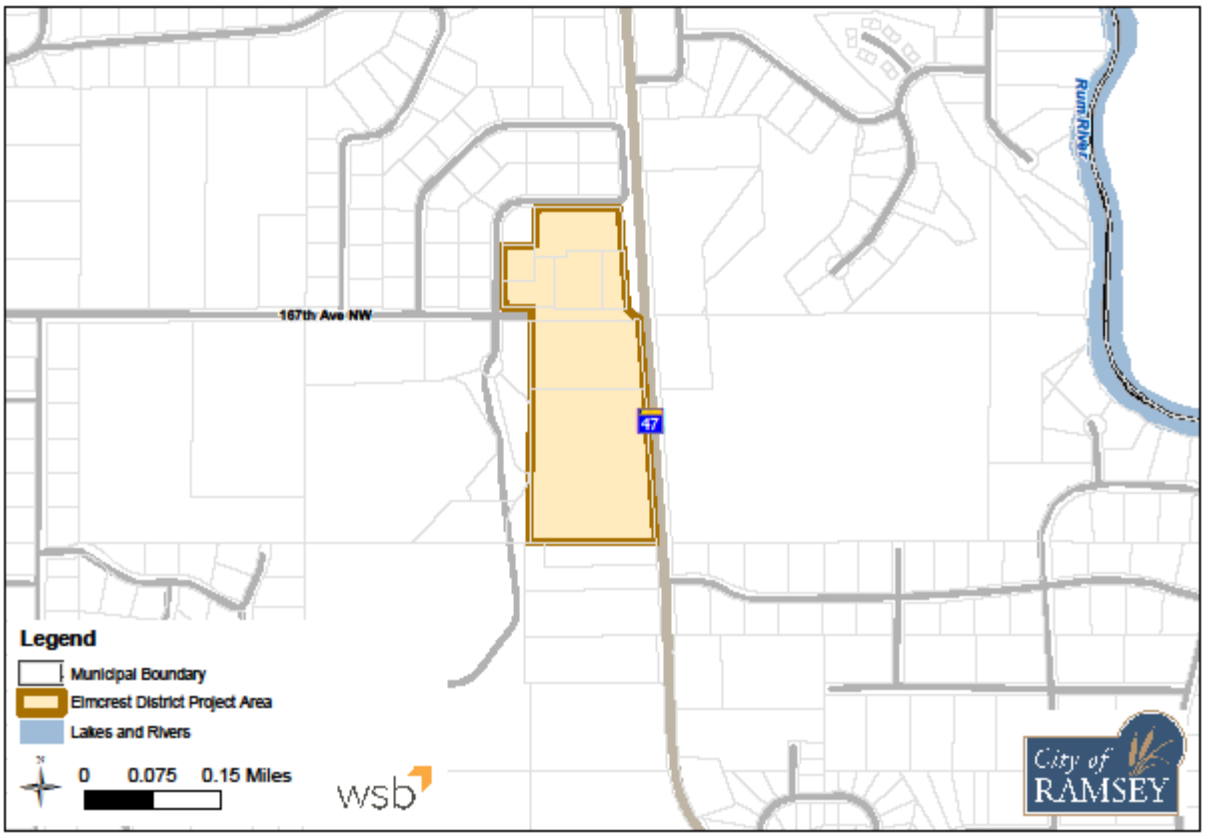
Elmcrest District Small Area Plan

The Elmcrest District is a planning area anchored by a 1970s area rural commercial node. This node has shown evidence of blight and vacancy, with some recent renovations of existing structures. The City has excess land for sale, remnant from the construction of Water Tower #3. Rum River Hills Golf Course desires to redevelop a portion of their property (two holes only) and reconfigure the two (2) holes displaced by redevelopment.

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years. The Elmcrest District has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions, and escalating crime.

Ramsey's goal is to improve and/or remove blight from properties-of-concern and encourage sustainable market-driven redevelopment of the Elmcrest District that will benefit the entire City of Ramsey. Our vision is a mixture of residential and retail uses. Residential users may include single family residential, townhomes, or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the Elmcrest District should include a connection to Elmcrest Park and/or nearby trails where feasible.

Figure 12: Elmcrest District Project Area



The COR

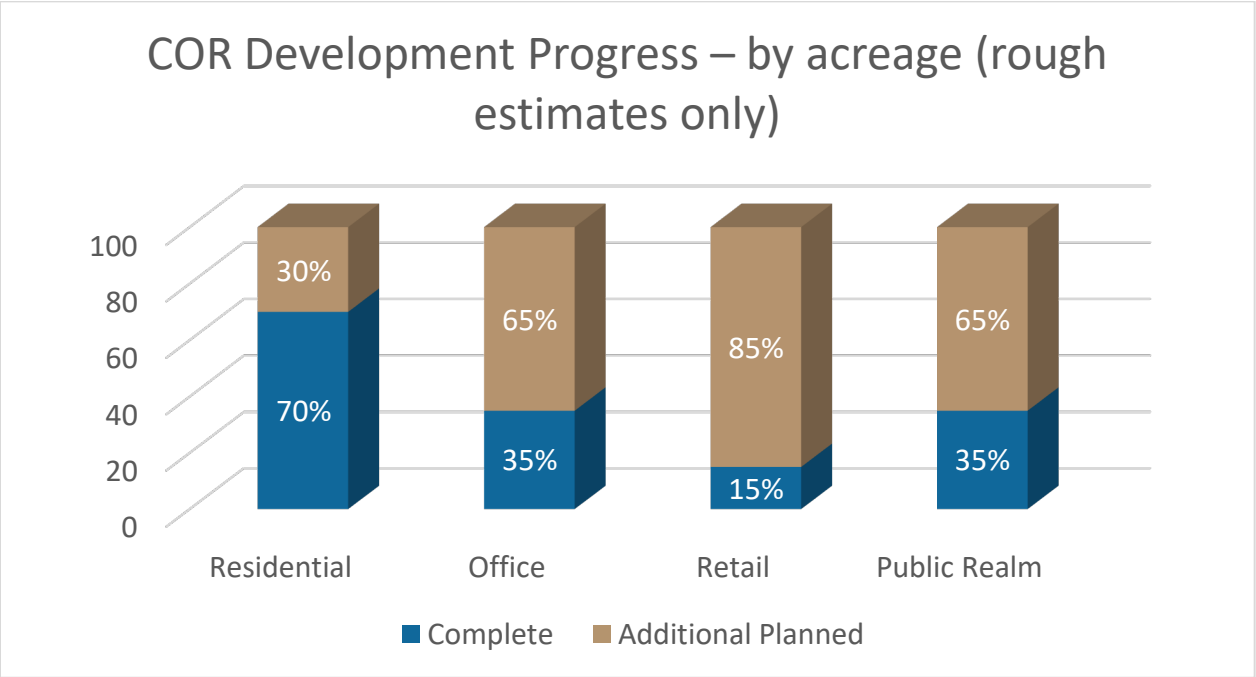
The COR is a 320-acre master-planned community located adjacent to the Northstar Commuter Rail – Ramsey Station (The COR plus surrounding developable area is over 400 acres). Together with adjacent developed and developable area, there are approximately 400 acres of development of a mix of uses. Goals for this development include an identity for the community, a destination for retail to support the local community, walkability, and supportive of commuter-rail transit.

As an implementation strategy of this Comprehensive Plan Update, Ramsey will be updating the land use plans for The COR. To frame said update, the vision of the COR is as follows.

The COR will serve as a City Center primarily to bring people of Ramsey together that embraces natural market opportunities. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-accessible, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.

Approximately 50% of the available land in The COR has been developed. Based on existing market trends the City anticipates The COR to experience substantial additional development over the next ten (10) years. Ramsey is updating the COR Development Plan as a separate planning document known as The COR Development Plan Update.

Table 34: Development Progress in The COR

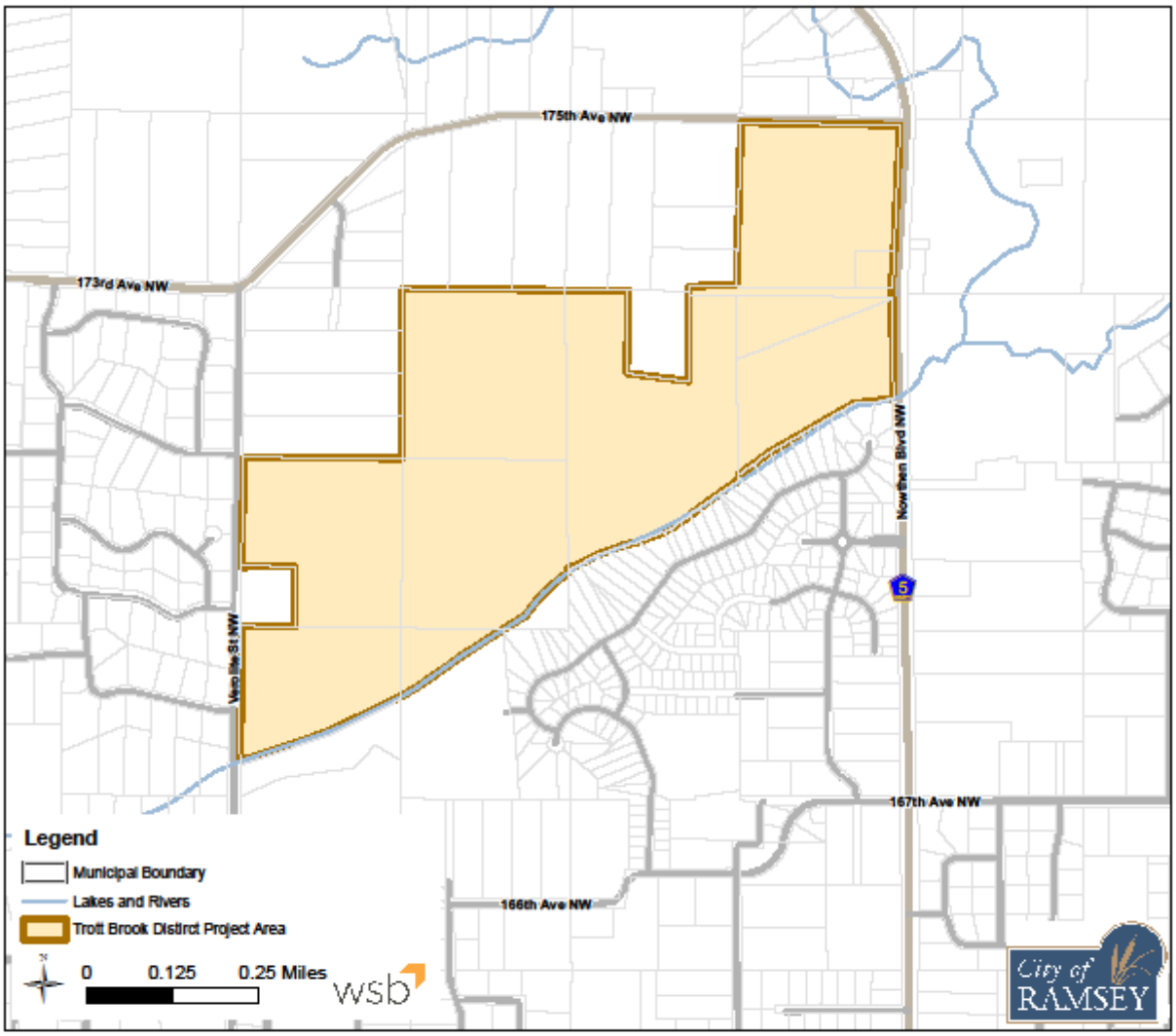


Trott Brook

A significant area for future development of primarily Low Density Residential uses is planned for north of Trott Brook. Trott Brook is a significant ecological resource for the City to protect, and also serves as an important recreational corridor. This development area will represent the first area in the community north of Trott Brook to receive municipal services (water and sanitary sewer).

Immediately adjacent to this area is the site of a second elementary school that is currently under construction and once open will be operated by Anoka Hennepin School District #11.

Figure 13: Trott Brook Project Area



Natural Resources

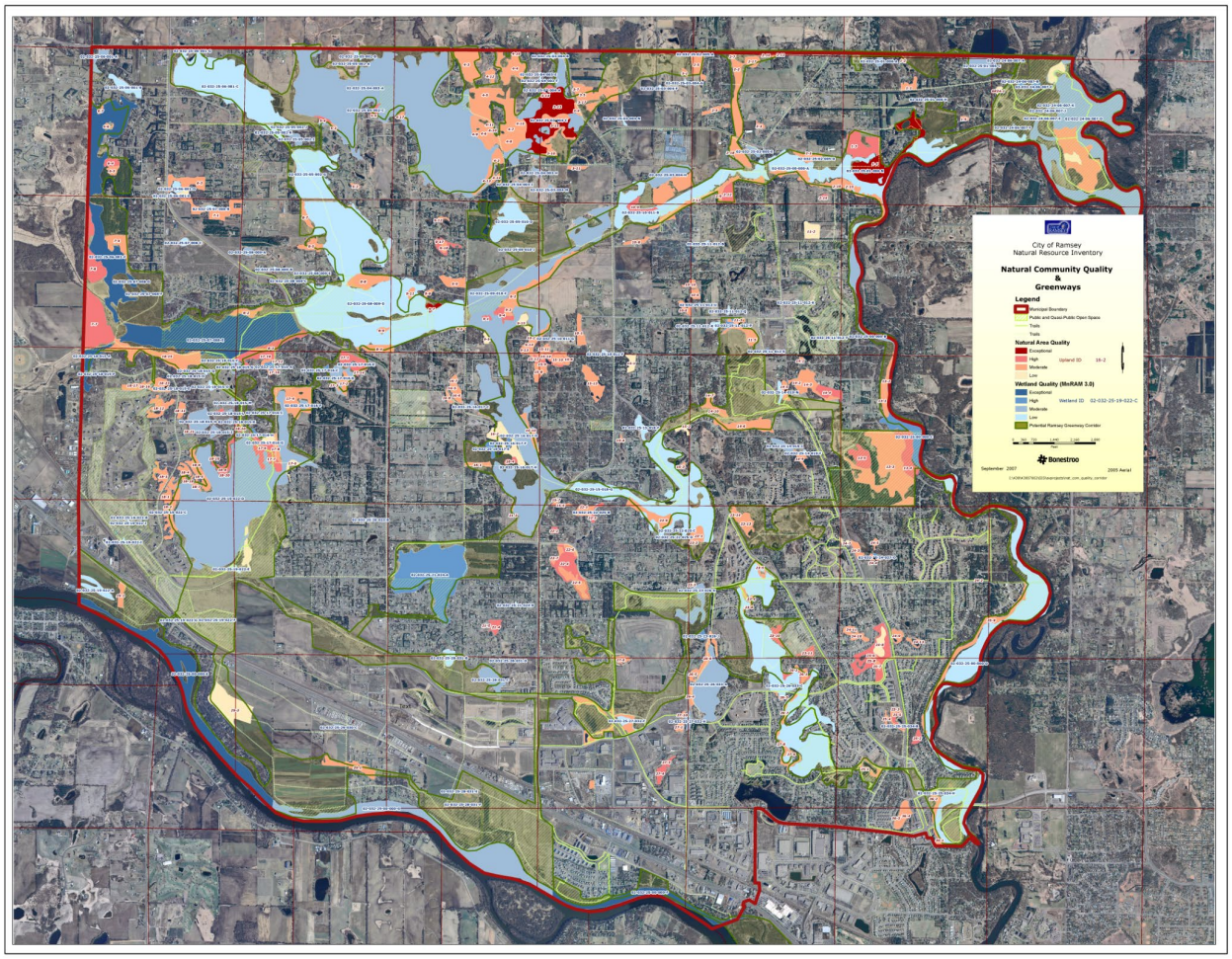
Ramsey has established a number of land use goals focused on natural resources.

- Enhanced Protection of Natural Resources
- Enhanced Recreation Opportunities in Natural Resource Areas
- Clean Water and Clean Air
- Reduced Waste Stream in Landfills

These goals are defined within the Natural Resources Plan

There are no known aggregate resources within the community.

Figure 14: Natural Resources



Special Resources Plan

Ramsey has two (2) special resources within the community.

1. Mississippi River Corridor Critical Area
2. Old Town Hall

Mississippi River Corridor Critical Area

The Minnesota Department of Natural Resources has adopted new rules for the Mississippi River Corridor Critical Area. Ramsey is awaiting guidance from the DNR before updating our Comprehensive Plan for this section. The City will prepare this plan as a separate chapter.

Old Town Hall

The former Ramsey Township Town Hall is the only structure within Ramsey on the National Historic Database. Ramsey is working with the Anoka County Historical Society to develop a long-term plan for this facility.

Other Opportunities

The City has partnered with the University of Minnesota through its Resilient Communities Project (RCP). One of these projects is evaluating other cultural and historical resources that may exist within the community.

Mississippi River Corridor Critical Area

Portions of Ramsey are located within the Mississippi River Corridor Critical Area (MRCCA). Ramsey acknowledges the requirement to update MRCCA Plans based on new State of Minnesota Rules. a separate chapter of the Comprehensive Plan.

Land Use Goals, Strategies, and Actions

Strategy: Plan for a balance of desired community amenities with goal of maintaining a low tax rate.

1. Prioritize desired amenities and basic infrastructure needs through the annual Capital Improvement Program (CIP) process.

Strategy: Maintain and Enrich the Rural Character of Ramsey

Policies and Actions:

1. Establish a Policy for Urban Service Boundary Extensions
2. Update the Density Transitioning Ordinance

Strategy: Balance Land Use Vision with Market Realities

Policies and Actions:

1. Complete the Development Plan Update for The COR
2. Create a Neighborhood Plan for Green Valley Greenhouse Area
3. Create a Neighborhood Plan for Mississippi West Neighborhood
4. Create a Neighborhood Plan for the Elmcrest District

Strategy: Ensure a Sense of Place

Policies and Actions:

1. Create a Public Art Plan
2. Complete the Community Identity and Streetscape Plan

Strategy: Create a Diverse and Robust Offering of Recreation Opportunities

Policies and Actions:

1. Complete the Master Park and Recreation Plan

Strategy: Ensure a Healthy Community

Policies and Actions:

1. Ensure all Comprehensive Plan Chapters are reviewed through the lens of Healthy Communities

Strategy: Improve the Safety and Mobility of Major Corridors

Policies and Actions:

1. Create a Corridor Plan for Highway 10
2. Create a Corridor Plan for Highway 47
3. Create a Corridor Plan for Highway 5
4. Create a Corridor Plan for Green Valley Road
5. Create a Corridor Plan for Mississippi River Crossing

Strategy: Plan for Future Educational Needs

Policies and Actions:

1. Advocate for a new Middle School and third Elementary School
2. Create a Workforce Development Plan
3. Encourage updates to district boundaries to reflect neighborhood boundaries

4. Ensure an Adequate Workforce for Business Community and Economic Development Goals

Strategy: Achieve and maintain success in efficient and equitable development

Policies and Actions:

1. Update the city's zoning ordinances to improve clarity in the development process

Land Use Implementation

Ramsey will achieve our land use goals and strategies through the following specific action items.

Table 35: Land Use Implementation Table

Action	Priority	Timeframe
Amend Official Zoning Map	Required	June 1, 2019
Amend Zoning Code	Required	December 31, 2019
Update The COR Development Plan	Immediate	December 31, 2018
Complete the Mississippi West Small Area Plan	Opportunity Driven	Prior to 2023
Complete the Elmcrest District Small Area Plan	Opportunity Driven	Prior to 2023
Complete the Green Valley District Small Area Plan	Opportunity Driven	Prior to 2023
Complete Corridor Plans	See Transportation Plan	

Chapter 03: Transportation Plan

Prepared with assistance from WSB

Transportation Background

The City of engaged the services of WSB to complete a Transportation Plan on behalf of the City. The Transportation Plan is included in the Comprehensive Plan Update by reference.

This transportation plan includes the following information:

1. Summary of Regional Strategies
2. Existing Roadway System
3. 2040 Traffic Forecasts and Roadway Network Planning
4. Existing and Planned Non-Motorized Transportation Network
5. Freight Network
6. Transit
7. Aviation
8. Goals and Multimodal Strategies
9. Proposed Short and Long Range Roadway Projects
10. Public Comments
11. Conclusion and Next Steps

Transportation Priorities

Ramsey has several transportation priorities highlighted in the Transportation Plan. Detailed planning efforts are planned for each of these main corridors.

- Highway 10
- Highway 47
- Mississippi River Crossing
- Nowthen Boulevard
- Armstrong Boulevard
- Green Valley Road
- 181st Avenue

Ramsey hopes to have Corridor Plans completed for each of these corridors by 2023.

Introduction

The transportation system in Ramsey generally operates well today. The city's multimodal transportation system includes facilities for vehicles, freight, walking, bicycling and transit. Facilities are operated by a number of agencies, including the City of Ramsey, Anoka County, the Minnesota Department of Transportation (MnDOT), Metro Transit, and the Burlington Northern Santa Fe (BNSF) Railway.

This transportation chapter has been prepared in compliance with State of Minnesota Statutes and applicable Metropolitan Council guidelines. As part of this Plan, the city has reviewed existing and

future conditions for each mode and identified safety, operations, and network improvements that will be important to address over the 2040 planning horizon. The city has also developed goals and strategies to preserve and improve the transportation system.

This transportation plan includes the following information:

1. Summary of Regional Strategies
2. Existing Roadway System
3. 2040 Traffic Forecasts and Roadway Network Planning
4. Existing and Planned Non-Motorized Transportation Network
5. Freight Network
6. Transit
7. Aviation
8. Goals and Multimodal Strategies
9. Proposed Short and Long Range Roadway Projects
10. Public Comments
11. Conclusion and Next Steps

Transportation Glossary

CIP: Capital Improvement Plan – five year plan for capital investments in the transportation system and in other capital assets owned by the city (equipment, buildings, etc.).

CR: County Road – county-owned roadway that does not receive State funding.

Critical Crash Rate: Statistical indicator of a safety problem at a location. If crash rates at a location are above the critical crash rate, it indicates that the location has a crash rate that is statistically significant compared to similar roadways.

CSAH: County State Aid Highway – county-owned roadway that receives State Aid funding.

MnDOT: Minnesota Department of Transportation.

RBTN: Regional Bicycle Transportation Network – existing and planned regional bicycle network established by the Metropolitan Council.

TH: Trunk Highway – State highway owned and operated by MnDOT.

TPP: Transportation Policy Plan – Regional transportation plan for the Twin Cities metropolitan region, developed by the Metropolitan Council.

Summary of Regional Strategies

This Plan has been prepared to be consistent with the regional transportation strategies outlined in the Metropolitan Council 2040 Transportation Policy Plan (TPP). Similar to this Plan, the TPP evaluates the existing transportation system, identifies transportation challenges to the region, and sets regional goals, objectives, and priorities to meet the transportation needs of current residents while accommodating the region's anticipated growth. The TPP also guides local agencies in coordinating land use and transportation and establishes regional performance measures and targets.

The TPP is guided by the following goals:

- **Transportation system stewardship:** Sustainable investments in the transportation system are protected by strategically preserving, maintaining, and operating system assets.
- **Safety and Security:** The regional transportation system is safe and secure for all users.
- **Access to Destinations:** People and businesses prosper by using a reliable, affordable, and efficient multimodal transportation system that connects them to destinations throughout the region and beyond.
- **Competitive Economy:** The regional transportation system supports the economic competitiveness, vitality, and prosperity of the region and State.
- **Healthy Environment:** The regional transportation system advances equity and contributes to communities' livability and sustainability while protecting the natural, cultural, and developed environments.
- **Leveraging Transportation Investment to Guide Land Use:** The region leverages transportation investments to guide land use and development patterns that advance the regional vision of stewardship, prosperity, livability, equity, and sustainability.

Funding is a key constraint that is acknowledged in the TPP. Current transportation revenue will not meet the region's transportation needs through 2040. As a result, the TPP includes two long-term investment scenarios: a fiscally-constrained scenario that identifies projects anticipated to be funded based on current revenue projections, and an increased revenue scenario that identifies project priorities should additional transportation funding become available.

Under the current revenue scenario, the TPP is focused on operations and maintenance of the existing transportation system. Investments in highway mobility and access are limited to those projects that address multiple TPP goals and objectives. The increased revenue scenario would allow additional investments in operations and maintenance, as well as regional mobility, access, safety, and bicycle/pedestrian improvements. However, congestion cannot be greatly reduced under even the increased revenue scenario. Under both scenarios, proposed investments are focused on areas of the metro with the greatest existing and future challenges and anticipated growth.

The Metropolitan Council classifies Ramsey under the Emerging Suburban Edge Community Designation. Based on *Thrive MSP 2040*, Emerging Suburban Edge areas are expected to plan for forecasted population and household growth at average densities of at least three to five units per acre for new development and redevelopment. These communities are also expected to target opportunities for more intensive development near regional transit investments.

Existing Roadway System

The sections below provide information about the existing roadway system in Ramsey, including existing number of lanes, existing roadway jurisdiction, existing functional classification, existing traffic, existing safety, and access management. This chapter also includes summary recommendations from recent plans and corridor studies.

Functional Classification

The functional classification system groups roadways into classes based on roadway function and purpose. Functional classification is based on both transportation and land use characteristics, including roadway speeds, access to adjacent land, connection to important land uses, and the length of trips taken on the roadway.

The **functional classification system** organizes a roadway and street network that distributes traffic from local neighborhood streets to collector roadways, then to minor arterials and ultimately the principal arterial system. Roads are placed into categories based on the degree to which they provide access to adjacent land and mobility for through traffic. Functional classification gives an indication of the relative hierarchy of roadways in the transportation network.

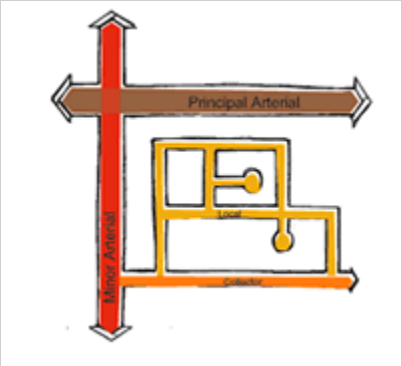


Image: MnDOT

Four classes of roadways are included in the seven-county metropolitan area functional classification system: principal arterials, minor arterials, collector streets, and local streets. Figure 31 shows the existing functional classification of each road in the City of Ramsey and Figure 32 shows the existing roadway jurisdiction. The following sections describe each functional class in greater detail and indicate which roadways fall into each classification.

Figure 15: Existing Functional Classification

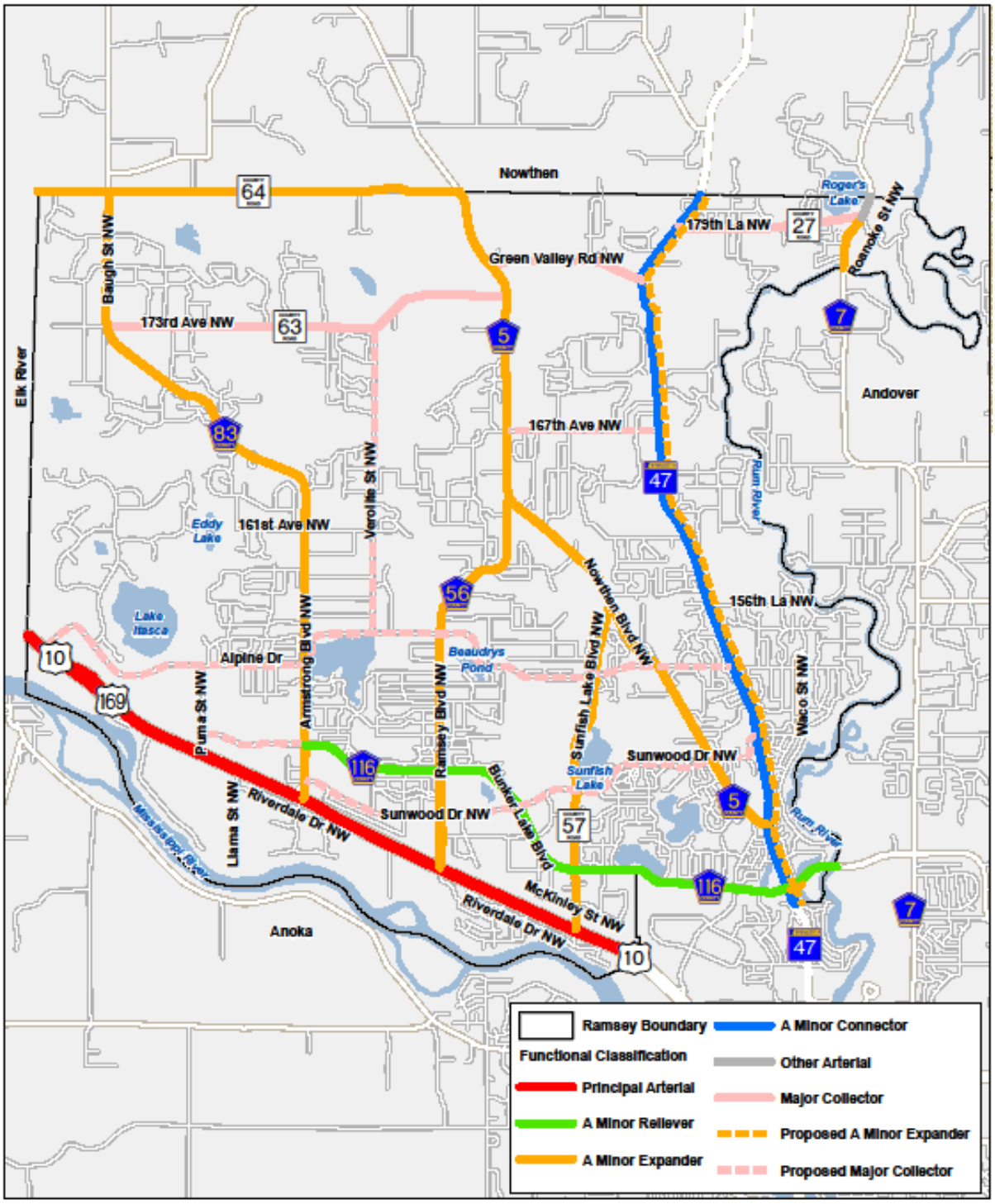
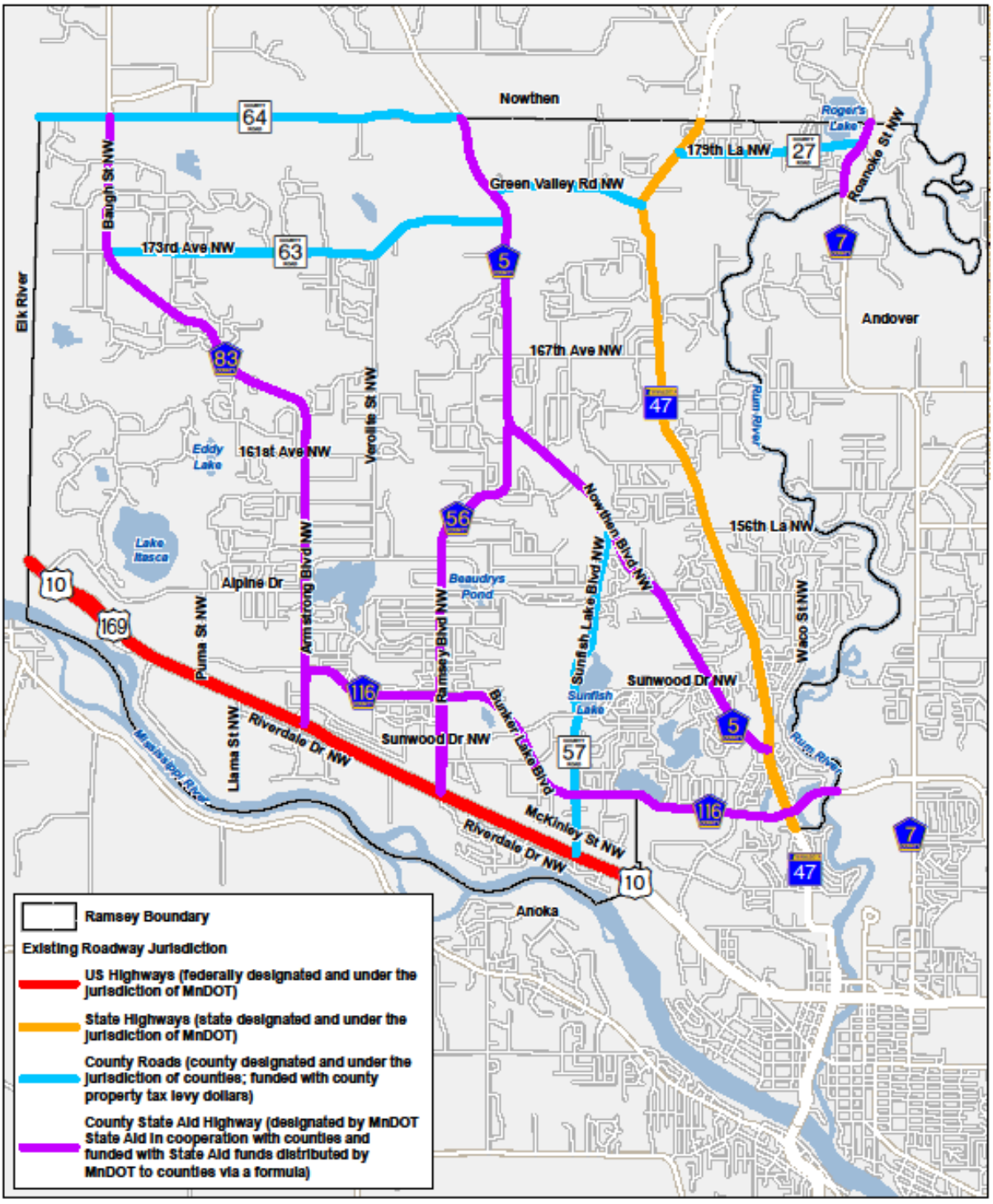


Figure 16: Existing Roadway Jurisdiction



Principal Arterials

Principal arterials are roadways that provide the greatest level of mobility and access control. Within the metropolitan area, the great majority of principal arterials are under MnDOT jurisdiction. Principal arterials are typically Interstate highways or other state or US freeways or expressways. These facilities are intended to serve trips greater than eight miles and express transit trips. Spacing of principal arterials varies within developing areas of the metropolitan area. Typically these facilities are spaced between two and six miles apart. These facilities connect regional business and commercial concentrations, transportation terminals, and large institutions within the metropolitan area. Principal arterials also connect to other cities, regions, and states outside of the metropolitan area.

Principal arterials are intended to maintain average speeds of 40 mph during peak traffic periods. To maintain mobility and speeds on principal arterials, land access and transportation system connections are limited. There is little to no direct land access from principal arterials. Intersections are limited to interstate freeways, other principal arterials, and "A" Minor arterials. Access points are typically grade-separated or controlled with a signal and are spaced one to two miles apart.

One existing principal arterial is located within Ramsey. US Highway (US) 169/US Highway 10 crosses the southern portion of the city in a northwest-southeast direction parallel to the Mississippi River. US 169 and US 10 join in the City of Elk River to the west of Ramsey and diverge again in the City of Anoka, just east of Ramsey. US 169 connects northern Minnesota with the Twin Cities metropolitan area, Mankato, and areas further south. US 10 provides a connection between the western portion of the state and the Twin Cities metropolitan area and Wisconsin. These roadways are also trunk highways (THs) on the MnDOT system, and these combined highways in Ramsey are hereafter referred to as "US 10" in this Plan. The 2040 Transportation Policy Plan does not propose any additional principal arterials within the city.

Minor Arterials

Minor arterials maintain a focus on mobility, but provide more land access than principal arterials. Within Ramsey, all minor arterials are under the jurisdiction of MnDOT or Anoka County. Minor arterials are intended to serve trips of four to eight miles in length. Within developing areas of the metro, these facilities are spaced between one and two miles apart. Minor arterials connect cities and towns within the region and link to regional business and commercial concentrations. Access points along minor arterials are generally at-grade and typically controlled with signals or stop signs.

During peak traffic, minor arterials in developing areas are intended to maintain 30 mph average speeds. As a result, transportation system connections are limited to interstate freeways, other principal arterials, other minor arterials, collectors, and some local streets. Land access is limited to concentrations of commercial and industrial land uses. The Metropolitan Council has established a system of "A" Minor and "B" Minor arterials. "A" Minor arterials are eligible for federal funding administered by the Metropolitan Council.

The Metropolitan Council has further split "A" Minor arterials into four types, described below:

- Relievers: Arterials located parallel to congested principal arterials. The purpose of "A" Minor Relievers is to provide additional capacity in congested corridors.

- Augmenters: Arterials that supplement the principal arterials system within urban centers and urban communities.
- Expanders: Arterials that supplement principal arterials in less-densely developed areas of the metro area.
- Connectors: Arterials that provide connections between rural towns and connect rural areas with the principal arterial system.

There are seven "A" Minor Expanders, one "A" Minor Reliever, and one "A" Minor Connector within the city:

"A" Minor Expanders:

- Anoka County State Aid Highway (CSAH) 5 (Nowthen Boulevard)
- CSAH 7 (Rum River Boulevard) south of 179th Lane
- CSAH 22 (181st Avenue)
- CSAH 56 (Ramsey Boulevard)
- CSAH/County Road 57 (Sunfish Lake Boulevard)
- County Road 64 (181st Avenue)
- CSAH 83 (Armstrong Boulevard/Baugh Street)

"A" Minor Reliever:

- CSAH 116 (Bunker Lake Boulevard)

"A" Minor Connector:

- Trunk Highway (TH) 47 (St. Francis Boulevard)

"B" Minor arterials have a similar focus on mobility above land access. These roadways connect major traffic generators in the region. "B" Minor arterials are not eligible for federal funding. "B" Minor arterials within the city include the following:

- CSAH 7 (Rum River Boulevard) north of 179th Lane

An additional B minor arterial connecting CSAH 5 with TH 47 in the northern section of the city is identified as a planned arterial in the 2040 Transportation Policy Plan.

Major and Minor Collectors

Major and minor collector roadways provide linkages to larger developments and community amenities. They generally do not link communities to one another. Collector roadways generally favor access to the system over mobility, but try to balance the two competing needs. Collector roadways are generally lower speed than the principal or minor arterial routes. Collector roadways are often owned and operated by cities, although counties operate some of these facilities. Within Ramsey, two collector roadways are owned and operated by the city, and Anoka County operates two. Collectors are intended to serve trips of one to four miles in length. Collectors link minor arterials, other collectors, and local streets.

Major collectors typically serve higher density residential areas and concentrations of commercial and industrial land uses. These facilities tend to serve longer trips than minor collectors. Major collectors within the city include the following:

- 173rd Avenue Northwest
- 175th Avenue Northwest
- County Road 63 (Green Valley Road)
- County Road 27 (179th Lane Northwest)

There are no minor collectors within the city, and the 2040 Transportation Policy Plan does not propose any additional collector roadways within the city.

Local Roadways

The primary function of local roadways is land access. Local roadways connect individual land parcels with other local roadways and collectors. Trips on local roadways are typically under two miles. Speeds on local roadways are typically low. Longer trips are facilitated by local roadway connections to the collector and arterial systems. Local roadways are under the jurisdiction of the City of Ramsey. Local roadways are all roadways that are not arterials or collectors.

Planned Functional Classification

Aside from new proposed roadways, no functional classification changes are currently recommended in the city.

> **A note on transportation plan strategies:**
>
> Throughout this Plan, locations associated with numbered mode-specific strategies are identified on corresponding maps. These strategies are listed and described in further detail in **Table 42.**

Existing Roadway Capacity and Safety

Roadway capacity and roadway safety are two key indicators of how well the roadway system is meeting the city's transportation needs. The sections below provide information to better understand capacity and safety issues within Ramsey.

Existing Roadway Capacity

A roadway's capacity indicates how many vehicles may use a roadway before it experiences congestion. Capacity is largely dependent upon the number of lanes. **Table 36** below lists planning-level thresholds that indicate a roadway's capacity for different facility types based on the Anoka County travel demand model. Additional variation (more or less capacity) on an individual segment is influenced by a number of factors including: amount of access, type of access, peak hour percent of traffic, directional split of traffic, truck percent, opportunities to pass, and amount of turning traffic, the availability of dedicated turn lanes, parking availability, intersection spacing, signal timing and a variety of other factors.

Table 36: Planning-level Roadway Capacities

Facility Type	Number of Lanes	Daily Capacity
Metered Freeway	8	147,000
	6	110,000
	4	73,000
Un-Metered Freeway	6	99,000
	4	66,000
Expressway	6	62,000
	4	41,000
Divided Arterial (Rural)	6	56,000
	4	36,000
	2	19,000
Divided Arterial (Developing)	6	54,000
	4	34,000
	2	18,000
Divided Arterial (Developed)	6	48,000
	4	30,000
	2	16,000
Un-Divided Arterial (Rural)	6	45,000
	4	28,000
	2	15,000
Un-Divided Arterial (Developing)	6	42,000
	4	26,000
	2	14,000
Undivided Arterial (Developed)	6	36,000
	4	22,000
	2	12,000
Collector (Rural)	4	23,000
	2	11,000
Collector (Developing)	4	21,000
	2	10,000
Collector (Developed)	4	19,000
	2	9,000

Existing Capacity Problems on Arterial Roads

At the planning level, capacity problems are identified by comparing the existing number of lanes with current traffic volumes. **Table 13** and **Figure 33** illustrate the existing number of lanes on collector and arterial roadways within the city. **Figure 18** illustrates existing traffic volumes on Principal Arterial, A-Minor Arterials and other significant roadways within the city.

As shown in the table, US 10 has four lanes throughout the city, as do portions of CSAH 56 (Ramsey Boulevard), CSAH 57 (Sunfish Lake Boulevard), CSAH 83 (Armstrong Boulevard), and CSAH 116

(Bunker Lake Boulevard). All other arterial roadways have two lanes. Most of the arterials in Ramsey currently exhibit traffic volumes below or within the range of the planning level capacity thresholds shown in **Table 36**; however, existing volumes on TH 47 (St. Francis Boulevard) exceed these thresholds in the southeastern area of the city. This indicates that this roadway may be experiencing some levels of congestion during peak travel periods.

Figure 17: Existing Roadway Lanes

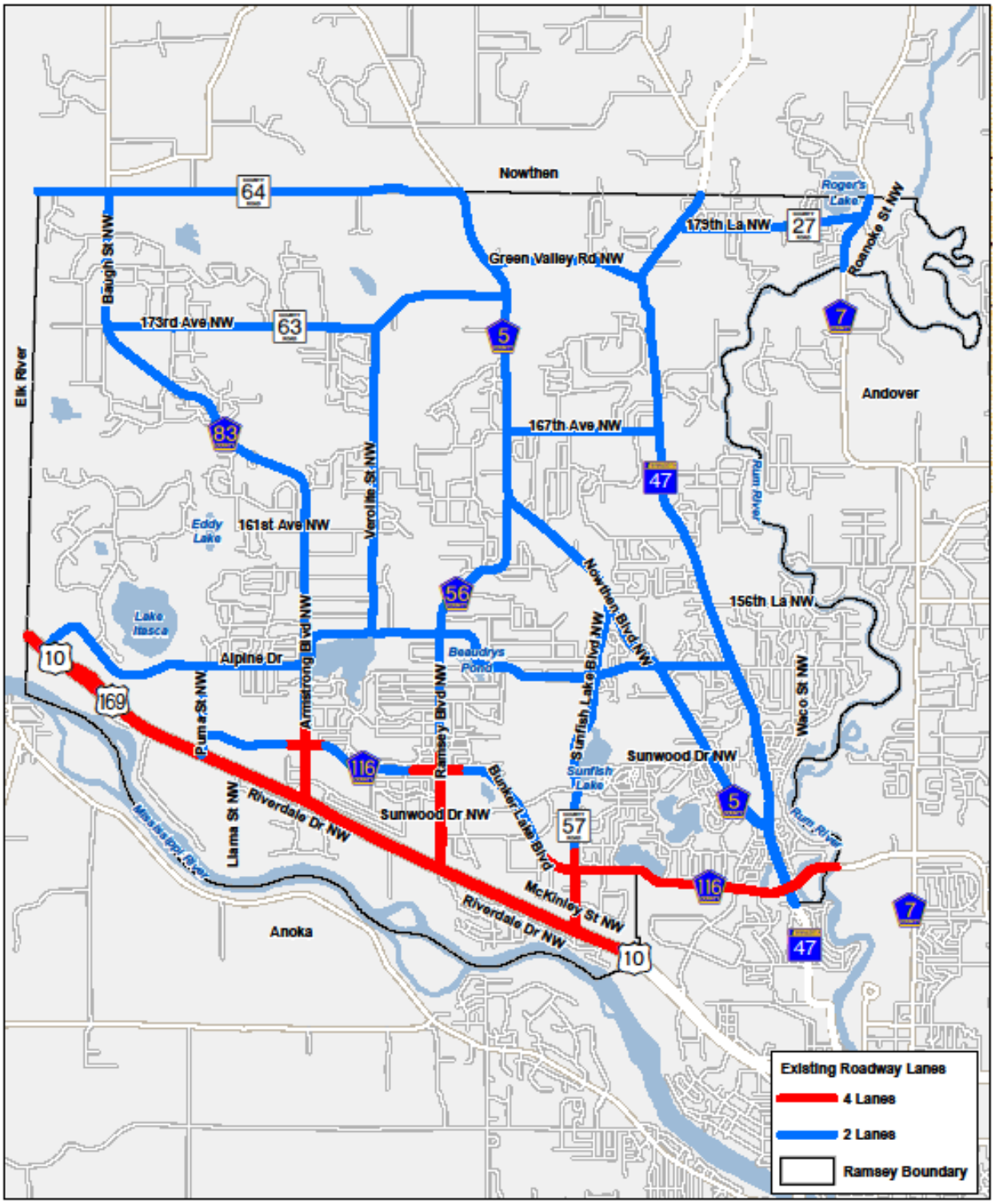


Figure 18: Existing Traffic Volumes

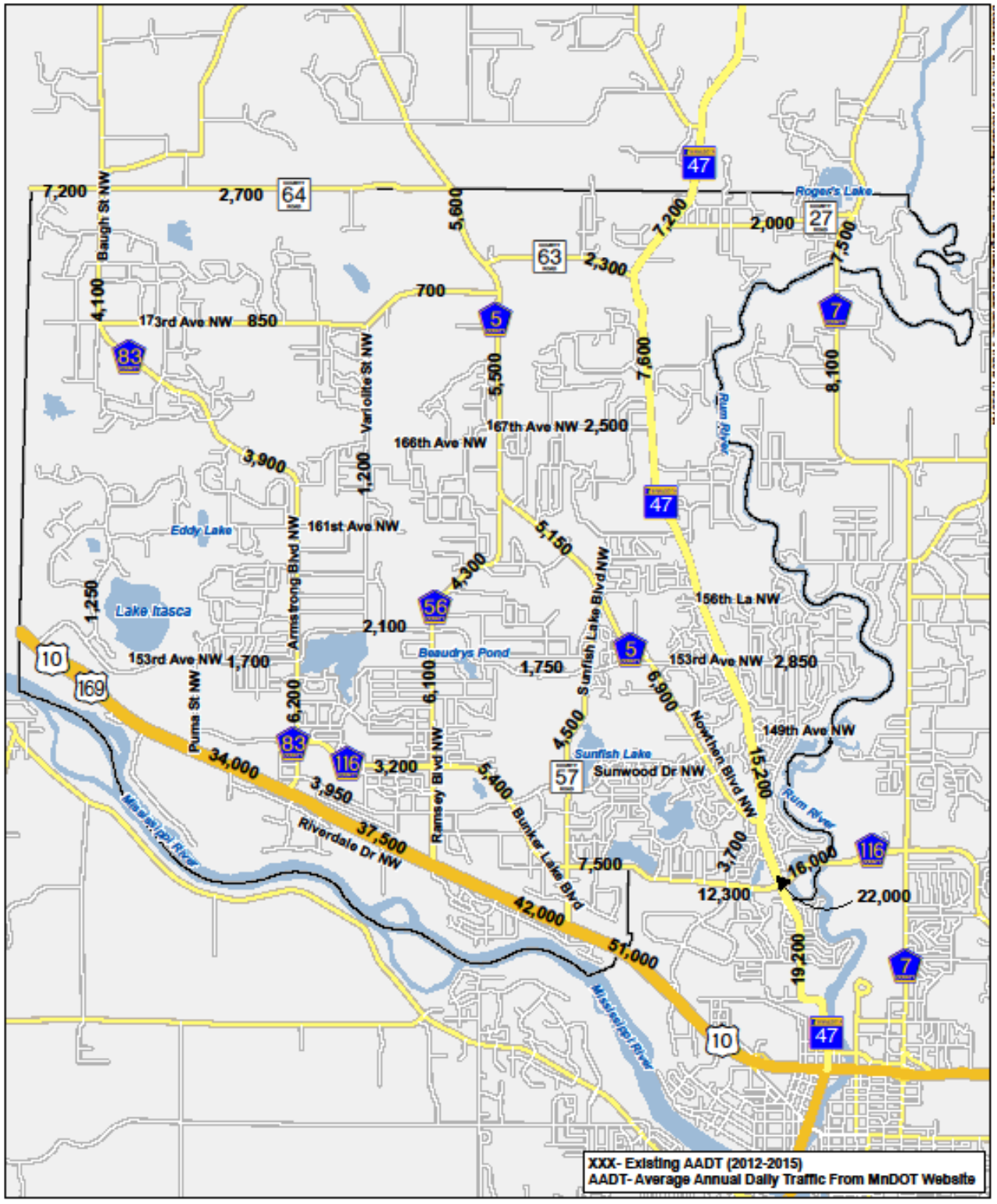


Table 37: Existing number of lanes on arterial roads

Functional Classification	Roadway Name	Location	Number of Lanes
Principal Arterial	US 10	Ramsey-Elk River border to Ramsey-Anoka border	4
"A" Minor Expander	CSAH 5 (Nowthen Boulevard)	TH 47 to Ramsey-Nowthen border	2
	CSAH 7 (Rum River Boulevard)	Ramsey-Andover border to 179th Lane	2
	CSAH 22 (181st Avenue)	Ramsey-Elk River border to CSAH 83	2
	CSAH 56 (Ramsey Boulevard)	US 10 to CSAH 5	2–4
	CSAH/County Road 57 (Sunfish Lake Boulevard)	US 10 to CSAH 5	2–4
	County Road 64 (181st Avenue)	CSAH 83 to CSAH 5	2
	CSAH 83 (Armstrong Boulevard/Baugh Street)	US 10 to Ramsey-Nowthen border	2–4
"A" Minor Reliever	CSAH 116 (Bunker Lake Boulevard)	CSAH 83 to Ramsey-Anoka border	2–4
"A" Minor Connector	TH 47 (St. Francis Boulevard)	Ramsey-Anoka border to Ramsey-Nowthen border	2
"B" Minor	CSAH 7	179th Lane to Ramsey-Oak Grove border	2

Existing Safety and Operational Issues

There are a number of intersection locations within Ramsey where safety, geometric, or operational issues have been identified for motorists and pedestrians. These locations include:

- TH 47 and Bunker Lake Boulevard (CSAH 116)
- TH 47 and Nowthen Boulevard (CSAH 5)
- Armstrong Boulevard (CSAH 83) and Alpine Drive
- Armstrong Boulevard (CSAH 83) and 161st Avenue
- Ramsey Boulevard (CSAH 56) and Alpine Drive
- Ramsey Boulevard (CSAH 56) and Nowthen Boulevard (CSAH 5)
- Nowthen Boulevard (CSAH 5) and Sunfish Lake Boulevard (CSAH 57)
- Nowthen Boulevard (CSAH 5) and 167th Avenue
- Nowthen Boulevard (CSAH 5) and 175th Avenue
- Nowthen Boulevard (CSAH 5) and Green Valley Road

Access Management

The purpose of access management is to provide adequate access to adjacent land development while maintaining acceptable and safe traffic flow on higher level roadways. Access management consists of carefully controlling the spacing and design of public street intersections and private access points to the public roadway system. Because they are designed for higher speed, longer distance trips, arterials generally have restricted access, while local streets can accommodate much greater access. Collector roadways fall in between arterials and local roadways regarding the amount of access that is permitted.

The agency with jurisdiction over a roadway sets access management guidelines. Access to US 10 must meet MnDOT access management guidelines. See **Tables 38** and **39** for MnDOT Access Management Guidelines.

Anoka County has established access management guidelines for county roadways, as displayed in **Table 40**.

MnDOT Access Management Manual

Table 38 – Summary of Recommended Street Spacing for IRCs

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
1	**High Priority Interregional Corridors & Interstate System (IRCs)**				
1F	Interstate Freeway	Principal Arterials	Interchange Access Only		⊘
1AF	Non-Interstate Freeway		Interchange Access Only (see Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
1A	Rural		1 mile	1/2 mile	
1B	Urban/Urbanizing		1/2 mile	1/4 mile	
1C	Urban Core		300-660 feet dependent upon block length		
2	**Medium Priority Interregional Corridors**				
2AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (See Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
2A	Rural		1 mile	1/2 mile	
2B	Urban/Urbanizing		1/2 mile	1/4 mile	
2C	Urban Core		300-660 feet, dependent upon block length		¼ mile
3	**Regional Corridors**				
3AF	Non-Interstate Freeway	Principal and Minor Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
3A	Rural		1 mile	1/2 mile	See Section 3.2.5
3B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
3C	Urban Core		300-660 feet, dependent upon block length		1/4 mile

MnDOT Access Management Manual

Table 39 – Summary of Recommended Street Spacing for Non-IRCs

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
4	**Principal Arterials in the Twin Cities Metropolitan Area and Primary Regional Trade Centers (Non-IRCs)**				
4AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
4A	Rural		1 mile	1/2 mile	See Section 3.2.5
4B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
4C	Urban Core		300-660 feet dependent upon block length		1/4 mile
5	**Minor Arterials**				
5A	Rural	Minor Arterials	1/2 mile	1/4 mile	See Section 3.2.5
5B	Urban/Urbanizing		1/4 mile	1/8 mile	1/4 mile
5C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
6	**Collectors**				
6A	Rural	Collectors	1/2 mile	1/4 mile	See Section 3.2.5
6B	Urban/Urbanizing		1/8 mile	Not Applicable	1/4 mile
6C	Urban Core		300-660 feet, dependent upon block length		1/8 mile
7	**Specific Area Access Management Plans**				
7	All	All	By adopted plan		

Table 40: Anoka County Access Spacing Guidelines

	Roadway Type	Principal Arterial			Arterial Expressway	Minor Arterial			Collector and Local			Specific Access Plan
	Route Speed (miles per hour)	50 – 55	40 – 45	< 40	50 – 55	50 – 55	40 – 45	< 40	50 – 55	40 – 45	< 40	By adopted plan/agreement/covenant on land
Intersection Spacing	Full Movement Intersection	1 mi.	1/2 mi.	1/8 mi.	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.	1/2 mi.	1/8 mi.	1/8 mi.	
	Conditional Secondary Intersection	1/2 mi.	1/4 mi.	300 – 660 ft.	1/2 mi.	1/4 mi.	1/8 mi.	300 – 660 ft.	1/4 mi.	NA	300 – 660 ft.	
Signal Spacing		1 mi.	1/2 mi.	1/4 mi.	1 mi.	1/2 mi.	1/4 mi.	1/4 mi.	1/2 mi.	1/4 mi.	1/8 mi.	
Private Access		Subject to conditions for all roadway types and speeds										

Recommendations from Recent Plans and Studies

A number of recent planning efforts have been completed that identify potential improvements to the City of Ramsey's transportation system. This section describes these studies and summarizes their recommendations.

Highway 10 Access Planning Study

In 2014, MnDOT completed the Highway 10 Access Planning Study to identify safety and mobility along the US 10 corridor between the Anoka/Sherburne County line and the Rum River. Specifically, the purpose of the study was to identify high-benefit improvements that are fiscally responsible so that improvements can be funded, programmed, and implemented incrementally. The study area was divided into subareas and concepts were developed and evaluated, and recommendations for individual projects were broken into immediate priority, short-term priority projects, mid-term priority projects, and opportunity/development/safety-driven projects. The recommended projects specific to the City of Ramsey include the following:

- Immediate Priority projects
  - Construct North Frontage Road from Sunfish Lake Boulevard to Anoka Technical College
  - Construct North Frontage Road from Ramsey Boulevard to Sunfish Lake Boulevard
  - Construct South Frontage Road from Traprock Street to Ramsey Boulevard
- Short-Term Priority projects
  - Extend Riverdale Drive east of Tungsten Street (two alignment options)
- Mid-Term Priority projects
  - Grade separation at Sunfish Lake Boulevard – Highway 10 flyover with access or overpass with right-turn access
  - Grade separation at Ramsey Boulevard – Highway 10 flyover with access or overpass with right-turn access
- Opportunity/Development/Safety Driven Priority projects
  - Purchase ROW north of US 10 and west of Ramsey Boulevard
  - Extend Civic Center Drive to Ramsey Boulevard
  - Railroad grade separation at Sunfish Lake Boulevard
  - Railroad grade separation at Ramsey Blvd
  - Extend 156th Street from Jarvis Street to Alpine Drive
  - Construct a Reduced Conflict U-Turn (RCUT) intersection at US 10 and Alpine Drive
  - Construct a Reduced Conflict U-Turn (RCUT) intersection at US 10 and Bowers Drive
  - Extend Riverdale Drive from Bowers Drive to Llama Street

Mississippi Skyway Preliminary Engineering Report

In 2014, the City of Ramsey completed the Mississippi Skyway Preliminary Engineering Report to identify potential alignments for a new pedestrian bridge crossing of US 10 near Riverdale Drive. This study also produced a preliminary analysis of alternative profiles and aesthetic design options, along with impacts associated with various alternatives. This study recommended an open air bridge with a helix approach ramp located just south of Riverdale Drive. A preferred bridge concept was also identified, with a prefabricated steel truss including dual modified bowstring arches.

Future Roadway System

This section addresses future roadway improvement needs and roadway design guidelines.

Roadway Capacity – Traffic Forecasting

To determine future roadway capacity needs, year 2040 traffic forecasts were prepared using the Metropolitan Council travel demand model. The 2040 projections were compared against the assumed 2040 roadway network to see where roadway segment capacity deficiencies may result. The 2040 roadway network assumed for this analysis is the same as the current roadway network, as the City and County Capital Improvement Plans (CIPs) do not include any projects that add significant capacity to the roadway network.

While the travel demand model is a valuable tool for identifying future traffic based on the proposed land use impacts, it is not meant for use in detailed traffic operations studies. For a more accurate representation of the transportation impacts from specific developments, detailed traffic studies should be conducted to determine the operational impacts on adjacent roadways and intersections.

A central concept of travel demand forecasting is the use of Transportation Analysis Zones (TAZs). Each forecast study area, in this case, the City of Ramsey, is divided into a series of TAZs. Each TAZ has population, employment, and household data that is used by the model to assign trips to the various network roadways. **Figure 19** displays Metropolitan Council TAZs within Ramsey.

The results of the Ramsey modeling process are summarized in **Figure 20**, which displays Metropolitan Council 2040 projected average daily traffic volumes compared to the existing (2012–2015) traffic volumes.

Tables 41 provides a summary of existing and forecasted demographic growth by TAZ for Ramsey through the year 2040. The Ramsey population is forecasted to reach 39,150 by the year 2040, with households and employment increasing by approximately 5,500 and 3,600 respectively. Allocated demographic growth and associated land use was located throughout the community. Higher density residential was generally allocated to the southern portion of the city, with commercial and multi-optional development areas also generally identified within the southern portion of the city, consistent with the Center of Ramsey (COR) land use plan. For more information about the demographic allocation and associated land use forecast, please refer to the Ramsey Land Use Plan in Chapter 2 of the Ramsey Comprehensive Plan.

Figure 19: Transportation Analysis Zones

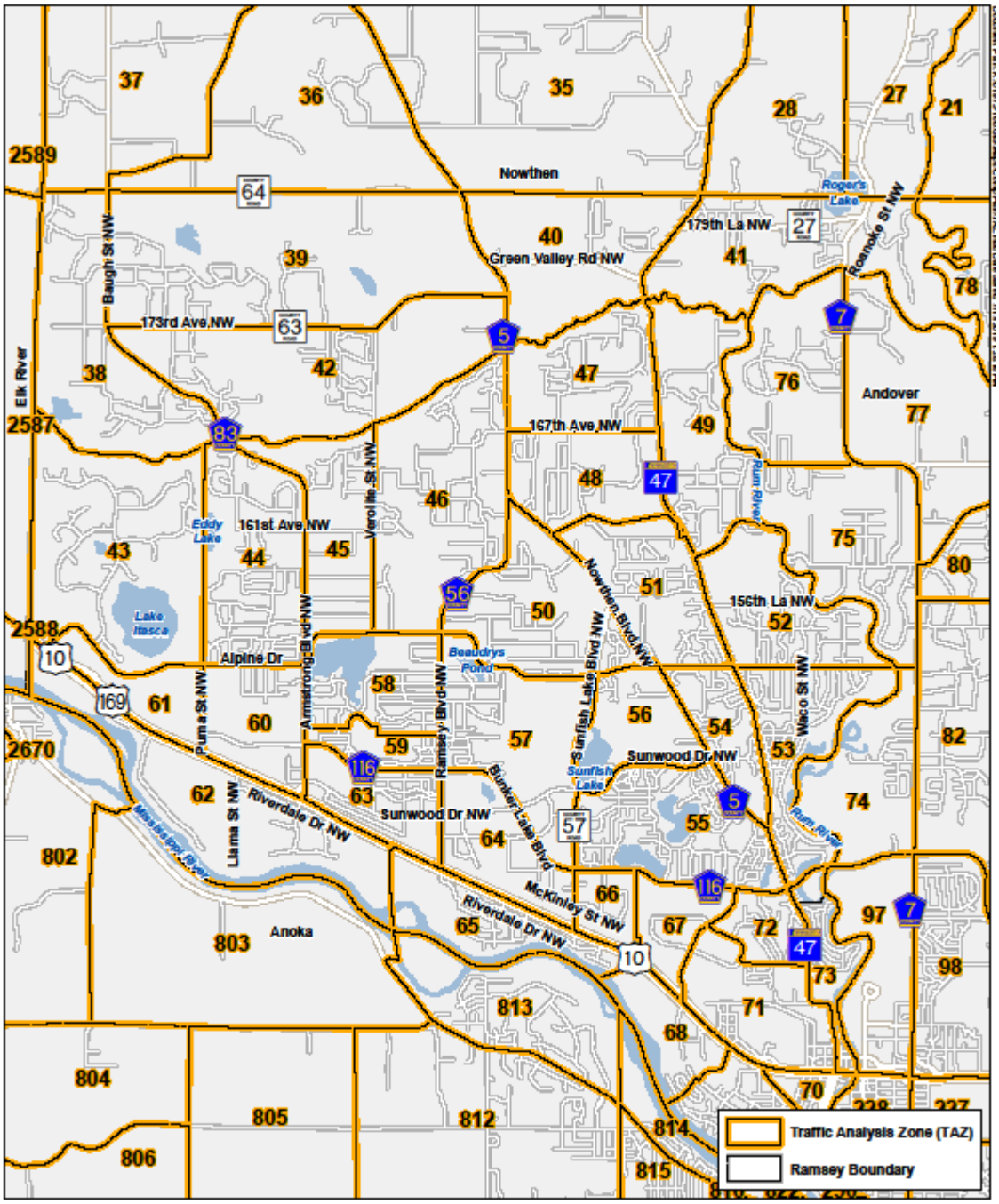


Figure 20: Existing Traffic Volume & Adjusted Met Council Forecast

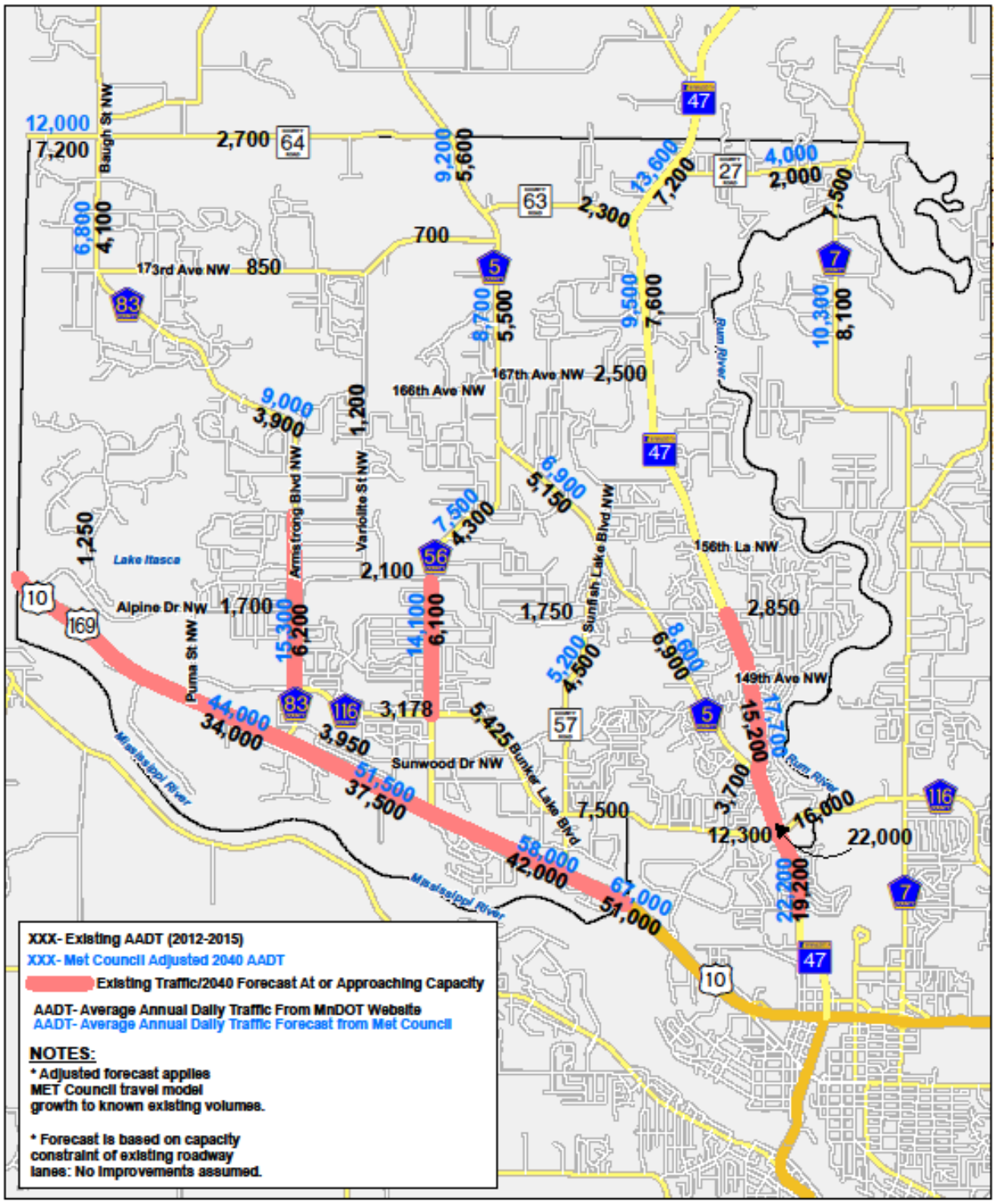


Table 41: Ramsey 2040 Land Use Plan TAZ Growth Allocation

Change from 2030-2040			EMP2040	HH2040	POP2040	Change from 2020-2030			EMP2030	HH2030	POP2030	Change from 2010-2020			EMP2020	HH2020	POP2020	EMP2010	HH2010	POP2010	TAZ
EMP	HH	POP				EMP	HH	POP				EMP	HH	POP							
0	67	159	11	434	1145	0	86	198	11	367	986	5	47	88	11	281	788	6	234	700	38
3	89	212	16	515	1355	3	105	243	13	426	1143	-10	55	150	10	321	900	20	266	750	39
3	112	293	192	309	831	9	76	198	189	197	538	54	19	18	180	121	340	126	102	322	40
4	2	-1	12	211	600	5	2	-6	8	209	601	-12	0	76	3	207	607	15	207	531	41
1	398	1,243	53	734	3161	2	96	1,232	52	336	1918	34	45	89	50	240	686	16	195	597	42
4	37	70	224	574	1558	41	116	281	220	537	1488	19	96	155	179	421	1207	160	325	1,052	43
2	66	153	64	532	1443	9	117	291	62	466	1290	30	84	257	53	349	999	23	265	742	44
0	28	59	9	323	847	0	50	113	9	295	788	4	85	219	9	245	675	5	160	456	45
1	48	95	33	696	1824	1	104	226	32	648	1729	10	186	469	31	544	1503	21	358	1,034	46
1	60	150	36	342	919	2	54	132	35	282	769	-8	21	-10	33	228	637	41	207	647	47
2	32	78	198	285	766	7	38	87	196	253	688	176	17	24	189	215	601	13	198	577	48
5	9	17	81	237	672	10	9	13	76	228	655	9	4	-23	66	219	642	57	215	665	49
0	50	109	20	662	1770	1	77	165	20	612	1661	0	39	145	19	535	1496	19	496	1,351	50
1	30	46	90	749	1988	5	75	145	89	719	1942	-5	44	-67	84	644	1797	89	600	1,864	51
8	3	-10	20	321	898	5	3	-15	12	318	908	4	0	-115	7	315	923	3	315	1,038	52
15	9	-23	233	588	1588	23	9	-37	218	579	1611	-4	-7	-144	195	570	1648	199	577	1,792	53
61	5	-2	310	401	1078	75	7	-16	249	396	1080	65	31	21	174	389	1096	109	358	1,075	54
2	18	-12	156	1304	3438	6	22	-62	154	1286	3450	22	-5	-273	148	1264	3512	126	1,269	3,785	55
15	5	3	129	165	430	18	3	-9	114	160	427	-25	-1	-53	96	157	436	121	158	489	56
26	2	12	805	240	694	26	4	-1	779	238	682	255	-7	-32	753	234	683	498	241	715	57
0	-11	-48	3	389	1018	0	32	50	3	400	1066	2	115	291	3	368	1016	1	253	725	58
5	67	154	106	466	1215	8	85	195	101	399	1061	-41	114	344	93	314	866	134	200	522	59
-4	218	582	639	473	1290	176	149	54	643	255	708	416	46	475	467	106	654	51	60	179	60
12	50	128	56	86	227	13	-36	-317	44	36	99	19	72	416	31	72	416	12	0	0	61
165	233	1,602	776	809	3546	433	391	1,444	611	576	1944	96	62	187	178	185	500	82	123	313	62
114	350	676	982	967	3015	33	233	975	868	617	2339	409	209	917	835	384	1364	426	175	447	63
142	2	1	1756	82	227	-131	1	-2	1614	80	226	166	-2	-18	1745	79	228	1,579	81	246	64
2	21	54	428	606	1606	102	112	273	426	585	1552	174	98	257	324	473	1279	150	375	1,022	65
10	0	0	962	0	1	35	0	0	952	0	1	252	0	1	917	0	1	665	0	0	66
2	0	1	20	21	49	1	1	-2	18	21	48	4	0	18	17	20	50	13	20	32	73
600	2,000	5,800	8,400	13,500	39,150	900	2,000	5,800	7,800	11,500	33,350	2,120	1,467	3,882	6,900	9,500	27,550	4,780	8,033	23,668	2040 Land Use Plan Totals

2040 Future Roadway Capacity Improvement Needs

To identify the need for potential future capacity improvements, Metropolitan Council 2040 forecasts were compared to planning-level roadway capacities for Principal and A-Minor Arterial Roadways. Planning-level roadway capacities used for this analysis are illustrated in **Table 36** of this chapter. Based on this comparison, most roadways in the city have adequate capacity to accommodate forecasted Metropolitan Council 2040 travel volumes with little to minimal congestion. These roadways are expected to function well through the 2040 planning horizon.

Based on these planning level roadway capacities, portions of TH 47, US 10, Armstrong Boulevard (CSAH 83), and Ramsey Boulevard (CSAH 56) are expected to exceed capacity in 2040. TH 47 is currently a rural two-lane roadway with a planning-level capacity of 10,000–12,000 and a forecasted 2040 volume of 9,500–22,200. US 10 is a four-lane divided roadway with a planning-level capacity of 28,000–32,000 and a forecasted 2040 volume of 44,000–67,000. Armstrong Boulevard (CSAH 83) and Ramsey Boulevard (CSAH 56) each vary between two and four lanes within Ramsey, but each roadway includes a segment where the forecasted 2040 volume would surpass the associated planning-level capacity for a two-lane undivided roadway of 10,000–12,000 (15,300 for Armstrong Boulevard and 14,100 for Ramsey Boulevard). US Highway 10 also has forecasted 2040 volumes that exceed its capacity through Ramsey. Accordingly, motorists will likely experience some congestion along these roadways during the 2040 planning horizon.

Existing and Planned Non-Motorized Transportation Network

This section addresses network needs for walking and bicycling within Ramsey. This section also addresses the needs of people using wheelchairs and assistive mobility devices such as mobility scooters, as they are considered pedestrians.

Enhancing the non-motorized elements of the Ramsey transportation system is a key goal in terms of improving transportation sustainability in the city and in the region. This approach gives residents an alternative to driving, supports transportation options for people who do not have consistent access to a personal vehicle, and encourages healthy activities and lifestyles.

This section includes information on the existing non-motorized transportation network within Ramsey, connections to land use planning, the planned local non-motorized transportation network, and the planned regional non-motorized transportation network. This section also includes recommendations for intersection improvements and design best practices.

Existing Non-Motorized Transportation Network

The non-motorized transportation network in Ramsey is comprised of sidewalks, on-street bicycle lanes/shoulders, local multi-use trail, and regional trail. As shown in **Figure 21**, there is existing sidewalk on many of the streets in the COR and on some residential streets in other areas of the city. There are also approximately 38 miles of city trails, which are largely paved with asphalt and primarily adjacent to roadways, connecting parks, schools, and other destinations within the city.

Additionally, there are two regional multi-use trails located in the City of Ramsey. The Central Anoka Regional Trail is an existing Anoka County regional trail that, when complete, will be 26 miles long, beginning at the Mississippi West Regional Park in Ramsey and ending at the Anoka-Washington County line. The completed portions of the trail within Ramsey are located along Bunker Lake Boulevard and Ramsey Boulevard. A route for the Mississippi River Regional Trail (which is also part of a national bikeway) crosses the southern portion of the city using a combination of on-street and off-street facilities.

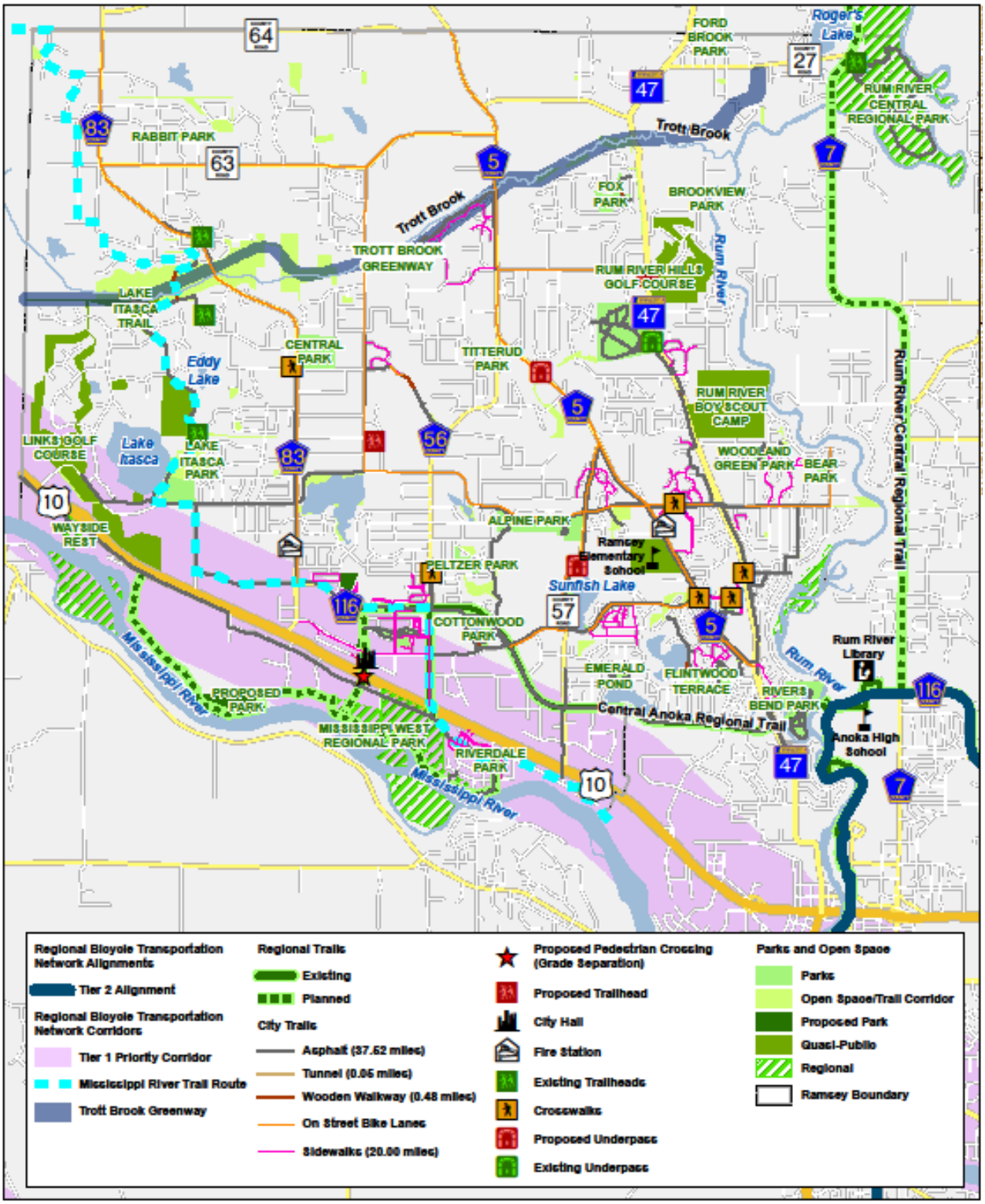
Connections to Land Use Planning

Ramsey has development patterns largely consistent with its designation as an Emerging Suburban Edge community. In many areas of the city, existing residential development is lower in density compared with many urban and suburban areas, reflecting a community that has developed relatively recently. As a result, most commercial land uses are separated from largely single-family residential land uses. This means that people walking and bicycling must cover greater distances to reach commercial areas from their homes. In these areas of the city, development patterns are likely better suited to bicycling than walking for transportation for most trips due to the distance between residential and commercial areas of the city. However, the COR area demonstrates existing and planned land use patterns that are more similar to urban or suburban areas, including transit facilities and a mix of land uses at higher densities, along with a more regular street grid. In this area, development patterns are better-suited to bicycling and walking.

The city's land use planning and coordination with developers can help improve opportunities for walking and bicycling for transportation. The city can continue to encourage mixed-use development that situates residents within a short walk of commercial destinations. The city can also work with developers to construct sidewalks and trails within developments. Additionally, the

city can require pedestrian and bicycle connections in areas where the roadway network does not connect, such as cul-de-sac connector trails that provide shortcuts for people walking and bicycling.

Figure 21: Non-Motorized Transportation Network



Planned Local Non-Motorized Transportation Network

The city's planned local non-motorized transportation network includes sidewalk, paved multi-use trails, and on-street bicycle lanes or shoulders. The existing and proposed network is shown in **Figure 21**. When the network is complete, it will provide safe, convenient linkages between residential areas and commercial, institutional, and recreational areas within the city. This includes filling existing network gaps and adding facilities adjacent to developing areas. The planned network also includes completion of the Trott Brook Trail Corridor, which would generally follow Trott Brook from the city's border with Elk River to Rum River Regional Park. The network will improve options for people to walk and bicycle for transportation within the city, and facilitate regional connections (described in greater detail in the following section).

The planned non-motorized transportation network also includes construction of the planned Mississippi Skyway, a bicycle and pedestrian bridge that would cross US 10, providing a dedicated crossing between the COR and Mississippi West Regional Park for non-motorized users. While the project is being led by the City of Ramsey and is important in providing a local connection between the COR and the Mississippi River area, the Mississippi Skyway would be a key regional connection, likely becoming part of the Central Anoka Regional Trail and providing a key connection to the Mississippi River Regional Trail (MRRT).

Planned Regional Non-Motorized Transportation Network

The Metropolitan Council 2040 TPP encourages the use of bicycles as a mode of transportation and establishes a Regional Bicycle Transportation Network (RBTN) to establish an integrated network of on-street bikeways and off-road trails that complement each other to improve conditions for bicycle transportation at the regional level. The RBTN identifies Tier 1 and Tier 2 alignments where existing regional or other trails exist or where a specific alignment has been identified. The RBTN also identifies Tier 1 and Tier 2 corridors where specific alignments have not yet been defined.

Within Ramsey, the RBTN identifies one Tier 1 RBTN corridor. The corridor follows the alignment of US 10 west–east along the Mississippi River and the southern border of the city. This corridor substantially contains completed or planned off-street segments of the MRRT. In 2017, a segment of the MRRT was constructed within the US 10 right of way between Mississippi West Regional Park and the city's border with Elk River. The county's planned ultimate alignment for MRRT will include a segment closer to the river. The timing for construction of this portion of the MRRT is dependent on the pace of development in the area and available funding. The city proposes the ultimate MRRT alignment as the RBTN alignment.

The Rum River Regional Trail is a planned Anoka County trail that, when completed, would be 20 miles long stretching north to south through the county along the east side of the Rum River. A short segment of this trail is planned to pass through the City of Ramsey along CSAH 7 and connecting to Rum River Central Regional Park in the northeastern portion of the city. Anoka County also plans to complete the Central Anoka Regional Trail through the city, completing existing gaps in the trail. The city and county plan to realign Central Anoka Regional Trail to pass through the COR and over the Mississippi Skyway. This would provide an off-road connection to Mississippi West Regional Park.

The existing and proposed regional network is shown in **Figure 21**.

Roadway Crossing Improvements for Bicycling and Walking

Through public outreach, a number of intersections and other locations throughout the city have been identified for potential improvements based on safety issues for crossing pedestrians and bicyclists. In these locations, potential improvements could be made by adding or improving pavement markings or signals, constructing traffic calming elements, shortening crossing distances, and/or providing pedestrian refuges. In most cases, addition of these features would be evaluated and conducted as opportunities arise. For example, crossing improvements would be considered in concert with adjacent roadway improvements or as development/redevelopment occurs in an area.

Non-Motorized Transportation Design Considerations

Design dimensions for sidewalks are recommended to be five-feet or wider, with a minimum of a four-foot-wide boulevard between the sidewalk and the curb. Increased separation improves pedestrian comfort and provides space for street signs and snow storage.

Design considerations for bicycle facilities are somewhat more complicated due to the hierarchy of facility types. In order of their ability to provide a comfortable bicycling environment from largest improvement to smallest, facilities include: off-street facilities, protected bikeways, buffered bicycle lanes, conventional bicycle lanes, bicycle boulevards, and wide paved shoulders. **Figure 8** shows examples of these facility types.

Multi-use trails are recommended to be a minimum of eight-feet wide. Regional trails are recommended to be a minimum of ten-feet wide due to higher use and the design requirements to comply with federal funding. Trails must have a two-foot wide clear zone on either side to reduce hazards for bicyclists and provide a recovery zone if a bicyclist leaves the edge of the trail. The clear zone can be paved or turf surface. No signs, furnishings, trees, or other obstructions can be in the clear zone.

Paved shoulders should be a minimum of four-feet wide if intended for bicycle and pedestrian use. Four-foot wide shoulders are adequate on streets with traffic volumes below 1,000 vehicles per day. Six- to eight-foot shoulders are recommended when traffic volumes exceed 1,000 vehicles per day. A wider shoulder improves pedestrian and bicyclist safety and comfort when vehicle traffic speeds and volumes are higher.

As non-motorized facilities are planned and designed, the city should consult additional planning and design resources, including:

- Minnesota's Best Practices for Pedestrian/Bicycle Safety, MnDOT
- Bikeway Facility Design Manual, MnDOT
- Minnesota Manual on Uniform Traffic Control Devices, MnDOT
- NACTO Urban Bikeway Design Guide, Second Edition, National Association of City Transportation Officials
- Guide for the Development of Bicycle Facilities, American Association of State Highway and Transportation Officials
- Guide for the Planning, Design, and Operation of Pedestrian Facilities, American Association of State Highway and Transportation Officials
- Complete Streets Implementation Resource Guide for Minnesota Local Agencies, MnDOT
- Public Rights of Way Accessibility Guidelines (PROWAG), US Access Board

A Complete Streets approach to planning and implementing non-motorized facilities, as described in the MnDOT Complete Streets Implementation Resource Guide, can provide a helpful framework for creating a community-supported, safe, comfortable, and convenient transportation network that serves all modes. A Complete Streets policy or process is intended to provide design guidance and implementation clarity, allowing the community and project designers to advance individual projects in a collaborative and cost-efficient manner.

Accessibility is a very important consideration for non-motorized design. All new pedestrian and bicycle facilities must meet the ADA accessibility guidelines established in PROWAG. The guidelines in PROWAG address the design needs of people with physical and/or visual impairments. Accessibility will become increasingly important over the next 20 years due to demographic changes. Baby boomers are aging and the population over age 65 is increasing. People over 65 are more likely to have physical and/or visual impairments that affect their ability to get around.



Off-street Facility
Source: www.pedbikeimages.org / Laura Sandt



Conventional Bicycle Lane
Source: www.pedbikeimages.org / Jennifer Compos



Protected Bikeway
Source: NACTO Urban Bikeway Design Guide



Bicycle Boulevard
Source: NACTO Urban Bikeway Design Guide



Buffered Bicycle Lane
Source: www.pedbikeimages.org / Lyubov Zuyeva



Wide Paved Shoulder
Source: www.pedbikeimages.org / Laura Sandt

Freight

Freight transportation in Ramsey is primarily served by one rail line and arterial roadways. **Figure 22** shows the city's freight system and potential freight generators. A Burlington Northern Santa Fe (BNSF) rail line passes through the southern portion of the city, adjacent to TH 10.

There are no large freight traffic generators or intermodal facilities within the city. Most truck and rail traffic are passing through Ramsey on trips to, from, and through the Twin Cities. Freight traffic generators within Ramsey are located along the BNSF rail line and TH 10. Freight generators include concentrations of industrial and commercial land uses along the TH 10 corridor.

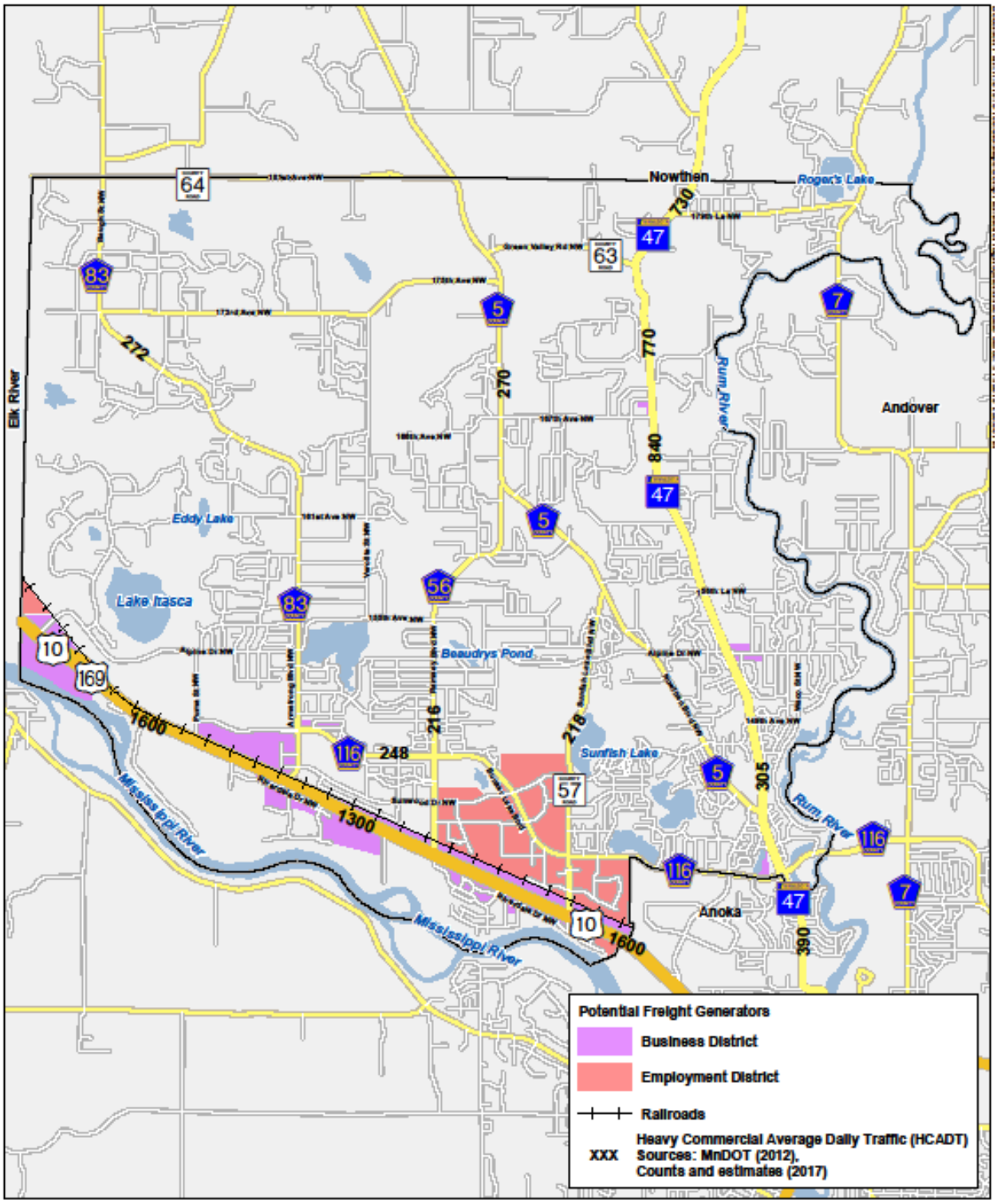
Figure 22 also shows Heavy Commercial Average Annual Daily Traffic (HCAADT) within the City of Ramsey. TH 10 carries the greatest number of heavy commercial vehicles (1,600 vehicles per day). TH 47 also carries a substantial amount of heavy commercial traffic within the city. The 2017 Regional Truck Highway Corridor study identifies TH 10 as a Tier 2 Corridor on the regional freight network.

The BNSF rail line carries 40–80 trains per day through Ramsey, depending on market conditions, which includes 12 Northstar Commuter Rail trains and 2 Amtrak trains. The Metropolitan Council 2040 TPP notes that freight rail traffic has increased substantially since 2010. Throughout the region, freight rail traffic is expected to increase, especially as the regional population continues to grow.

With the recent construction of a grade separation at Armstrong Boulevard, there are three remaining locations in the city where the BNSF rail line crosses public roadways at grade: Alpine Drive, Ramsey Boulevard, and Sunfish Lake Boulevard. Each of these crossings is controlled by flashing lights and gates. The Ramsey Boulevard crossing includes sidewalk and the Sunfish Lake Boulevard crossing includes multi-use trail.

The Metropolitan Council 2040 TPP acknowledges several freight challenges that impact the city and the region. As mentioned above, freight traffic is expected to increase and place pressure on the region's highway and rail systems. East-west traffic on the BNSF lines has increased in recent years in part due to growth in the Bakken oil fields of North Dakota and Montana. Safety is also an increasing concern, particularly rail safety as related to Bakken crude oil being transported through the region on the BNSF lines. The volume of rail traffic has therefore raised concerns about compatibility between freight traffic and adjacent land uses. While land use adjacent to the city's primary freight routes is generally compatible with these uses (industrial, commercial, etc.), there are several areas of existing and planned multi-family residential housing or mixed use that lie adjacent to the rail lines, particularly in the COR area.

Figure 22: Freight Facilities and HCADT



Transit

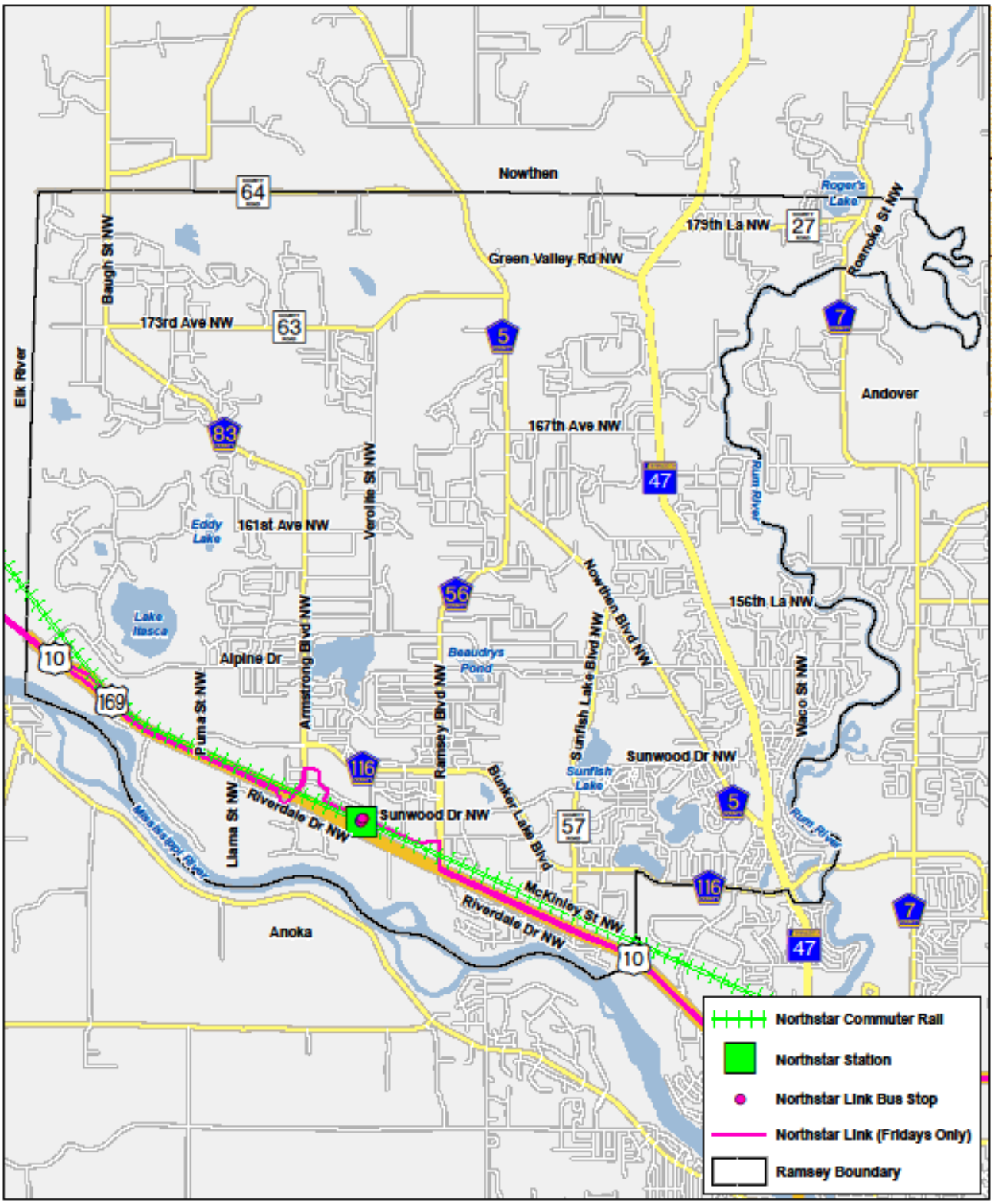
Ramsey is located within the Transit Capital Levy District as shown in the Metropolitan Council 2040 TPP. The TPP further classifies the metropolitan area into transit markets based on demographic and urban design factors. Ramsey is located in Market Area IV. Market Area IV generally supports public dial-a-ride services and can support peak-period express bus services if a sufficient concentration of commuters likely to use transit service is located along a corridor. However, with the presence of the Northstar transitway, Ramsey has a unique level of transit service for a city in Market Area IV.

The Northstar transitway is a commuter rail line that runs six daily round trips between Big Lake and downtown Minneapolis, with stations in Elk River, Ramsey, Anoka, Coon Rapids, and Fridley. It uses the BNSF rail corridor, and the Ramsey station is located within the COR area, supporting transit-oriented development and providing an alternative for Ramsey residents commuting to Minneapolis. The station includes a park-and-ride lot with 350 free parking spaces as well as ticket machines, seating, and covered and enclosed waiting areas. The Northstar Link also provides commuter bus service to Ramsey on Fridays. Transit facilities in Ramsey are shown on **Figure 23**.

In addition to the fixed-route transit options, the city is also served by Anoka County Transit Link, a dial-a-ride service for the general public. Transit Link provides connections to destinations within Anoka County. Transit Link also connects to regular route transit for trips within the metro area, including outside of Anoka. Ramsey residents also have opportunities to participate in the Metro Vanpool program. This program provides financial assistance for vanpools to serve areas with limited regular-route transit service.

The TPP's transit investment plan does not show any additional regional transitway investments planned for Ramsey in the current revenue scenario. The city is interested in exploring the feasibility of future bus service between Ramsey Station and Anoka Technical College. Following additional growth in the COR, demand may be sufficient in the future to provide this service. There is also interest in partnering with Anoka Commuter Solutions in the future to provide circulator-type service between the city and Anoka and Coon Rapids, connecting the Northstar station and the COR with employment areas in neighboring communities.

Figure 23: Transit Facilities



Aviation

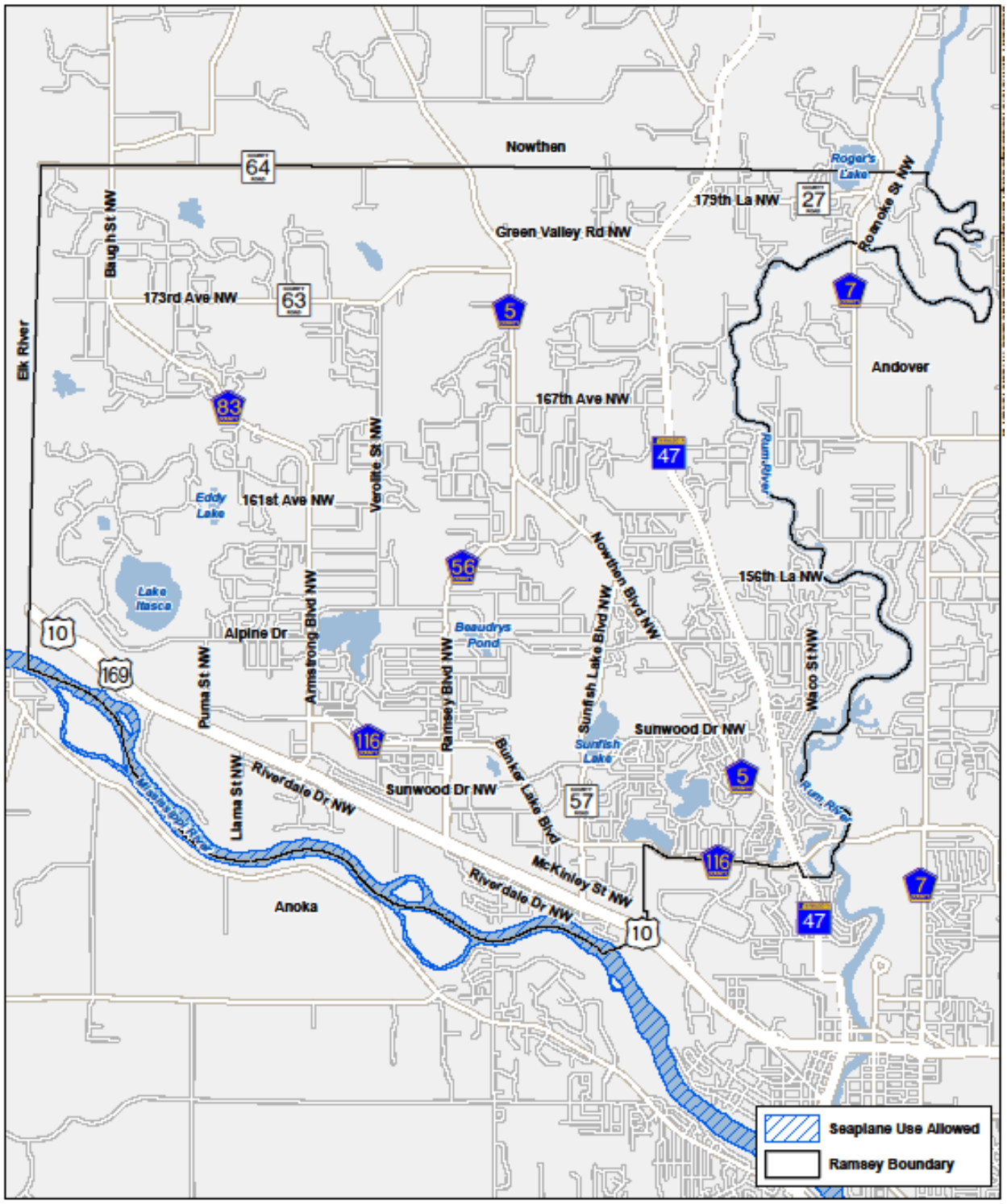
There are currently no existing or planned aviation facilities within Ramsey. However, the city is responsible for airspace protection in order to reduce hazards to air travel within the region. The closest airport is the Anoka County-Blaine Airport, approximately 10 miles southeast of Ramsey.

Due to the distance to the nearest airport, there are no radio beacons or other air navigation aids located in off-airport locations in Ramsey. The city is not within an area of influence, and is therefore not subject to associated land use restrictions.

Any person or organization who intends to sponsor the construction or alteration of a structure affecting navigable airspace as defined in Federal Regulation Title 14; Part 77 needs to inform the Federal Aviation Agency (FAA) of the project. This notification is accomplished through the completion and submittal to FAA of Form 7460-1, Notice of Proposed Construction or Alteration. In Ramsey, this requirement applies to any construction or alteration exceeding 200 feet above ground level. The city's zoning code also requires the zoning administrator to provide notification to MnDOT when an applicant proposes construction or alteration of a structure that would exceed 200 feet.

There are currently no heliports in Ramsey or any known plans to construct one. As shown on **Figure 24**, the Mississippi River within the city is identified by MnDOT as an authorized landing site for seaplanes.

Figure 24: Surface Waters Allowed for Seaplane Use



Transportation Strategies and Actions

This Plan, and the city's actions over the next 20 years, will be guided by the following transportation goals, objectives, and strategies.

Strategies and Actions

Table 42 below displays the goals and of the Ramsey Transportation Plan. These goals represent the city's overall vision for transportation over the next 20 years. The strategies listed in the following section provide guidance that the city can use to reach the transportation objectives.

Table 42: Transportation Plan Goals and Objectives

Strategies	Actions
1. Facilitate efficient movement of people within and through the city	1.1. Improve local roadway system connectivity to county roadways and state highways.
	1.2. Provide safe and efficient routes for emergency and public safety vehicles.
	1.3. Provide adequate capacity to relieve congestion.
	1.4. Encourage sound access management.
	1.5. Preserve necessary rights-of-way for the 20-year planning horizon and beyond.
2. Facilitate efficient movements of goods within and through the city	2.1. Maintain a safe and effective network of roadways for freight movement.
	2.2. Coordinate with MnDOT and Anoka County to proactively address freight safety.
3. Provide a transportation system that is integrated with land use and development	3.1. Coordinate transportation system investments with the City of Ramsey Land Use Plan.
	3.2. Connect land use districts and provide safe access to major activity areas.
	3.3. Design, construct, and maintain roadways that fit the character of the adjacent land use (rural vs. urban development areas).
	3.4. Require private residential streets be designed to city standards.
4. Improve transportation safety for all users and modes of transportation	4.1. Implement safety improvements to address high crash locations.
	4.2. Proactively address bicycle and pedestrian safety concerns along roadways and at crossings.

	4.3. Bring sidewalks, trails, and intersections into compliance with ADA.
	4.4. Support traffic calming and design to minimize speed on minor city collectors and local roadways.
5. Develop a safe and convenient multimodal transportation system	5.1. Invest in multi-modal transportation solutions including bicycle and pedestrian infrastructure.
	5.2 Consider a "complete streets" approach to designing and constructing roadways in high pedestrian and bicycle traffic corridors.
	5.2. Preserve adequate right of way for sidewalk and trail construction.
6. Conserve and enhance environmental resources	6.1. Support investments in bicycle, pedestrian, and transit infrastructure to reduce environmental impacts of transportation.
	6.2. Manage storm water effectively and minimize the construction of new impervious surfaces.
	6.3. Support native plant landscapes along roadways.
	6.4. Design new roadways to preserve natural features.
7. Maintain the Existing Transportation System	7.1. Regularly assess transportation maintenance needs and include roadway, trail pavement, and other transportation infrastructure maintenance in the City of Ramsey Capital Improvement Program.

Multimodal Strategies

The multimodal strategies listed in this section are specific, actionable steps that the city can take in support of the goals of this Plan. These strategies are based upon existing and future transportation needs as described in detail in the previous sections of this Plan.

Each strategy is tied to one or multiple goals; however, not all goals are associated with a specific strategy. In these cases, the city's goals apply across individual projects, and the city will identify opportunities to achieve them throughout its existing project and policy development processes. **Table 43** on the following pages describes each strategy, notes which goal(s) is/are related to each strategy, and identifies the lead agency for the strategy. **Figures 25–27** following the tables illustrate the location-specific strategies geographically.

Table 43: Transportation Implementation Strategies

Location	Type of Improvement	Action	Lead Agency(ies)
CR 63/TH 47/179th Avenue NW (CR 27 from CSAH 83 to Roanoke Street NW	Corridor Study	Conduct a multimodal safety/operations corridor study to evaluate potential elimination of intersection jog at Green Valley Road NW/County Road 5/175th Avenue NW. Also evaluate overall safety operations along entire corridor to evaluate speed, shoulder adequacy, signing, bicycling and pedestrian safety, traffic enforcement etc.	Anoka County/ City of Ramsey
East/West Collector between CR 63 (Green Valley Road) and Bunker Lake Boulevard (CSAH 116)	Corridor Study	Conduct a multimodal corridor feasibility study to evaluate purpose and need and potential alignment alternatives for a new east/west collector roadway connecting Armstrong Boulevard (CSAH 83) to TH 47.	City of Ramsey
Mississippi River Crossing	River Crossing Study	Conduct a feasibility study to evaluate purpose and need and potential alignment alternatives for a new Mississippi River crossing connecting the City of Ramsey to the City of Dayton	City of Ramsey/ City of Dayton/ Anoka County/ Hennepin County
Bunker Lake Boulevard (CSAH 116) and Puma Street NW from Alpine Drive to CSAH 7	Corridor Study	Conduct a multimodal corridor study to evaluate safety, operations, and capacity deficiencies. As part of this study, the segment between Ramsey Boulevard (CSAH 56) and Sunfish Lake Boulevard (CSAH 57) should specifically be considered for a four-lane divided expansion and signals at Sunwood Drive NW	Anoka County/ City of Ramsey
Armstrong Boulevard (CSAH 83) from Sunwood Drive to 161st Avenue NW	Corridor Study	Conduct a multimodal corridor study to evaluate safety, operations, and capacity deficiencies. As part of this study, a four-way stop, or other intersection control options should be considered at Alpine Drive and updates/enhancements to the pedestrian crossing and associated signage will be considered at 161st Avenue NW.	Anoka County/ City of Ramsey

TH 47 from north city limits to south city limits	Corridor Study	Conduct a multimodal corridor study to evaluate safety, operations, and capacity deficiencies.	MnDOT/ City of Ramsey
TH 10/Ramsey Boulevard (CSAH 56)	Interchange and Railroad Grade Separation	Construct full access grade-separated interchange including railroad grade separation of BNSF mainline railroad per Highway 10 Access Planning Study Report (September 2014) and Metropolitan Council Principal Arteria Intersection Conversion Study (January 2017) – "low priority" in Metropolitan Council Study	MnDOT/ City of Ramsey/ Anoka County
TH 10/ Sunfish Lake Boulevard (CSAH 57)	Interchange and Railroad Grade Separation	Construct full access grade-separated interchange including railroad grade separation of BNSF mainline railroad per Highway 10 Access Planning Study Report (September 2014) and Metropolitan Council Principal Arterial Intersection Conversion Study (January 2017) – "high priority" in Metropolitan Council Study	MnDOT/ City of Ramsey/ Anoka County
TH 10	Frontage Roads	Construct north and south frontage roads through the City of Ramsey consistent with the Highway 10 Access Planning Study Report (September 2014)	City of Ramsey/ MnDOT/ Anoka County
Alpine Drive and Armstrong Boulevard (CSAH 83)	Intersection Control	Explore need for intersection control and/or geometric improvements	City of Ramsey
Sunfish Lake Blvd/157th Lane and Nowthen Boulevard	Safety/ Operations	Evaluate intersection for potential left-turn lane or other geometric improvements	City of Ramsey
Bunker Lake Boulevard (CSAH 116)	Freight – Intelligent Transportation Systems (ITS)	Evaluate feasibility of installing advanced warning system to notify drivers of approaching trains along BNSF mainline to allow drivers time to consider alternate routes	Anoka County/City of Ramsey

TH 10/Tungsten Street NW	Freight – Truck Ingress and Egress	Coordinate with MnDOT to explore solution to truck ingress/egress	City of Ramsey/MnDOT
Ramsey Northstar Station	Transit Improvement	Consider long-term improvement of circulator shuttle bus service by Anoka Commute Solutions between Anoka businesses and the Ramsey Northstar Station	Anoka County/ Metro Transit
Ramsey Northstar Station	Transit Improvement	Consider long-term improvement of adding shuttle bus service between Anoka Technical College and the Ramsey Northstar Station	Anoka County/ Metro Transit
COR Area	Transit-Oriented Development	Continue to implement urban design and land use policies (including the Design Framework for the COR) supportive of transit use within the COR area, including compacted, mixed use development patterns and convenient multimodal connections to Ramsey Northstar Station	City of Ramsey
TH 10/Ramsey Northstar Station	Bicycle and Pedestrian Bridge	Construct Trunk Highway 10 pedestrian bridge extension of existing Ramsey Northstar Station pedestrian bridge between Ramsey Boulevard (CSAH 56) and Armstrong Boulevard (CSAH 83) consistent with the Mississippi Skyway Preliminary Engineering Report (December 2014)	City of Ramsey/MnDOT
Rum River Regional Trail Corridor	Bicycle and Pedestrian Improvements	Construct trail between Ramsey–Anoka border and Ramsey–Oak Grove border as opportunities arise	Anoka County
Mississippi River Regional Trail Corridor	Bicycle and Pedestrian Improvements	Construct final trail alignment along river as opportunities arise. Designate as Tier 1 RBTN alignment.	Anoka County/ City of Ramsey
Central Anoka Regional Trail Corridor	Bicycle and Pedestrian Improvements	Realign regional trail along Bunker Lake Blvd. and E. Town Center Dr. through COR and over Mississippi Skyway to Mississippi West Regional Park	Anoka County

Various Locations	Bicycle and Pedestrian Improvements	Sidewalks shall be installed with any street reconstruction project occurring within the City's urban service area	City of Ramsey
Various Locations	Bicycle and Pedestrian Improvements	Continue to proactively pursue opportunities to make off-road multiuse trails and on-road bicycle lane and wide shoulder network connections to existing trails, schools, parks, commercial nodes, and residential areas	City of Ramsey
Various Locations	Bicycle and Pedestrian Safety	Evaluate intersections for potential safety improvements such as intersection controls, crosswalks, etc.	City of Ramsey
Various locations	Bicycle and Pedestrian Maintenance	Continue to monitor and maintain bicycle and pedestrian facilities to provide safe and convenient conditions for users	City of Ramsey/ Anoka County

Figure 25: Roadway and Freight Strategies

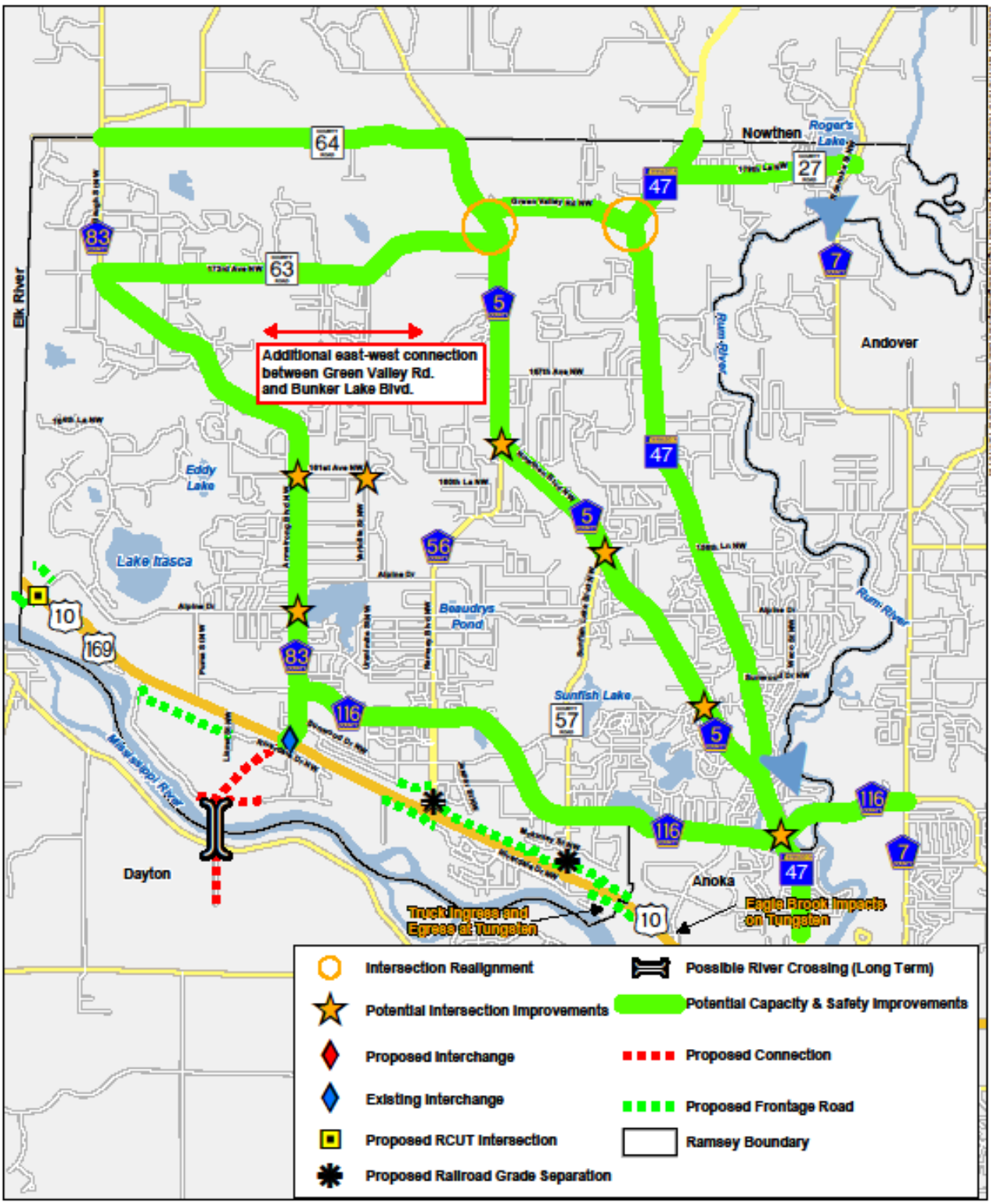


Figure 26: Proposed Non-Motorized and Transit Strategies

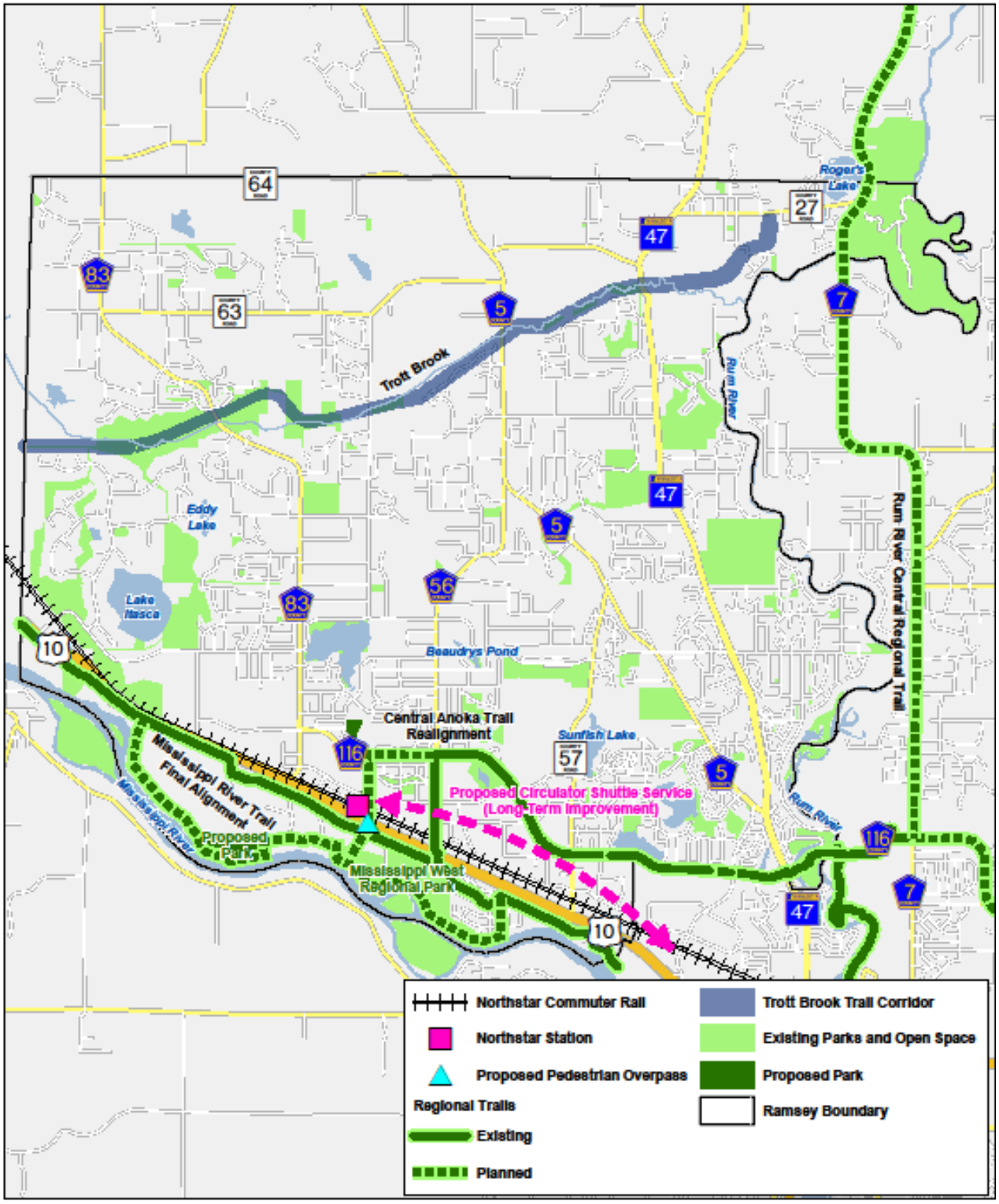
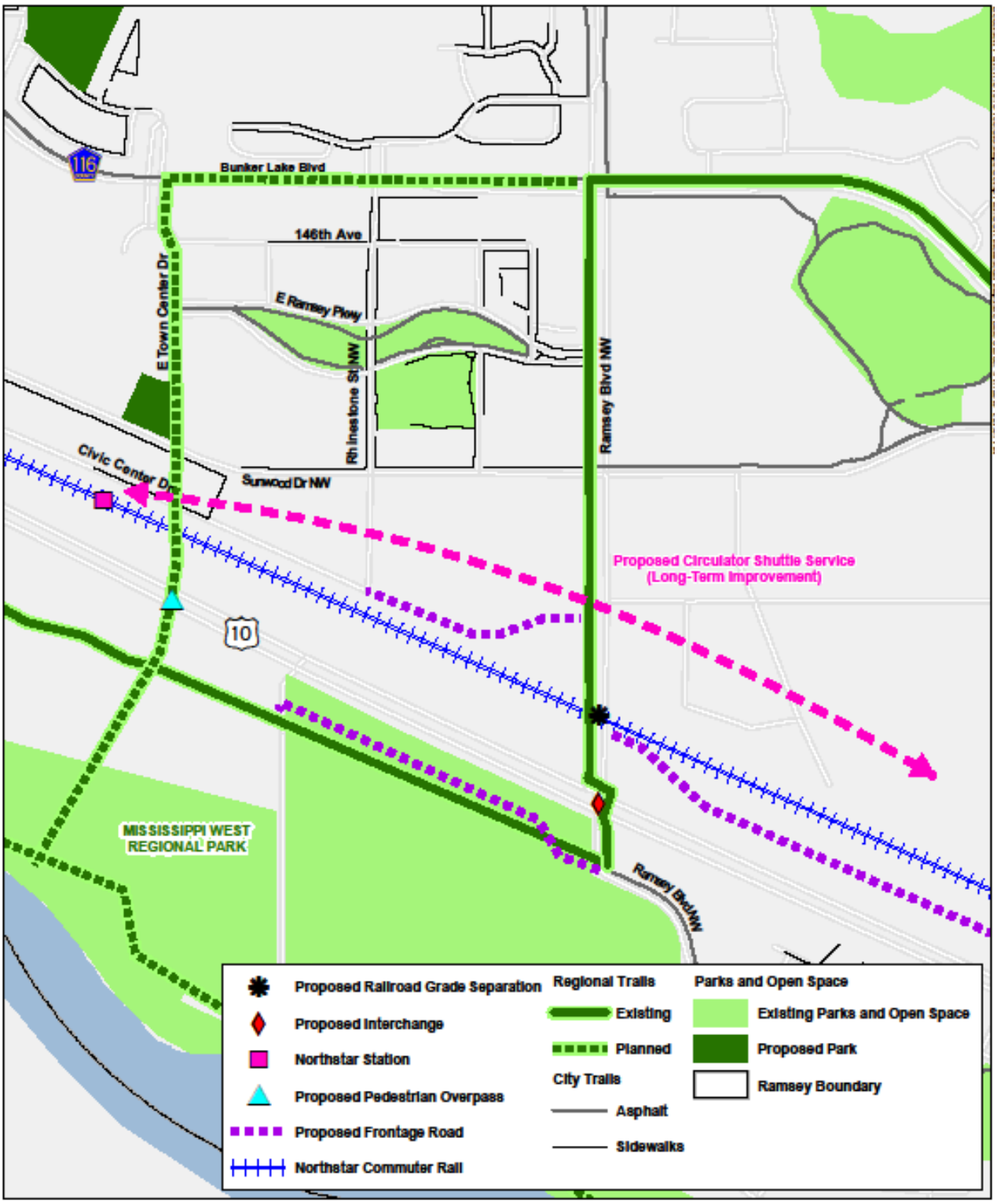


Figure 27: Proposed COR Area Multimodal Strategies



Proposed Short and Long Range Roadway Projects

The sections below identify proposed short and long range roadway projects identified in the city's CIP and based on the proposed land use and redevelopment activities described in previous sections of this Plan. This section does not include information on proposed projects from the Metropolitan Council 2040 TPP, as the TPP does not include any planned improvements to principal arterials in Ramsey (aside from the completed interchange at TH 10 and Armstrong Boulevard (CSAH 83). No additional interchanges, MnPASS lanes, dedicated busways, or bus-only shoulders are proposed in the Current Revenue Scenario of the 2040 TPP.

Proposed Projects from CIPs

The city's CIP identifies a number of roadway projects. These projects are primarily reconstruction and overlay projects intended to improve and maintain the roadway surface. However, there are also several projects that will extend or expand the operational capacity of the roadway network within the COR area, including improvements along Zeolite Street and Bunker Lake Boulevard. A number of projects identified in the Highway 10 Access Planning Study are also included in the CIP, including extension of Riverdale Drive, construction of a BNSF railroad underpass on Ramsey Boulevard, construction of north and south frontage roads along TH 10. Other road improvement projects included in the CIP include projects for striping, lighting, and landscaping.

There are also a number of non-motorized transportation projects identified in the city's CIP. These include completion of the off-road Mississippi River Regional Trail within the city, construction of a trail connection to McKinley Street in the City of Anoka, a number of other high-priority trail connections, and a pedestrian underpass at Alpine Drive.

Proposed Projects based on Land Use and Development

Transportation needs in the city will shift as development occurs. Narrow rural roadways may no longer be suitable in certain areas. Additionally, there may be areas where development occurs and requires new connecting roadways to ensure that roadways and intersections can accommodate additional traffic volumes. Similarly, areas with new development may require non-motorized transportation facilities to provide safe access to the transportation system for pedestrians and bicyclists. Consideration of roadway modifications, intersection traffic control improvements, and non-motorized facilities will continue as individual proposals for development move forward.

Public Comments

The city held a workshop to gather public input on the transportation plan. At this workshop, members of the public identified issues and opportunities related to transportation as well was parks, trails, and recreation. A wide range of topics was raised, including roadway speeds, pedestrian safety, congestion, enforcement of speeding/stop signs, general support for trails, support for an additional river crossing, and a request for a new east/west road connection in the community. These comments were compiled and used to inform the strategies identified in **Table 43**.

Conclusion and Next Steps

The purpose of this Transportation Plan is to set a multimodal transportation vision for the City of Ramsey through the year 2040. Goals and specific strategies have been identified collaboratively by the city, Anoka County, MnDOT, and members of the public within the framework of Metropolitan Council requirements. The vision and associated strategies outlined in this Plan were established by considering existing and forecasted conditions, City of Ramsey priorities, regional travel patterns and a variety of other factors.

As the owners of the transportation network in Ramsey (i.e. City of Ramsey, Anoka County, MnDOT, Metro Transit, and the BNSF railway) advance their respective Capital Improvement Programs (CIPs), this Plan is intended to serve as an important resource and reference in establishing priorities and advancing transportation projects for implementation. Advancing these projects from a planning to implementation phase will require collaborative discussions among facility owners, adjacent communities, the Metropolitan Council, residents and others to conduct traffic studies, finalize designs, preserve rights-of-way, obtain environmental clearances and leverage necessary financial resources.

Chapter 04: Housing Plan

Housing Plan Background

Through the City of Ramsey's Open Houses, Workshops, and updates to the Planning Commission and City Council regarding the 2040 Comprehensive Plan Update, as well as working directly with the Housing Committee, the City of Ramsey has created the following vision statement:

"We envision a community with a variety of housing options, with options for residents of all socioeconomic statuses, races, income levels, preferences, and ages. We envision a community where residents can age in place, but also one where young families want to live. Our community provides homes with rural character, homes for those who prefer a more urban environment, and amenities for homeowners and renters."

Housing Goals and Strategies

The following represents goals and strategies for the housing plan which are consistent with the five key goals of the Comprehensive Plan, as set by the City Council. Subsequent chapters will include their objectives, policies and actions related to these goals. Specific policies and actions for the housing plan goals and strategies appear at the end of this chapter.

- Create low-cost solutions to improve housing stock
- Support county-wide, regional, state-wide, and national funding sources for new development projects
- Rehabilitate and improve housing stock to preserve rural character and enhance existing neighborhoods
- Provide sufficient housing options for all types of residents; provide lifecycle housing options
- Promote development that preserves the natural environment and respects residential health
- Support affordable housing development
- Increase community knowledge of affordable housing
- Ensure that discrimination does not occur against persons seeking housing in Ramsey based on age, religion, race, ethnic origin, sexual preference, gender, status with regard to public assistance, marital or familial status, or disability
- Ensure that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation
- Plan for multi-family and senior residential developments near transit, bicycle routes, trails, sidewalks, etc. in order to reduce building footprints, energy consumption, and reliance on automobiles
- Ensure new development projects support an active lifestyle
- Expand community engagement efforts to create lasting relationships and educated residents
- Employ innovative engagement strategies to keep residents informed
-
- Identify areas for life cycle housing and update city land use and zoning designations accordingly

2030 Housing Plan Accomplishments

The last plan was adopted in 2010. While a number of factors changed since the last plan was adopted, the City can celebrate a number of successes as it relates to our housing plan vision. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Exceeded the 2030 goal of renters within the City of Ramsey
- Provided an increased variety of housing options including difference lot sizes maintenance levels and affordability
- Increased the overall number of available housing units
- Developed strong, positive relationships with developers
- Increased customer service and efficiency in the development process
- Established a right-sized Rental License Program

Housing Definitions

Affordable Housing:

In general, housing for which occupants are paying no more than 30 percent of their income for gross housing costs, including utilities. This type of housing can be an apartment, single family home, townhome, duplex, etc. This type of housing does not need to be subsidized by the government, but instead is only based on monthly housing costs as related to the area median income.

Multifamily Housing:

Also known as multi-unit dwellings, multifamily building contain multiple housing units within one building or complex, such as an apartment building, quad-plex, or duplex.

Publicly Subsidized Housing:

Government-sponsored assistance program aimed towards alleviating housing costs and expenses. Often referred to as "affordable housing."

Single Family Housing:

A stand-alone housing unit, such a detached home, detached townhouse, or attached townhouse.

Existing Housing Supply

The following tables and figures represent the current context of the City of Ramsey. The data for the following tables, graphics, and narratives were provided by the Metropolitan Council or the American Community Survey 2016 5-Year Estimates. The City of Ramsey had approximately 8,776 units in 2016, as estimated by the American Community Survey 2016 5-Year Estimates. The Metropolitan Council estimated a slightly higher number for housing units in Ramsey – 8,896.

Total Housing Units

According to the American Community Survey (ACS) 2016 5-Year Estimates, the City of Ramsey has 8,776 units. The majority of these, 97 percent, are occupied housing units. Total housing vacancy was approximately 2.6% in 2016. This low vacancy rates shows a demand for existing housing units. Due to movement in and out of units, housing vacancy cannot reach zero percent. 2.6%

vacancy is an extremely healthy vacancy rate for the City of Ramsey and is on par with other cities in the region.

Table 44: Total Housing Units

Unit Type	Total Units
Occupied Housing Units	8,544
Vacant Housing Units	232
Total Housing Units	8,776

Source: ACS 2016 Estimates

Total Existing Affordable Housing Units

Affordable housing is based upon the Area Median Income (AMI) of the region. Half of those in the region earn more than the AMI, and half earn less than the AMI. Housing policies for affordable housing are based upon income thresholds related to this AMI.

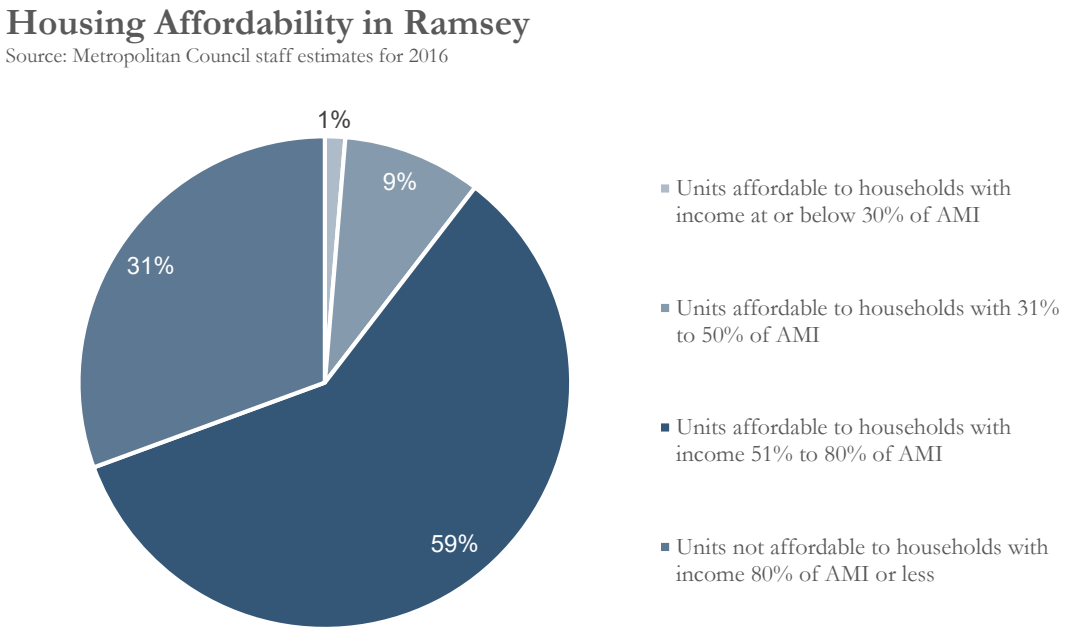
In the Twin Cities Metropolitan Region, the U.S. Department of Housing and Urban Development (HUD) has defined the following affordability levels for a family of four.

Table 45: Housing Affordability Level

Affordability Level	Number of Units	Percent of Total
Affordable at 30% AMI	122	1%
Affordable from 31 – 50% AMI	834	9%
Affordable from 51 – 80% AMI	5,400	59%

Total Affordable Units	6,356	
Units Not Affordable to Households with Income 80% of AMI or Less	2,802	31%

Source: Metropolitan Council Existing Housing Assessment



Owner vs. Renter Occupied Housing Units

The majority of Ramsey units, around 87%, are owner-occupied housing units. In these owner-occupied housing units, the average household size is approximately 3.01. Renter-occupied housing units are approximately 11% of the total housing units in Ramsey. These renter-occupied housing units have an average household size of approximately 2.58. On average, gross rent in 2016 was $1,313 per month.

Vacancy rates are extremely low in Ramsey, which shows a demand for housing and a quick movement of people in and out of units. Although there is no agreed upon number, a vacancy rate of 5% is typically considered "a healthy vacancy rate" within the planning community. The rental vacancy rate is less than half a percent, which shows there is a need for this type of housing, because essentially all rental units are rented. The City of Ramsey should look into the opportunity to provide additional housing units, because there clearly is a demand for housing within the community.

The number of owner-occupied units (according to the US Census estimates) increased from 3,493 in 1990 to 7,593 in 2016, while the number of renter-occupied units increased from 127 to 951. The rate of increase in rental housing units was over 6% in the last 26 years, significantly higher than the rate of owner-occupied units at just over 1%.

Table 46: Housing Units by Renter, Owner, or Vacant

Unit Type	Number of Units
Renter-Occupied Housing Units	951
Owner-Occupied Housing Units	7,593
Vacant Housing Units	232
Total Housing Units	8,776

Source: ACS 2016 Estimates

Table 47: Owner vs Rental Units

Unit Type	Vacancy Rate
Owned Housing Units	1.5%
Rental Housing Units	0.3%

Source: ACS 2016 Estimates

Table 48: Housing Tenure

Housing Tenure	1990	2000	2010	2016	Percent Increase 1990 - 2016
Renter-Occupied Housing Units	3,493	5,756	7,349	7,593	1.2%
Owner-Occupied Housing Units	127	150	684	951	6.5%
Vacant Housing Units	54	40	269	232	3.3%
Total Housing Units	3,674	5,946	8,302	8,776	1.4%

Source: ACS 2016 Estimates, US Census 1990, 2000, 2010

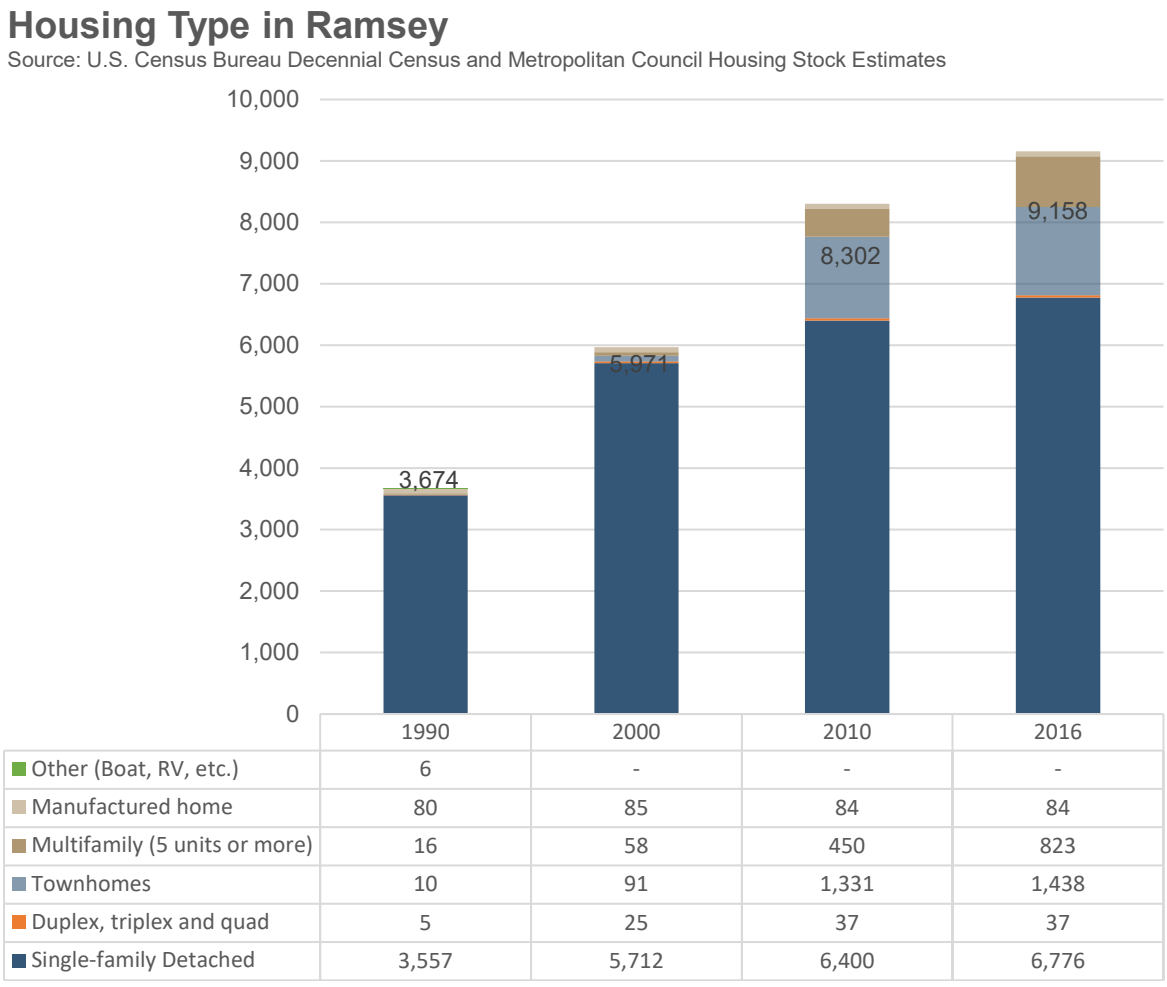
Housing Types

The vast majority of Ramsey residents, almost 75%, live in single-family detached housing, while only 9 percent of residents live within multi-family housing. Approximately 16% of residents live in townhomes, and only 1% in manufactured homes.

Table 49:

Housing Type	1990	2000	2010	2016
Single-family Detached	3,557	5,712	6,400	6,776
Duplex, triplex and quad	5	25	37	37
Townhomes	10	91	1,331	1,438
Multifamily (5 units or more)	16	58	450	823
Manufactured home	80	85	84	84
Other (Boat, RV, etc.)	6	-	-	-
Total	3,674	5,971	8,302	9,158

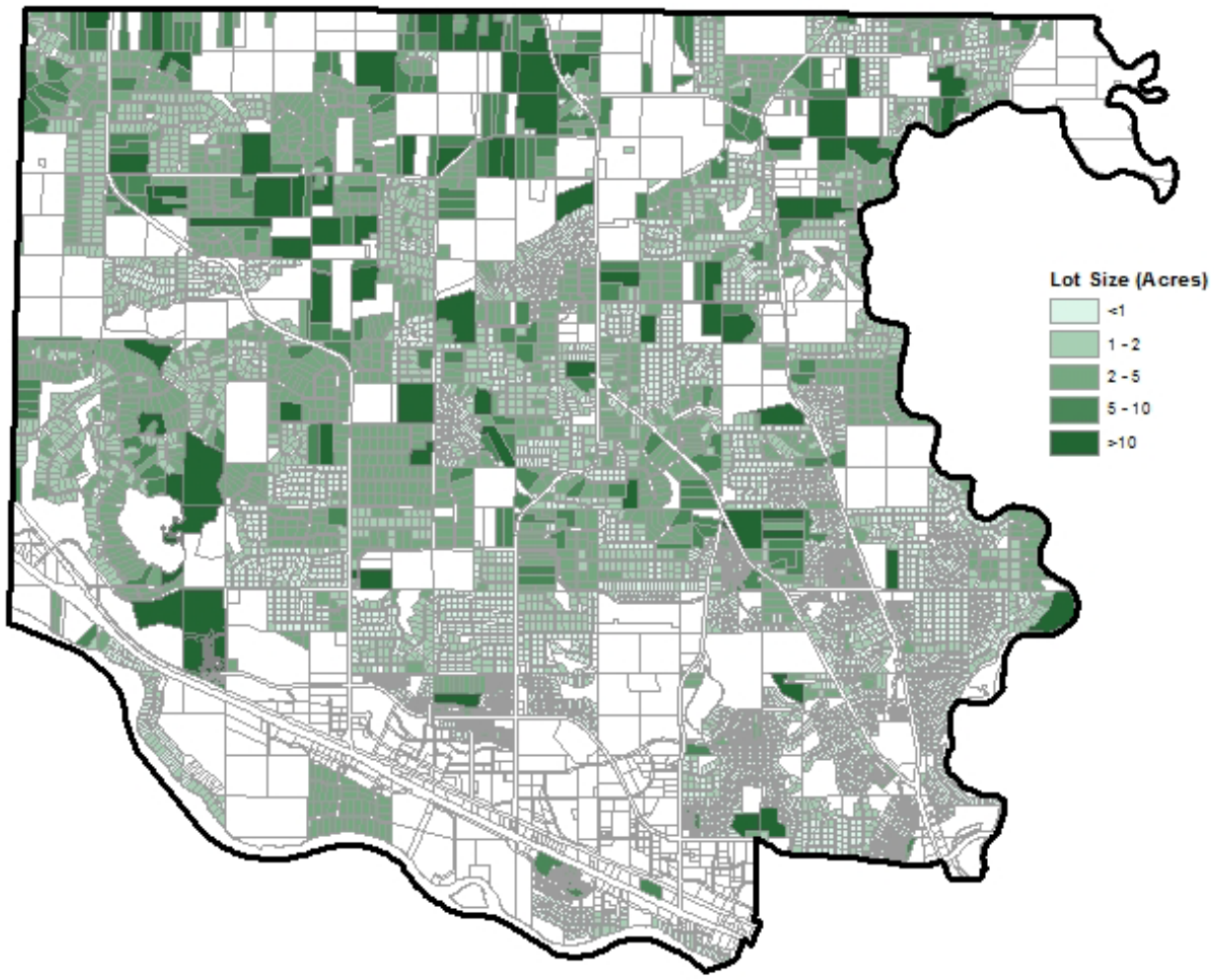
Source: Metropolitan Council, Ramsey Community Profile



Lot Sizes

Of the residential lots with one unit (detached townhomes, single family homes, etc.), the majority are on lots less than one acre according to 2016 Metropolitan Council data. The map below shows the geographic distribution of different sized single-family residential lots. The larger lots are generally not near The COR, but are instead in the west, north, and northeast portions of the City. Lots in residential subdivisions are generally less than 5 acres, and usually less than 2 acres. Lot sizes tend to increase in the northern portion of the City, and are smaller in the central and southern portions of the City. This shift in lot size reflects the shift from rural character in the north into a more urban growth pattern in the central and southern parts of the City.

Figure 28: Area Lot Sizes



Though it may seem like the larger lots identified on the map represent an opportunity for future subdivisions and absorption of residential growth, many of the larger lots contain wetlands, which are protected in the City.

Table 50: Lot Sizes

Lot Size	Count
Less than 1 acre	6,456
1 acre – 2 acres	1,417
2 acre – 5 acres	1,037
5 acre – 10 acres	181
10 acres or greater	111
Total	9,202

Source: Metropolitan Council GIS data, 2016

Publicly Subsidized Housing Units

Publicly subsidized housing units represent housing projects that receive funding to keep rents low. Often, this type of funding subsidizes the mortgage, allowing the building owner to keep rents low, and is not a direct subsidy to renters. These buildings have income restrictions and limits. As of 2016, the City of Ramsey only has general units, none specifically for seniors or people with disabilities. The City of Ramsey has a goal of having lifecycle housing options and housing options for all types of residents. In order to reach this goal, the City of Ramsey should support housing for differently-abled types of residents, as well as senior residents with fixed incomes, who are not currently served by public housing.

Table 51: Subsidized Housing by Type

Housing Type	Number of Units
Senior Housing	0
Housing for People with Disabilities	0
All other Publicly Subsidized Units	102
Total Publicly Subsidized Housing Units	102

Source: Metropolitan Council Existing Housing Assessment and HousingLink Streams Data, total housing units 8,896

Information on Publicly Subsidized Buildings:

The Seasons

Funding: LIHTC 9% Tax Credit		Funding Dates & Programs	
7436-7600 147th Cir NW		First known closing:	07/01/2013
Year Built:	2013	Most recent closing:	07/01/2013
Total Units:	50	Earliest expiration:	07/01/2043
Affordable Units:	49	Last Activity:	New construction
Affordability by Bedroom		MHFA: Housing Tax Credits 9%	
2 BR:	22	Close Date:	07/01/2013
3 BR:	27	Est. Expiration:	07/01/2043
Affordability by AMI		Property Identifiers	
60%:	49	HousingLink	10893
		MHFA	D7574
		HUDLIHTC	MNA2013019

Sunwood Village

Funding: Other		Funding Dates & Programs	
7550 Sunwood Dr NW		First known closing:	09/24/2015
Year Built:	2016	Most recent closing:	12/21/2016
Total Units:	47	Earliest expiration:	01/01/2017
Affordable Units:	47	Last Activity:	New construction
Affordability by Bedroom		County: County	
1 BR:	9	Close Date:	12/21/2016
2 BR:	26	Expiration:	03/01/2047
3 BR:	12		
		MHFA: LHIA	
Affordability by AMI		Close Date:	12/21/2016
30%:	4	Expiration:	03/01/2047
50%:	43		
		MHFA: LMIR	
Property Identifiers		Expiration:	03/01/2047
HousingLink	10924	Close Date:	12/21/2016
MHFA	D7721		
		MHFA: Bonds	
		Close Date:	12/21/2016
		Expiration:	03/01/2047

Sunwood Townhomes

Funding: LIHTC 9% Tax Credit		Funding Dates & Programs	
5350 – 5444 Sunwood Dr NW*		First known closing:	07/01/2002
Year Built:	2003	Most recent closing:	07/01/2003
Total Units:	34	Earliest expiration:	05/16/2023
Affordable Units:	27	Last Activity:	New construction
Affordability by Bedroom		County: County	
1 BR:	2	Close Date:	05/16/2003
2 BR:	12	Est. Expiration:	05/16/2023
3 BR:	12		
4 BR:	1	MHFA: LHIA	
		Close Date:	05/16/2003
Affordability by AMI		Est. Expiration:	05/16/2023
60%:	49		
		MHFA: ARIF	
Property Identifiers		Close Date:	05/16/2003
HousingLink	4521	Est. Expiration:	05/16/2023
MHFA	D2743		
TC9:	D2743, MNA2002095	MHFA: Housing Tax Credits 9%	
		Close Date:	07/01/2002
		Est. Expiration:	07/01/2021
*Some addresses within City of Anoka Source: HousingLink – Streams Search, data through 12/31/2016			

Housing Cost Burden

According to the Metropolitan Council in 2018, 1,537 households in Ramsey are cost-burdened. Being cost-burdened is defined as spending more than 30% of your annual income on housing costs. Being cost-burdened by housing costs affects lower income residents at a higher rate than higher income residents.

In 2016, the ACS data showed that of those households making less than $35,000 annually (which is almost one third of Ramsey households), around 22% of those households spend more than 30% of their annual income on housing costs. The percent of households who spend more than 30% of their annual income on housing costs is much higher for lower income residents. Households that make more than $75,000 per year rarely pay more than 30% of their income to housing costs – less than 2%.

Approximately 17% of all households in Ramsey are cost-burdened to some extent. Ideally, no residents in Ramsey would be cost-burdened. While this goal is not realistic or likely even achievable, the City of Ramsey should strive to support housing options at all affordability levels to decrease the burden on its residents. As the City tries to provide housing for all types of residents, at all stages of life, maintaining low costs for residents with lower incomes is extremely important. These types of residents could be seniors with fixed incomes, residents with disabilities, or

firefighters, teachers, non-profit workers, etc. The City of Ramsey is proactively working on their "Could I Be Your Neighbor?" campaign to remove the stigma around low-income housing, as providing low-income housing options reduces the cost-burden for those individuals and families.

While there are only 122 housing units affordable to households with income at or below 30% of AMI, there are 272 households that are cost-burdened and have income at or below the 30% AMI threshold. The 150 units differential between available units to cost burdened households means that Ramsey simply does not have the necessary number of units at that affordability level to meet the City's existing need. Comparatively, while there are households that have cost-burden at higher income levels, Ramsey already has a surplus of units deemed affordable at those income levels.

Table 52: Household Income Levels

Income Levels	Number of Households	Discrepancy
< 30% AMI	272	-150
31 – 50% AMI	411	423
51 – 80% AMI	674	4,726
Total	1,357	

Source: US Department of Housing and Urban Development, 2010 – 2014 Comprehensive Housing Affordability Strategy (CHAS) Data

Assessed Values of Owner-Occupied Housing Units

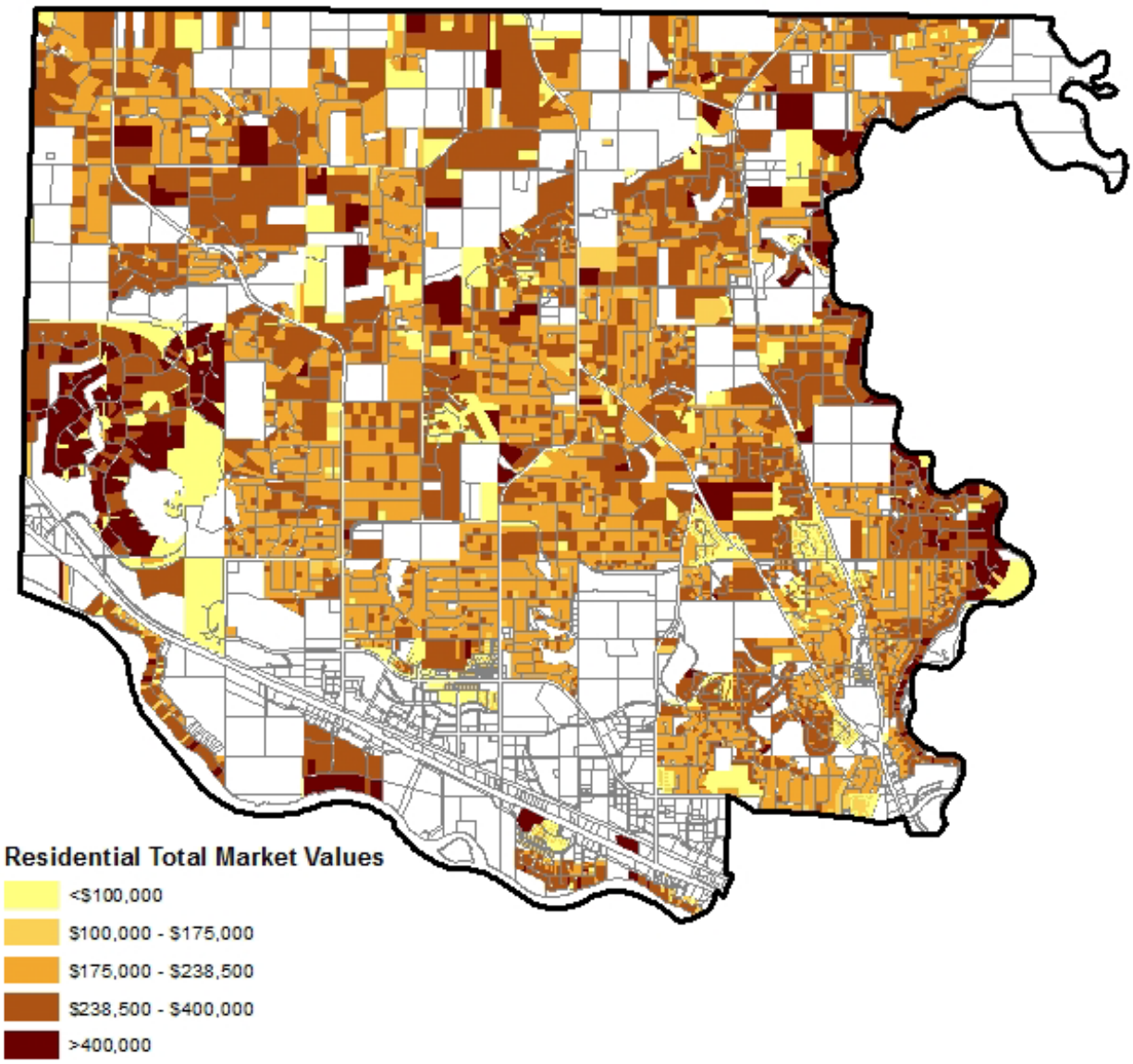
Values above and below $238,500 are shown in the figure below. $238,500 represents the affordable purchase prize for a housing unit in 2015 for those at 80% of AMI. 2015 AMI was $86,600 for a family of four in the Minneapolis-Saint Paul-Bloomington Metropolitan Area. The median value for a home in Ramsey was approximately $210,200 in 2016. Assessed values are typically lower than sale values, especially when homes are selling for above asking price during a busy housing market. The map below shows total market values for housing units across Ramsey, as reported by the Metropolitan Council, in order to attempt to show residential market values more accurately.

Table 53: Household Assessed Value

Assessed Value	Number	Percent of Total
Less than $50,000	329	4%
$50,000 - $99,999	141	2%
$100,000 - $149,999	851	11%
$150,000 - $199,999	2,109	28%
$200,000 - $299,999	2,965	39%
$300,000 - $499,999	1,067	14%
$500,000 - $999,999	131	2%
$1,000,000 or more	0	-
Total Units:	7,593	
Median Value:	$210,200	

Source: ACS 2016 Estimates

Figure 29: Residential Total Market Values



Building Permit Data

Buildings permits for 2013, 2014, and 2015 show 247 permits issued for new residential dwellings. The total value for all new homes in this period was almost $56,000,000. This data was pulled to supplement the American Community Survey data shown below, which is an estimate created by the Census every year. This estimate shows that very few homes were built after 2013, which is not realistic. In reality, the number of houses built in the 2010s will likely compete with the numbers shown during the housing booms in the 1990s and 2000s, as Ramsey continues to grow.

Housing Age (Single Family Homes)

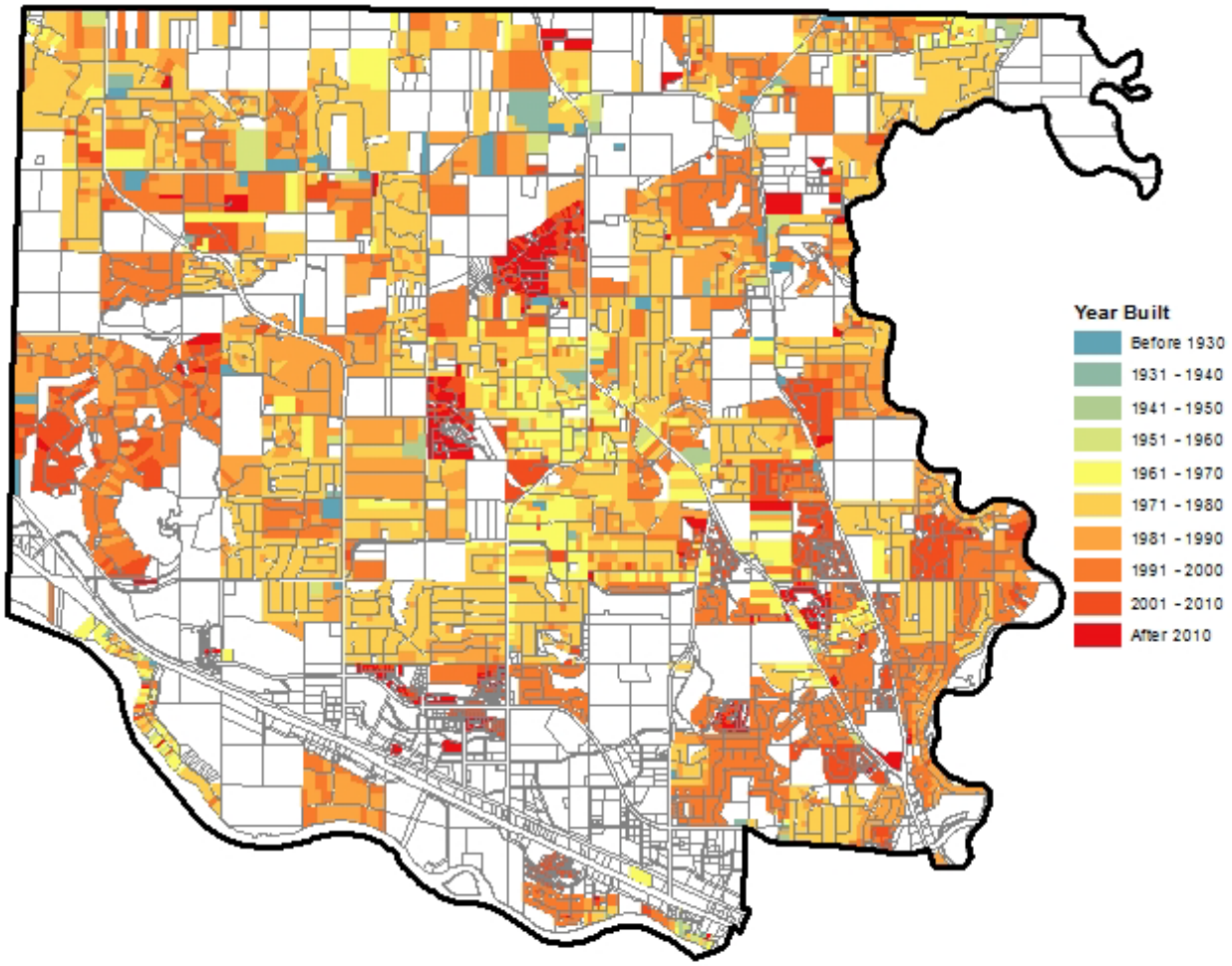
The majority of single-family homes were built between 1970 and 2009. Less than 10% of all single-family homes in Ramsey were built outside this period.

Table 54: Year Principal Structure was Built

Year Built	Number of Houses	Percent of Total
Before 1939	53	<1%
1940s	16	<1%
1950s	56	<1%
1960s	375	4%
1970s	2,017	23%
1980s	1,322	15%
1990s	2,381	27%
2000s	2,397	27%
2010 to 2013	134	2%
2013 or Later	23	<1%
Total Housing Units	8,776	

Source: ACS 2016 Estimates

Figure 30: Year Principal Structure was Built



Summary of Existing Housing

Within Ramsey, most of the homes are owner-occupied, and rentals are approximately 11% of the total housing units. Ramsey has a healthy vacancy rate, less than 3%, showing the high demand for housing units within Ramsey.

Approximately 96% of all housing units in Ramsey are single-family homes, both attached and detached. Only 4% of all housing units are multi-family units. Likely, future housing growth will be single family in the northern portions of the City, which represent and maintain Ramsey's rural character. Areas near The COR represent areas where multi-family housing is more likely to occur in the future, this area represents the urban, transit-oriented growth around the Northstar Commuter Rail Station.

The Future Land Use Map and Development Maps show future areas that are likely to change in land uses. There are areas in the northern half of the City that will likely accommodate future single-family housing development projects.

Seventeen percent of all Ramsey households are cost-burdened, and the percent of lower income residents who are cost-burdened (spending more than 30% of their income on housing) is much higher than higher income residents. Creating and maintaining affordable housing options is a key priority for the City of Ramsey, in order to support these residents.

In summary, the existing housing assessment shows that there are residents who could use assistance from the City in order to reduce their housing costs. One route to reduce the number of cost-burdened residents is to provide additional housing options, including affordable housing options, across the City. The existing housing assessment also shows that housing in Ramsey is sought-after. There is a low vacancy rate, and a low rental rate, which means that those who want to move to Ramsey likely have to buy a single family home in order to move to the community. In order to provide options for all types of residents, at all stages of life, different housing options, including multi-family options and single-family rentals, the City should support these types of projects.

Most of the homes in Ramsey were built in 1970 or after, with very few built after 2010. Many of these homes will likely need reinvestment in coming years, such as putting in a new roof, updating well and septic, or upgrading the interior finishes in the home. The City could consider options to providing incentives for homeowners to make these improvements.

Land Supply

The Future Land Use Map guides the future land uses for the entire City of Ramsey. The areas designated low density, medium density, and high density residential are sufficient to absorb the City's necessary growth in housing and affordable housing allocations. The mass of the affordable housing allocation will likely be in The COR area, which provides flexibility and density bonuses for projects near the Northstar Commuter Rail Station.

With the City of Ramsey's knowledge of the area and land that is likely to develop, or projects that have been started on vacant land, the City does not expect to have any issues meeting the projected growth or affordable housing allocation.

Existing Housing Programs

Anoka County Programs

When we would use these: The City of Ramsey cannot actively maintain or manage these programs; however, they are important to note as the City of Ramsey actively supports these programs and will lend their support to maintaining these programs in any way possible. Additionally, these tools are included in this section to provide additional resources for residents, and potential residents, of the City.

1. Anoka County Community Action Program (ACCAP) for Affordable Housing

Affordable Housing is a partnership between ACCAP and Anoka County Corrections to construct affordable housing in Anoka County. The goal of the program is to build two new homes each year using inmate labor to reduce construction costs making homeownership for eligible buyers very affordable. These homes are available to buyers who have completed the Home Ownership Program offered by ACCAP.

2. Anoka County – Housing & Redevelopment Authority

Anoka County Housing and Redevelopment Authority (ACHRA) was created in December 1994 and is responsible for the administration of federal, state, and Anoka County programs. They provide housing and redevelopment services to many communities in Anoka County, including Ramsey.

3. Anoka County – Senior Housing

Anoka County owns four properties, managed by Great Lakes Management Company, with market rate rental units for residents 55 years and older.

4. Anoka County – MN Housing Rehabilitation Loan Program (MNRLP)

Owner-occupied properties in Anoka County that are either single-family detached home, townhome, duplex, or condominium, or manufactured homes that are taxed as real or personal property can apply for eligible improvements including: Roof, furnace/boiler, insulation, radon mitigation, lead paint hazards, siding, handrails, plumbing, smoke/CO detectors, well and septic systems, electrical wiring, windows/doors. Applicants must meet the income requirements based on household size and other borrower requirements.

Regional Programs

Livable Communities Demonstration Account – Metropolitan Council Grant Fund

The Livable Communities Demonstration Account (LCDA) funds innovative projects that efficiently link housing, jobs, services, and transit.

When we would use this: The City of Ramsey is actively seeking projects that align with the mission of the LCDA. Due to the funding schedule and timeline, partners in these types of applications must be able to wait approximately 6 months from application to award letters. Because of this timeline, City-initiated projects, affordable housing projects (likely for those less than 50% AMI), and senior living projects are likely the prime candidates for this program.

Section 8 Housing

Section 8 programs for Anoka County are administered by the Metropolitan Housing and Redevelopment Authority (HRA), located in Saint Paul, MN.

When we would use this: The City of Ramsey does not administer Section 8 housing. Ramsey residents apply through the Metropolitan Council.

Home Energy Loan Program

Center for Energy and Environment (CEE) offers low-interest home energy loans for homeowners to make improvements to their homes. Examples of eligible projects include: heating system upgrades, central air conditioning, light fixtures, window and exterior door replacement, attic air sealing and insulation, wall insulation and heater, and geothermal and heat pumps. Loans are typically from $1,000 - $2,000 dollars. There is no maximum income limit for these loans.

When we would use this: The City of Ramsey does not manage this program, but they do support this program. The City has resources available to residents of all income levels, and is able to point residents to Center for Energy and the Environment for additional information on which they are not experts (such as insulating attics). Specially, the City is able to direct residents whose homes

have code enforcement issues to this type of program to help increase the safety, value, and appearance of the home. Because these loans do not have income limits, these are options for all residents, developers, and others throughout the City. This type of program supports small upgrades to homes that long-term increase cost savings and environmental savings. This program not only represents the City of Ramey's commitment to maintaining existing properties, but also our commitment to environmentally sensitive housing and design.

Statewide Programs

1. Minnesota Housing – Coordinated Entry

Coordinated Entry is a HUD initiative to those who may be at-risk of losing their housing, or who are homeless. The Coordinated Entry initiative supports people in connecting their housing needs with the appropriate resources. Anoka County has a separate resource line to assist residents.

When we would use this: The City of Ramsey does not maintain this program, but does believe this program is an important tool they are able to point residents towards. The City of Ramsey provides a connection to this resource for residents who are at risk, or afraid of, losing their housing. They can also direct homeless individuals towards this program. The City of Ramsey will continue to support this program as they believe it is an important part of supporting their residents and maintaining their mission of equity.

Minnesota Housing – Start Up Program

This first-time homebuyer program is meant to promote affordable interest rates and help homeowners' better tackle their down payments and closing costs. Qualified first-time homebuyers must have a credit score of at least 640, they must meet certain income limits and must be able to obtain a mortgage from a lender. Borrowers must also attend a homebuyer education course.

In order to be eligible for this program, residents must be first-time homebuyers, have a credit score of at least 640, and meet the income requirements.

When we would use this: The City of Ramsey does not maintain this program, but believes it to be a great opportunity for potential homebuyers. Because so much of the City has naturally-occurring affordable housing, the City expects to see first time homebuyers purchasing properties in Ramsey. This type of program is an excellent tool to point those types of residents towards. Additionally, this type of program supports low-income individuals, and supports the City of Ramsey's goal and mission to provide lifecycle housing options and affordable housing options.

Minnesota Housing - Step Up

This is a loan can be used for home purchase or to help homeowners refinance. The loan is meant to promote affordable interest rates in the state of Minnesota. The monthly payment portion of this Minnesota Housing program is available to help buyers afford closing costs and the down payment of a home purchase. The loan allows borrowers to reduce or eliminate mortgage insurance costs. Qualified borrowers need to have a credit score of at least 640, they must meet program income limits and, in some cases, borrowers must attend homebuyer education courses.

Summary:

- Loan can be used for home purchase or refinancing.
- Must have a credit score of at least 640.
- Must meet income limits.

When we would use this: The City of Ramsey does not maintain this program, but does make interested parties aware of the opportunity.

Minnesota Housing - Deferred Payment Loan

This loan is meant for first-time homebuyers to help ease the cost of home ownership. There are two loan options, a deferred payment loan and a plus loan. The deferred payment loan starts at $5,000 and up to $7,500. The maximum for the plus loan is higher, up to $10,000 for those borrowers who fit target criteria. Minimum credit score for qualified borrowers is 640. The borrowers must also attend a homebuyer education course. The loan term is equal to the first mortgage and has 0% interest - the loan is repaid when the property is sold, no longer the homestead of the homeowners, or the loan is refinanced.

Summary:

- Must be first-time homebuyers
- Two loan options — can borrow from $5,000 to $10,000
- Minimum credit score of 640

Minnesota Housing - Monthly Payment Loan

This program is designed to help Minnesota homebuyers afford the costs of purchasing a home. Minnesota Housing has a monthly payment loan to help with 5% of the purchase price or $5,000, whichever is greater, to be put towards closing costs and the down payment. Borrowers need to get a Minnesota Housing first mortgage loan as well, which is either a Start Up (first-time homebuyers), Step Up (refinancing), or MCC (mortgage credit certificate). The ten-year loan term comes with monthly payments with an interest rate equal to first mortgage rate. Qualified borrowers need a minimum 640 credit score and must meet program income limits. Borrowers also need to attend a homebuyer education course.

Summary:

- Loan towards closing costs and home down payment
- Ten-year loan term with monthly payments
- Minimum 640 credit score
- Qualified borrowers must attend homebuyer education course

When we would use this: The City of Ramsey does not maintain this program.

Minnesota Housing - Mortgage Credit Certificate

This program was designed to help Minnesota homeowners better afford their mortgages. This Mortgage Credit Certificate allows homeowners to claim 35% of their mortgage interest paid every year as a federal income tax credit — this can provide households with up to $2,000 in tax savings. This certificate can used in conjunction with a Minnesota Housing mortgage, as well as the Monthly

Payment Loan which helps with the home down payment and closing costs. This program is geared towards first-time homebuyers (not owned a home in at least three years and not displaced by divorce). The certificate has many qualifications like: borrowers must qualify for a mortgage on a house, meet the income limits of the program, plan to have the property as their primary residence and hold a federal income tax liability. In order to be eligible for this program, residents must be first-time homebuyers, qualify for a home mortgage, and meet the income restrictions

When we would use this: The City of Ramsey does not maintain this program.

Minnesota GreenStar Certification

In order to be eligible for this program, residents must be first-time homebuyers, qualify for a home mortgage, and meet the income restrictions

When we would use this: The City of Ramsey does not maintain this program.

Weatherization Program

The Weatherization Assistance Program through the Minnesota Department of Commerce provides free home energy upgrades to income-eligible homeowners and renters. The goal of this program is to allow homeowners to save energy and ensure their homes are healthy and safe. Weatherization services include: exterior wall and attic insulation, air leakage reduction, furnace, boiler, and hot water heater repair or replacement, and can help decrease energy costs by 30% annually. The 2017 income limit for a household of 4 to be eligible for this program was an annual income of $49,200.

When we would use this: The City of Ramsey does not maintain this program.

Low Income Energy Assistance Program

The Low Income Energy Assistance Program (EAP) helps pay for heating costs and furnace repairs for low-income households. In order to be eligible, households must be at or below 50% AMI for the state. This program is eligible to homeowners and renters. Services may include: payment of energy bills, education on safe energy use, repair or replacement of broken heating systems, and help with utility disconnections or fuel deliveries. The 2017 income limit for a household of 4 to be eligible for this program is $48,077.

When we would use this: The City of Ramsey does not maintain this program, but believes it to be a great opportunity for potential homebuyers. Because so much of the City has naturally-occurring affordable housing, the City expects to see first time homebuyers purchasing properties in Ramsey. This type of program is an excellent tool to point those types of residents towards. Additionally, this type of program supports low-income individuals, and supports the City of Ramsey's goal and mission to provide lifecycle housing options and affordable housing options.

When we would use this: The City of Ramsey does not maintain this program.

Federal Programs

When we would use this: Federal program are managed by the Federal Government; however, they are noted in this section of the Comprehensive Plan Update to provide additional information to residents seeking guidance or specific tools to increase homeownership. The City of Ramsey is supportive of these types of programs and will guide residents towards these programs in order to

increase homeownership rates within the City, and provide opportunities for residents who many not have the option to purchase a home without these types of programs, specifically low-income residents and people of color. These programs have income limits, and therefore would be helpful for residents with lower incomes.

FHA Loans

Federal Housing Administration (FHA) loans typically have lower interest rates and smaller down payments than other loans. They also have low closing costs and are typically available to first-time homebuyers and those who are trying to make their homes more energy efficient (FHA Energy-Efficient Mortgage).

FHA Down Payment Assistance

Federal Housing Administration (FHA) loans typically have lower interest rates and smaller down payments than other loans. They also have low closing costs and are typically available to first-time homebuyers and those who are trying to make their homes more energy efficient (FHA Energy-Efficient Mortgage).

Other Tools

Public-Private Partnerships

The City of Ramsey is actively creating relationships with local businesses, developers, and potential partners. The Economic Development Department works diligently to find opportunities for public-private partnerships, when private dollars can assist a public project with a mutually beneficial outcome.

When we would use this: Public-private partnerships work best when the City and the partner have similar goals and desired outcomes for a project. Potential projects that the City is actively looking at are new park spaces around affordable housing projects, a new parking ramp near affordable, multi-family housing, park spaces, and The COR, as well as roadway improvements. For new single-family housing development projects proposed through the PUD process, the City will attempt to suggest the cost-sharing of public amenities and improvements to adjacent spaces – such as parks, trails, open spaces, roadway improvements, or pedestrian crossings.

Projected Housing Need

Ramsey's population is anticipated to steadily increase through 2040. In order to accommodate the future growth, there will need to be additional housing units within Ramsey. A variety of housing types will need to be provided in order to house residents of all income levels, stages of life, and housing preferences. For instance, young families may prefer single family homes or townhomes, while seniors may prefer a denser living environment near The COR.

By 2040, the City of Ramsey will need to provide almost 4,000 additional housing units for almost 8,000 additional residents. Population and housing projections through 2040 are shown below.

Table 55: Population and Households by Decade

	2010	2020	2030	2040
Population	23,668	26,400	30,700	34,700
Households	8,033	9,400	11,300	13,000

Source: Metropolitan Council

Affordable Housing Allocation

The City participates in the Livable Communities Program of the Metropolitan Council, which provides access to a number of funding opportunities. As part of said participation, the City plans for an allocation of affordable housing. The total need for affordable housing in the region from 2021 – 2030 is 37,900 units. In order to reach this total need, the City of Ramsey will need to provide an additional 499 units by 2030. The breakdown of unit types is shown below.

Affordable housing is defined by different affordability levels depending on tenant income. Affordability levels for necessary affordable housing in Ramsey is shown at three different levels below. 292 units will be required for those who make less than 30% Area Median Income (AMI). In 2015, annual income for those in this type of housing would need to be less than $25,980 as the 2015 AMI was $86,600 for a family of four in the region.

The need for affordable housing is shown below. As the City of Ramsey meets its affordable housing need, less Ramsey residents will experience a housing cost-burden. These residents, many of whom are members of the workforce in Ramsey and surrounding communities, can reside in our community without fear of homelessness.

Table 56: Housing Affordability Need

Affordability Level	Number of Units
At or Below 30% AMI	292
31% to 50% AMI	167
51% to 80% AMI	40
Total Units	499

Source: Metropolitan Council Existing Housing Assessment, total housing units 8,896

Guided Land Use

The Future Land Use Map shows the areas guided for low density, medium density, and high density residential. The areas included in The COR are estimated to be approximately 50% residential, as The COR is a fully mixed-use area. As shown in Table 7: Forecasted

Growth Allocations in the Land Use Chapter, based on planned densities and associated acreages available for development, the City can expect a minimum of 528 housing units. This meets the minimum requirements.

Implementation Plan

Strategy: Create low-cost solutions to improve housing stock

Policies and Actions:

1. Provide Incentive-Based Approaches for Individual Improvements to Private Properties

Strategy: Support county-wide, regional, state-wide, and national funding sources for new development projects

Policies and Actions:

1. Provide letters of support for new development projects for funding applications

Strategy: Rehabilitate and improve housing stock to preserve rural character and enhance existing neighborhoods

Policies and Actions:

1. Provide incentive-based approaches for individual improvements to private properties
2. Eliminate blighting influences such as unkempt yards, glaring lights, unscreened storage, noise, inappropriate vehicle storage, etc.
3. Identify and remove substandard housing units that are economically unfeasible to rehabilitate.
4. Create a simple webpage/portal that allows residents to voice anonymously code enforcement concerns
5. Create relationships with neighborhood leaders and Community Development Staff
6. Create and implement a strategy for targeted outreach to homeowners of aging housing
7. Monitor the City's housing supply to ensure quality, low-income options
8. Create Eliminate blighting influences such as unkempt yards, glaring lights, unscreened storage, noise, inappropriate vehicle storage, etc.

Strategy: Provide sufficient housing options for all types of residents; provide lifecycle housing options

Policies and Actions:

1. Complete a housing needs assessment and analysis in the immediate future
2. Create a policy (allow, not allow, and under what conditions) accessory dwelling units (ADUs) on single family lots in order to maintain rural character while increasing lifecycle housing options and increasing affordability levels

3. Create policy allowing flexibility for senior projects to convert to affordable housing when the demand for senior housing changes
4. Encourage developers to consider all aspects of resident needs, such as one level living for seniors, shared workspaces in multifamily buildings, and wheel-chair accessible doorway widths in senior housing
5. Allow higher density housing options near The COR and the Northstar Commuter Rail Station; in neighborhoods furthest from The COR, allow new housing within existing range of housing densities

Strategy: Promote development that preserves the natural environment and respects residential health

Policies and Actions:

1. Promote improvements to existing housing that meet or exceed energy efficiency standards and implement sustainable design features
2. Maintain, and update if needed, conservation subdivision ordinances.
3. Provide incentives for innovative water-saving solutions for stormwater management, water conservation, and rainwater reuse
4. Create a policy regarding sprinkler gauging for single family homes, townhomes, and homeowners associations in order to save water
5. Encourage multifamily buildings and homeowners associations to require individual tenants to pay utilities, which typically reduces the amount of water, electricity, and heat used, creating responsibility for own actions
6. Require environmentally-sensitive site planning, green building design, and indoor environmental quality best practices. Continue to require stormwater management, strict wetland setbacks, tree preservation standards, and environmental review on development projects.

Strategy: Support affordable housing development

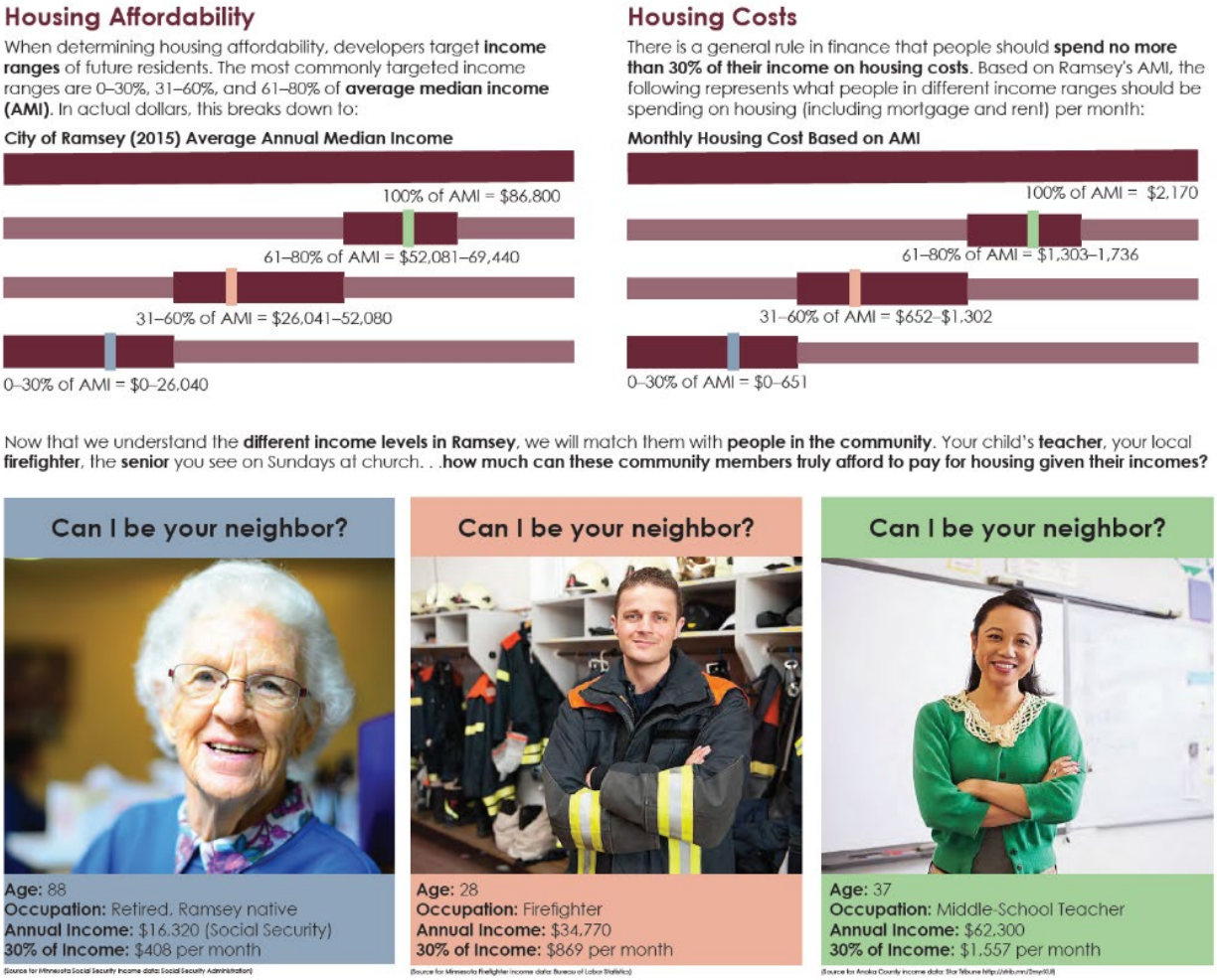
Policies and Actions:

1. Monitor the City's housing supply to ensure quality, low-income options
2. Create relationships with affordable housing developers to determine working styles, possible grants, and quickly take advantage of opportunities
3. Ensure development fees are appropriate but don't restrict affordable housing development
4. Create an inclusionary housing policy and toolkit

Strategy: Increase community knowledge of affordable housing

Policies and Actions:

1. Roll out the "Can I Be Your Neighbor?" initiative



An Active and Connected Community

The City will attempt to eliminate barriers in fair housing through ongoing policy development and evaluation informed by community engagement and fair housing evaluations and data. Because many fair housing barriers are regional in nature, the City will participate in regional efforts to eliminate racial disparities and fair housing barriers.

As Ramsey attempts to utilize HUD grants for future projects, we have the responsibility to take meaningful action to eliminate discrimination and remove barriers that restrict access based on protected characteristics, such as race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, gender identity, sexual orientation, and family status. The City will examine policies, regulations, programs and actions that both the City and its partners take to assess their impact on affordable housing

and the ability of people to make housing choices in an environment free from discriminatory practices, referred to as "fair housing choice."

Strategy: Ensure that discrimination does not occur against persons seeking housing in Ramsey based on age, religion, race, ethnic origin, sexual preference, gender, status with regard to public assistance, marital or familial status, or disability.

Policies and Actions:

1. Create a Fair Housing Policy for the City

Strategy: Expand fair housing choice and access throughout the City

Policies and Actions:

1. Direct developers to the Affirmative Marketing Toolkit from the Fair Housing MN Resource Guide to make it easier for providers to meet federal requirements for planning fair housing
2. Direct those seeking assistance with housing programs to Minnesota Housing programs
3. Provide clear, concise, and easy to access fair housing information and resources
4. Support and collaborate on the expansion of fair housing work throughout the region, including the 7 county metropolitan area, and those outside the metropolitan area
5. Participate in regional collaboration to eliminate fair housing barriers, including completing a fair housing assessment every five years (at minimum) which is informed by resident and stakeholder engagement

Strategy: Plan for multi-family and senior residential developments near transit, bicycle routes, trails, sidewalks, etc. in order to reduce building footprints, energy consumption, and reliance on automobiles.

Policies and Actions:

1. Allow flexibility in regulations for multi-family or senior housing projects near Northstar Commuter Rail Station
2. Create and maintain a policy that allows for density bonuses for new projects in The COR that provide additional public amenities, such as open space dedication or affordable housing, in exchange for densities greater than the Zoning Ordinance typically would allow

Strategy: Ensure new development projects support an active lifestyle.

Policies and Actions:

1. Continue to require internal trails and sidewalks on adjacent roads for new residential development projects
2. Continue to require sidewalks on adjacent roads for all non-residential development projects

3. Encourage new residential development projects to include items such as bike racks, bike storage, workout centers, and showers

Strategy: Support all types of active lifestyles, including children, seniors, differently-abled, disabled and families.

Policies and Actions:

1. Require strict accessibility standards on new development projects that comply with updated ADA standards
2. Ensure new housing developments have sidewalks and trails wide enough for strollers, wheelchairs, and other mobility devices

Strategy: Expand community engagement efforts to create lasting relationships and educated residents

Policies and Actions:

1. Educate residents on tools available for rehabilitation and upgrading of residences
2. Encourage multifamily buildings and homeowners associations to provide spaces for community gathering and learning, such as libraries, incubator spaces, and computer labs
3. Create informational packet of first time homebuyer programs to provide to prospective homebuyers

Strategy: Employ innovative engagement strategies to keep residents informed

Policies and Actions:

1. Invite community members on housing tours to show different types of housing first-hand
2. Host living room meetings, understanding that some community members may not be comfortable or able to attend meetings at City Hall

Strategy: Provide efficient costumer service to development applications that provide housing to residents.

Policies and Actions:

1. Review expectations for timeliness of application and permit reviews

Chapter 05: Natural Resources Plan

Natural Resources Goals and Strategies

The following represents goals and strategies for Natural Resources Plan, which are consistent with the five key goals of the Comprehensive Plan, as set by the City Council. Subsequent chapters will include their objectives, policies and actions related to these goals. Specific policies and actions for the land use plan goals and strategies appear at the end of this chapter.

- Prioritize areas of preservation to identify key areas of preservation
- Utilize staff and local knowledge to reduce consulting costs
- Utilize Planned Unit Development (PUD) process where applicable to acquire high-priority natural resource areas and provide flexibility in development design
- Ensure sustainability of food supply and food web
- Maintain and enhance the public community forest (boulevard tree program)
- Reduce erosion along both the Mississippi and Rum Rivers
- Preserve significant ecological resources through conservation design.
- Improve sustainability and resilience
- Improve connections to significant ecological resources
- Improve recreation opportunities along the City's Priority Greenway Plan
- Improve water quality of Mississippi River
- Improve awareness for groundwater planning
- Improve awareness for solid waste reduction
- Maintain efficient use of public works staff to maintain community natural resources

2030 Plan Accomplishments

Before looking forward to what Ramsey will strive to accomplish within the timeframe of this Comprehensive Plan, it is always good to pause and look back to what it was able to accomplish over during the course of the 2030 Comprehensive Plan. The last plan was adopted in 2010. While a number of factors have changed since the adoption of the last plan, the City can celebrate a number of successes as it relates to natural resources. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Relied on the Natural Resources Inventory (NRI) to inform recommendations on subdivision design and areas of focused protection/preservation where feasible.
- Purchased two (2) Weed Wrenches to assist property owners with managing and eradicating certain invasive species, specifically Buckthorn.
- Protected Ramsey's rural character in many areas of the community, representing the largest land area category in the community.
- Mitigated City's financial risks associated by new developments by encouraging new development to focus near existing infrastructure.
- Ensured new development protected natural resources, made trail connections, and blended in with surrounding development.
- Employed conservation subdivision practices intended to protect existing neighborhoods and natural resources.

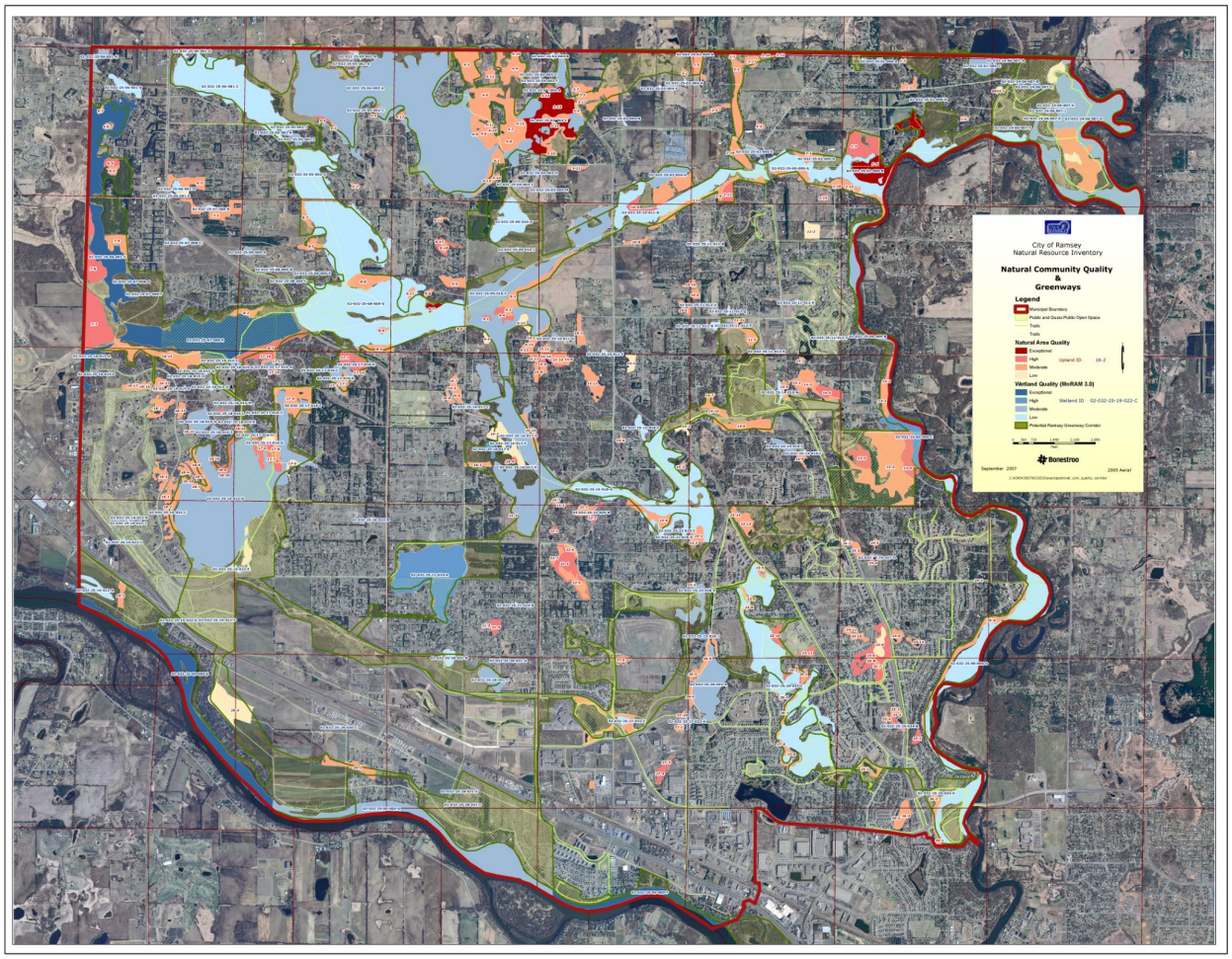
- Struck a balance between land use planning, policy development, natural resource protection, and private property rights.
- Refined the Tree Preservation Ordinance to establish a reforestation standard and proactively began working with developers to establish street trees rather than just front yard trees.
- Encouraged stormwater management systems/plans that incorporate rain harvesting techniques (reducing the demand on and use of groundwater for irrigation) and rain gardens (to promote infiltration and groundwater recharge).
- Employed new strategies to help residents recycle additional materials and divert more materials from landfills.
- Implemented an organics recycling drop-off program for residents.
- Secured grant funds to establish a 'mini-arboretum' of tree species native to Minnesota in North Commons.
- Continued to maintain the Tree City USA designation (twenty-five [25] years and counting).
- Updated the Floodplain Ordinance and adopted new Flood Insurance Rate Maps to remain compliant with the National Flood Insurance Program.
- Adopted an Emerald Ash Borer (EAB) Management Plan.

Existing Natural Resources

Ramsey undertook two (2) comprehensive inventories in the mid-2000s; a Natural Resources Inventory (NRI) and a Wetland Inventory. Both of these data sets are referenced any time a new development is proposed. These data sets help inform Ramsey if there are significant and/or high value natural resources within a development site that may warrant greater protections. While both provide valuable insight, Ramsey acknowledges that both require periodic updates to ensure that the data is accurate and relevant. There has been no specific timeframe identified for updates to either, but for this data to remain useful, they should be revisited no less than every ten (10) to fifteen (15) years.

Existing Natural Resource Quality

Figure 31: Natural Resource Inventory

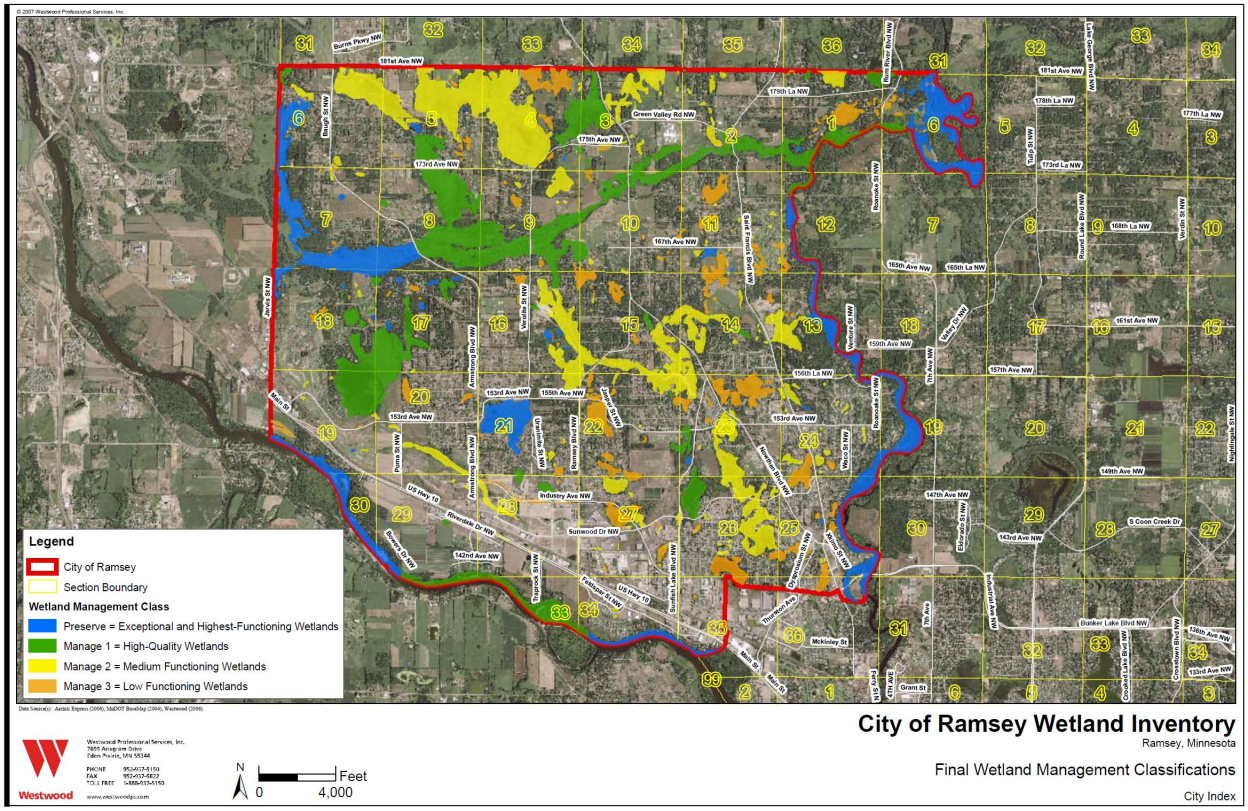


As part of the NRI, potential greenway corridors were identified. Thus, in addition to providing insight to the potential presence of higher value natural areas, the NRI can also be utilized as a reference and guide for critical corridor connections. As Ramsey continues to experience

development pressures, the NRI will eventually need to be 'recalibrated' to ensure that it is still a meaningful and reliable data source.

Existing Wetland Quality

Figure 32: Wetland Inventory



In 2006, Ramsey completed a Wetland Inventory utilizing the Minnesota Routine Assessment Method (MnRAM) to accompany a now repealed wetland buffer ordinance. While the wetland buffer standards are no longer codified, the Wetland Inventory is still relied upon to understand what, if any, impacts proposed development may have, especially regarding wetlands classified as high and exceptional.

Natural Resource Initiatives and Pilot Projects

Ramsey has completed a number of natural resource initiatives and pilot projects in recent years. Key programs include, but are not limited to the following.

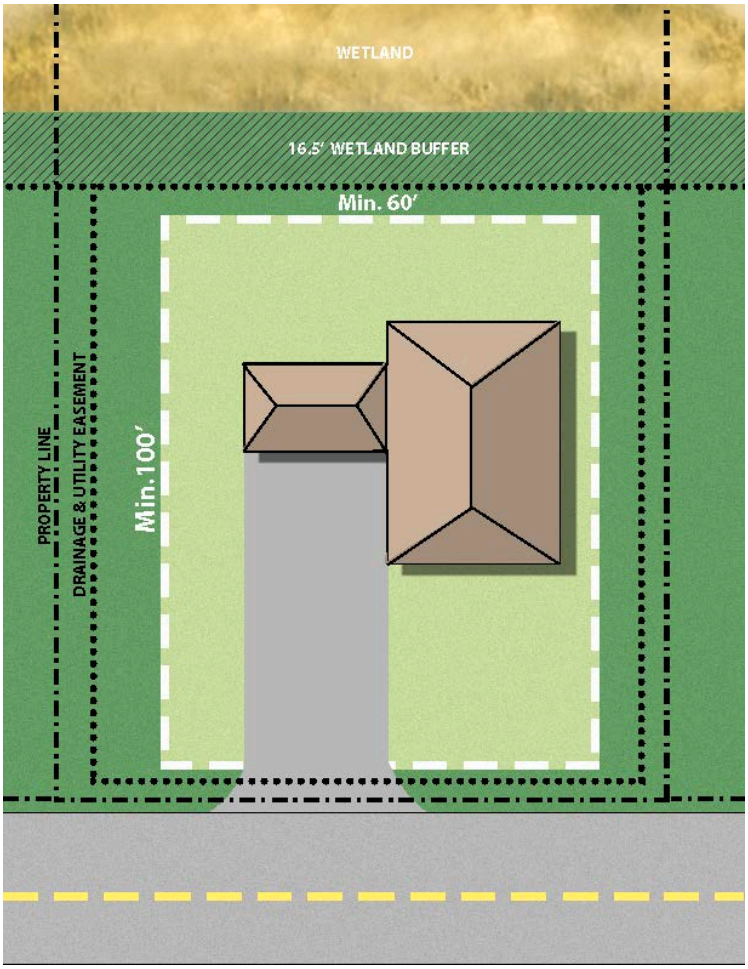
- Buildable Area Standards
- Pollinator Friendly Habitat
- Shoreline Protection

Buildable Area Standards

In 2016, the City adopted new standards related to lot depth as well as instituted a wetland setback. The purpose of both of these standards was to ensure that newly created lots would actually have

sufficient buildable and usable area to accommodate typical homeowner additions, such as a deck, small shed, a yard to play in, etc. Too often, homeowners attempting to make improvements to their property were discovering that there was not sufficient space to accommodate a new deck, a detached accessory building, or even to establish what they viewed as a usable backyard. This was creating a lot of frustration on their part and was also resulting in code violations as well. By implementing these new standards, it not only assured that each newly created lot would have buildable and/or usable space beyond the footprint of their home, but also helped to protect wetlands both from being filled in as well as from a water quality stand point (more filtration of runoff before entering the wetland).

Buildable Area and Wetland Setback Example



Pollinator Friendly Habitat

The City desires to encourage more pollinator friendly habitat for a multitude of reasons. First and foremost, Ramsey desires to ensure the sustainability of food supply and the food web, which relies heavily on pollinators. By promoting pollinator friendly practices and initiatives, the City not only helps foster the concept of local food through opportunities such as a local farmer's market, but also encourages the protection, restoration, and/or establishment of pollinator habitat.

Broadly speaking, pollinator habitat generally consists of native plants, shrubs and trees. Native species are generally more drought tolerant and require fewer inputs, such as water (irrigation) and chemicals (fertilizers and herbicides). Thus, by establishing more pollinator friendly habitat, the demand on groundwater for irrigation purposes should decrease. Furthermore, the reduced need for chemical applications should lower the potential of groundwater and/or surface water contamination from inappropriate application of these products on the landscape.

Protecting, restoring, and/or establishing pollinator habitat also creates habitat for a variety of wildlife. Where feasible, conglomerations of pollinator friendly landscapes can become the basis for wildlife corridors and potentially even a greenway corridor. Even small patches, such as a backyard butterfly garden, of pollinator friendly habitat can be beneficial for many pollinators whose populations are declining as habitat loss continues to increase.

Mayors for Monarchs

The City has taken the Mayors for Monarchs Pledge to affirm its support not only for the iconic monarch butterfly, but also for pollinators in general, whose habitat continues to be fragmented and/or destroyed.









Mayors for Monarchs

Many people may not realize that Monarch butterflies play an important role in pollinating various plants, including many of our food crops. But their population has declined by more than 90% in the last two decades. That is why it is important to create special habitats for these pollinators in our yards and gardens. Recently, the City of Ramsey adopted a resolution to support pollinator initiatives throughout our community.



Ramsey Mayor, Sarah Strommen, launched the initiative by signing the Mayors for Monarchs Pledge to support Monarch butterflies in our community by implementing efforts to create, restore, and protect pollinator habitat and encouraging our citizens to do the same in their own backyards. The Mayors for Monarchs Pledge Signing event took place on June 6, 2017 at the Lake Itasca Trailhead in Ramsey.

At the pledge signing event Mayor Strommen designated a new "Monarch Trail" along the Lake Itasca Trail corridor. Together with the U.S. Fish and Wildlife Service, the City of Ramsey will be restoring six and a half acres of land along this trail to a natural habitat designed to support Monarch butterflies and other important pollinators.



Students from Youth First Community of Promise were there to jump-start the project by planting a small section of native plant plugs at this event, which was representative of the larger-scale planting that will happen this fall.

Fourth grade students from Ramsey Elementary also contributed to the event by creating 150 colorful butterflies, which served as the backdrop for this event and will also be on display in the Ramsey City Hall in honor of National Pollinator Week, June 19 - 25, 2017.

If you are interested in learning more about the Monarch butterfly, be sure to check out Ramsey Parks & Recreation's Monarch Lab on July 25. Visit www.cityoframsey.com/ParkEvents for more information on how to register.

City of RAMSEY

Lake Itasca Monarch Trail

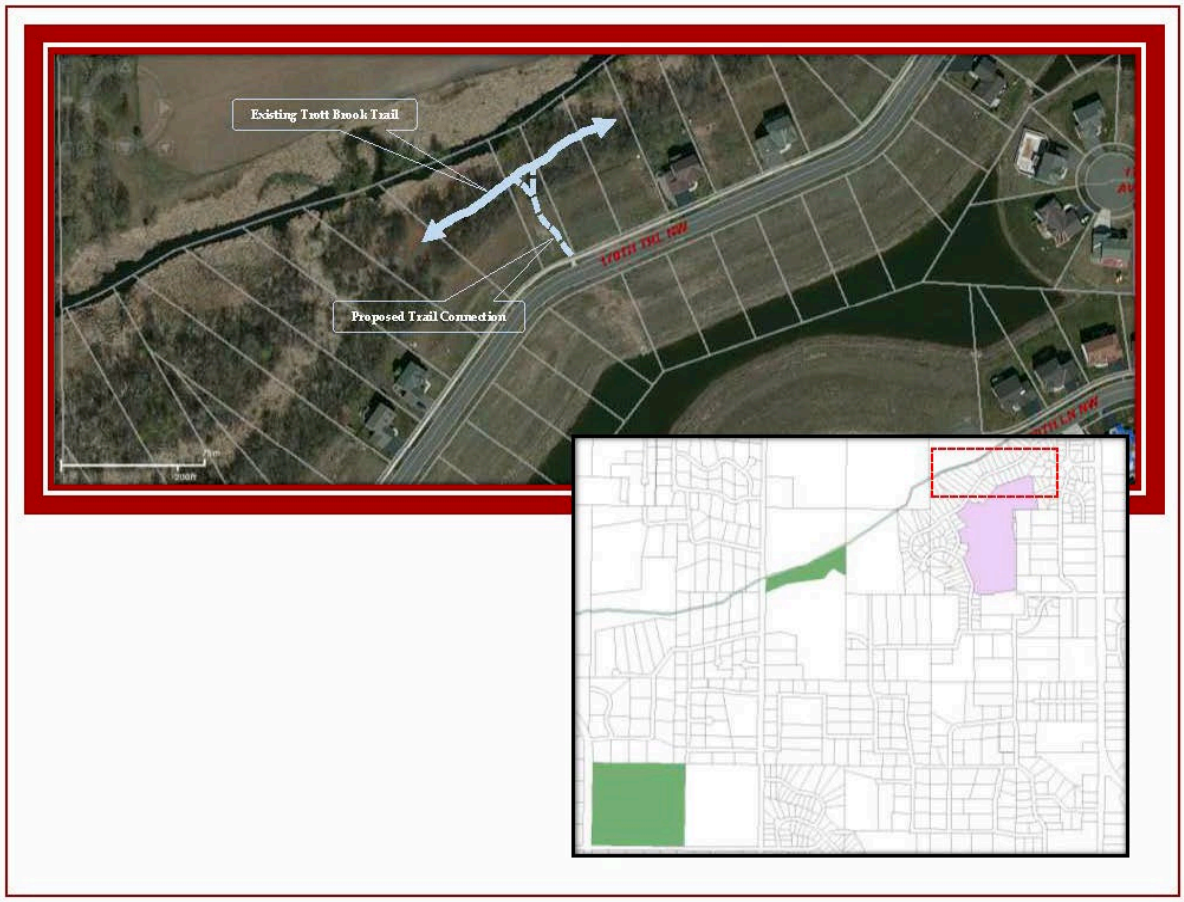
In the summer of 2017, the City designated a portion of the Lake Itasca Trail as a Monarch Trail. This was in conjunction with the Mayor's Monarch Pledge proclamation. The Monarch Trail includes roughly seven (7) acres of land on both sides of an existing, well used trail segment along Lake Itasca. A ceremonial planting of a mixture of plugs was completed in the summer of 2017. Site preparations occurred over the following fall, winter and spring seasons. This included a prescribed burn to eliminate non-native and undesirable vegetation (forbs/grasses) and removal of red cedar and Siberian elms within approximately 100 feet of the trail. The site was then seeded with species favored by monarch butterflies and other pollinators. This project converted fallow land into a native, pollinator friendly landscape that abuts a heavily used walking/biking trail in the community. Thus, it not only created new habitat but also did so in a location that would is highly visible to the community.



Brookfield Trail Connection

In 2016, Ramsey identified an opportunity to create a new trail connection to the Trott Brook Trail, a very popular walking/biking trail that parallels Trott Brook. There were multiple facets to this project that, in concert, would improve mobility, create pollinator friendly habitat, promote infiltration and improve water quality. The new trail segment provided a 'mid-block' connection to the existing Trott Brook Trail. Since the existing pedestrian ramp was at the low spot in the road, an opportunity existed to incorporate a rain garden into this project to promote infiltration and groundwater recharge while also improving the water quality of a large stormwater pond that serves as a 'water feature amenity' for this neighborhood also. Finally, rather than installing a typically turf grass landscape that would require irrigation and regular, routine maintenance (mowing), a native, pollinator friendly landscape was established on both sides of the trail. This creates not only additional habitat for pollinators, but also will result in year round interest and variability in the view shed.

Figure 4: Brookfield Trail Connection



Shoreline Protection

The Mississippi River and Rum River experience significant erosion that poses a threat to individual properties and water quality as well. The Anoka Conservation District completed an inventory of the Mississippi River shoreline in December of 2015 to assess the severity of erosion. While a

formal shoreline erosion inventory has not been completed on the Rum River, the Lower Rum River Watershed Management Organization (LRRWMO), along with City Staff, do conduct annual inspections to identify potential erosion concerns (as well as potential violations of the Wild and Scenic River Overlay District).

One of the primary impetuses for the formal inventory of the Mississippi River shoreline was to identify the most problematic properties and to use that data to solicit funding assistance.

Acceptable Shoreline Stabilization Techniques

There are a number of potential acceptable stabilization techniques that can be employed. While Ramsey would look for guidance from other, more technically specialized agencies, such as the Anoka Conservation District and the Department of Natural Resources, some potentially acceptable techniques may include:

- Vegetation
- Natural Barriers
- Rip Rap
- Wing Dams
- Other

Oftentimes, a combination of techniques may be necessary. However, each site likely will have specific conditions or circumstances that will, at least in part, determine which method(s) will be most effective.

New Preservation Efforts

Moving forward, Ramsey desires to enhance efforts in two (2) main categories.

1. Groundwater Supply Preservation
2. Solid Waste Reduction
3. Access to Solar
4. Alternative Energy
5. Greenway Planning
6. Water Quality
7. Public Realm Landscaping

Groundwater Supply Preservation

Ramsey desires to protect the quantity and quality of our groundwater supply and aquifers. The City will accomplish this goal with two (2) broad strategies.

1. Programs, Incentives, and Rebates
2. Educational Initiatives

In the summer months, Ramsey's water usage typically doubles or almost triples that of winter months. This is not due to a lack of concern by Ramsey residents regarding water supply, but rather it is the result of the predominantly sandy nature of sandy soils. This previously prompted Ramsey to adopt a topsoil requirement applicable to any property with a Building Permit for a new

principal building. However, this is not necessarily addressing the water usage as many property owners have not altered the programming of their irrigation system to account for the higher organic content of the topsoil.

The Environmental Policy Board (EPB) recommended a change to City Code that required any new in-ground irrigation system to be equipped with some form of water efficient technology (e.g. smart controller, soil moisture sensors, evapotranspiration sensors, etc.). But, beyond that, the EPB also expressed an interest in incentives and/or rebates to encourage existing property owners with in-ground irrigation systems to consider retrofitting their irrigation system with water efficient technologies. Due to the greater financial impact of retrofitting, the EPB felt that a carrot, rather than a stick, approach would be better.

There continues to be a need for public education on the current status of groundwater availability and conservation techniques and measures that could be implemented by individual property owners to help reduce the demand on aquifers. Ramsey has a keen interest in this subject as it had previously explored utilizing surface water from the Mississippi River as a source of drinking water. However, this is truly a regional issue and one that Ramsey believes needs a regional solution. Thus, instituting an education and awareness campaign around groundwater has the distinct ability to help delay and defer any significant capital expenses that Ramsey may incur.

Solid Waste Reduction

Ramsey contracts with a single hauler for curbside service for single-family residential . This not only helps with participation rates and education, but also helps reduce the number of trucks traversing local streets (less wear and tear and likely reduces air pollutants as well). The curbside program provides collection of recyclables on an every other week (EOW) schedule. Ramsey is divided into an east side and west side for collection purposes, generally along Sunfish Lake Blvd and Nowthen Blvd (with all residential properties south of Highway 10 being considered west).

In 2014, State Statute 115A.551 (Recycling) was amending to specify that by December 31, 2030, each metropolitan county will have a goal to recycle seventy-five percent (75%), by weight, of the total solid waste generated. Furthermore, it states that counties will develop or require political subdivisions within the county to develop and implement programs, practices, and/or methods designed to achieve this goal.

In recognition of this aggressive goal, Ramsey has created new and/or additional opportunities for residents to properly dispose of recyclable materials. This includes expanding the list of acceptable materials collected during Ramsey's Recycling Day events, which now accepts carpet, carpet padding, textiles, motor oil, oil filters, and antifreeze. Additionally, Ramsey has added a third Recycling Day (summer) event to provide an additional opportunity for residents to properly dispose of materials generally not accepted through the curbside program.

After review of a recent metropolitan waste sort (completed for Hennepin County in 2016), it is clear that organic materials represent the largest component remaining in trash. This represents a potential opportunity to boost Ramsey's recycling tonnage, which led the city to implement an organics recycling drop-off program.



Ramsey is providing 'starter kits' at no cost to encourage residents to participate in this program. There are carts located at the Public Works Campus for participants to drop off their organics. Ramsey is continuing to explore various options to expand and improve the organics program. This could include a larger scale drop-off site and/or a curbside program is yet another attempt to increase the amount of material diverted from the trash to the recycling stream.

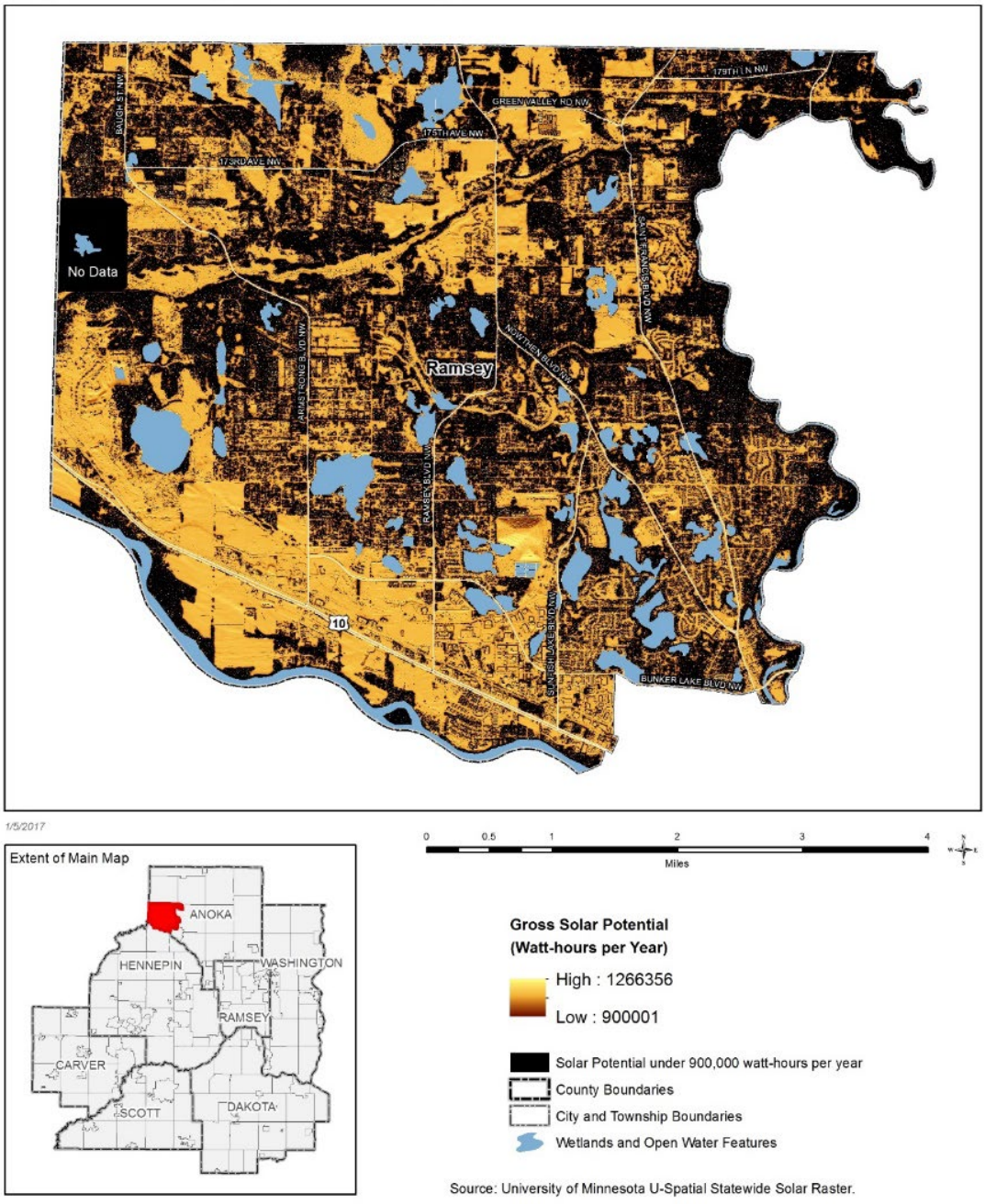


The greatest opportunity to realize significant gains in recycling, however, will likely come from the commercial sector. While Ramsey's recycling program is focused on the residential sector, primarily based on how the program is funded (Select Committee on Recycling and the Environment, aka SCORE), Anoka County does work with the commercial sector. They have partnered with Minnesota Waste Wise to conduct waste audits for interested commercial entities and guidance on how to increase recycling and reduce waste (and possibly costs too). Ramsey supports this work and will continue to explore opportunities to educate and assist the commercial sector with waste reduction measures where feasible.

Access to Solar

In the mid-2010s, Ramsey amended its Zoning Code to permit both ground mounted and building mounted solar arrays as an accessory use in any zoning district. This created the possibility for both the residential and commercial/industrial sectors to lawfully install solar energy systems if they so desired. In 2017, Ramsey amended its Zoning Code again to identify solar energy systems as a principal use with the issuance of a Conditional Use Permit within the Public/Quasi-Public zoning district.

Figure 5: Gross Solar Potential



Alternative Energy

Ramsey recognizes the growing field of renewable energy sources and has taken steps over the past decade to include provisions in the Zoning Code that govern their installation. In addition to solar energy systems (as addressed above), Ramsey also permits, under certain conditions, Wind Energy Conversion Systems (WECS) and Ground Source Heat Pumps. Ramsey will continue to monitor the evolution of alternative energies and, where appropriate and supported by the community, will contemplate zoning amendments to avoid unintentionally prohibiting their installation.

Greenway Planning

Ramsey has developed a robust system of parks and trails. Trail connectivity is a key metric of success for our community. Ramsey desires to continue our tradition of prudent trail planning, connecting important recreational and ecological resources. In order prioritize limited resources to accomplish this goal, Ramsey has prioritized important trail connections around the 'Circle of Ramsey' connecting our system of Community Parks. More information on this topic is found in the parks section of this plan.

Water Quality

Chlorides (de-icing salts) are a growing concern, not only in Ramsey but across the state, due to their likely impact on water quality. Ramsey is committed to exploring opportunities to reduce the quantities of de-icing salts used on roadways as long as it does not negatively impact safety. Options that could be considered or further investigated include an outright reduction in salt applied to roadways and parking lots, installation of pervious pavement and/or pervious concrete roads, alternative road surfaces (e.g. 'solar' roads that aid in melting snow), etc.

Public Realm Landscaping

Ramsey is committed to growing its boulevard/street tree program. A well designed urban forest addresses several of the key imperatives that were identified throughout the public engagement process. Boulevard trees aid with reducing stormwater runoff (improved water quality and increased infiltration). As Ramsey continues to develop, it will inevitably result in a greater number of vehicles on the roads. Boulevard trees will help filter out pollutants and other particulates from the air while also having a traffic calming effect. Boulevard trees also add economic and aesthetic value to neighborhoods and commercial districts.

University of Minnesota Resilient Communities Project

During the 2017-2018 Academic School Year, Ramsey partnered with the University of Minnesota's Resilient Communities Project (RCP) to advance resilience planning and goals. A summary of the projects evaluated during the academic year is found below. Project reports are available upon requests. Many of the recommendations from the RCP partnership are integrated into this document's goals and implementation strategies.



RESILIENT COMMUNITIES PROJECT

What is the Resilient Communities Project?

The Resilient Communities Project (RCP) is a cross disciplinary program at the University of Minnesota whose mission is to connect communities in Minnesota with University faculty and students to advance local sustainability and resilience through collaborative, course-based projects. Ultimately, RCP strives to

- build local capacity to address community sustainability and resilience issues
- train students to be future sustainability practitioners in their fields
- produce case studies, tool kits, and other resources that advance sustainability and resilience practice at the community scale

How does RCP work?

Each academic year, RCP selects a partner community (typically a city, county, or tribal government) through a competitive process. RCP collaborates with the selected community to identify between 5 and 30 projects— based on community identified environmental, social, and economic issues and needs—that will advance local sustainability and resilience. Then, RCP serves as a matchmaker, strategically connecting the community's projects with existing U of MN courses that can provide appropriate research or technical assistance.

Staff and stakeholders from our partner communities work closely with faculty and students to provide local knowledge and deeper insight into the issues, ensuring the work students undertake is relevant to the community context. Outcomes from each University course are documented in a final report and presentation at the conclusion of the semester. Project results are shared with the community, and disseminated through RCP's website for use by other communities.

What are the benefits to students of collaborating with RCP?

- Efficient access to high-quality and well-organized community projects
- Experience applying your knowledge and skills to real-world issues
- Opportunities to build your resume or portfolio for future job interviews
- Potential to meaningfully advance local sustainability and resilience
- Local and regional visibility and recognition for your work
- Opportunities to network with local government and industry professionals



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Resilient Communities Project
UNIVERSITY OF MINNESOTA
Driven to Discover℠



RCP–RAMSEY PROJECTS, 2017–2018

City of RAMSEY

For the 2017–2018 academic year, RCP is collaborating with the City of Ramsey on 20 projects that will engage dozens of U of MN courses and hundreds of students to provide information, ideas, and new perspectives on locally identified sustainability and resilience issues.

Community Identity and Engagement

Every Voice Matters
Resident Engagement and Volunteerism Plan

A Gathering Place for Community
Community Center Plan

Sustaining Our Legacy
Historic Town Hall Plan

Creating Community Identify
Branding and Marketing Plan

Land Use and Transportation

Highway 10: A Community and Regional Focal Point
U.S. Highway 10 Corridor Plan

Connecting Ramsey
City-Wide Greenway Plan

A Gathering Within: An Attraction Beyond
The CDR Development Plan Update

Paying for Future Infrastructure Needs
Development Fee Study

Environmental Stewardship

Integrating Resources into Our Future
Natural Resources Management and Outreach Plan

Preventing Flood Damage and Disaster
Floodplain Communications Plan

Reduce Waste, Reuse Resources
Organics Recycling Plan

Clean Water, Clean Soil
Septic System Communications Plan

Will the Faucet Turn On?
Water Conservation Toolkit

Restoring Our Edge
Mississippi Shoreline Plan

Housing and Economic Development

Encouraging Small Business Growth and Expansion
Business Incubator Plan

Creating Housing Opportunities for All Generations
Housing Plan

Creating Destination
Retail Market Analysis

Administration

Protecting Our Investments
Asset Management Plan

Sustaining Our Team
Employee Development Plan

Employee Benefits for the Next Generation
Employee Benefits Plan

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RCP is a program of the University of Minnesota's Center for Urban and Regional Affairs (CURA).

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This publication/material is available in alternative formats upon request. Direct requests to rcp@umn.edu or 612-625-7501.

Printed on recycled and recyclable paper with at least 10 percent postconsumer waste material.

Natural Resources Implementation Plan

Strategy: Ensure sustainability of food supply and food web

Policies and Actions:

1. Promote pollinator-friendly landscape practices

Strategy: Maintain and enhance the community forest

Policies and Actions:

1. Develop a boulevard tree program

Strategy: Reduce erosion along shorelines

Policies and Actions:

1. Create a Shoreline Protection Plan for the Mississippi River
2. Create a Shoreline Protection Plan for the Rum River

Strategy: Preserve significant ecological resources during development

Policies and Actions

1. Create a Conservation Subdivision Design policy
2. Create and overlay district for Trott Brook
3. Implement the Mississippi River Corridor Critical Area Plan

Strategy: Improve Sustainability and Resilience

Policies and Actions

1. Create a Community Resilience Plan

Strategy: Improve recreation opportunities along the City's Priority Greenway Plan

Policies and Actions

1. Complete the priority greenway plan

Strategy: Improve connections to significant ecological resources

Policies and Actions

1. Inventory potential access points to significant ecological resources

Strategy: Improve awareness for groundwater planning

Policies and Actions

1. Create an outreach plan for groundwater planning

Strategy: Improve awareness for solid waste reduction

Policies and Actions

1. Create an outreach plan for organics recycling

Chapter 06: Mississippi River Corridor Critical Area Plan (MRCCA)

Introduction

Designated by Governor's Executive Order in the 1970s, the Mississippi River Corridor Critical Area (MRCCA) is a land corridor along the Mississippi River in the Twin Cities Metropolitan Area governed by special land planning requirements and land development regulations. These regulations, which are implemented through local MRCCA plans and ordinances, protect and preserve the natural, scenic, recreational, and transportation resources of this section of the Mississippi River. The MRCCA comprises 72 miles of river and 54,000 acres of surrounding land in 30 local jurisdictions.

Ramsey adopted its first Critical Area Plan in 1980. Ramsey adopted its first Critical Area Ordinance in 1985, and has processed several amendments since that date.

Ramsey has ensured that plan preparation has included extensive public engagement. In 2013, Ramsey hosted a series of public workshops on the topic, and maintains a contact database. In addition, Ramsey's overall Comprehensive Plan Update has included the most extensive public engagement process Ramsey has hosted for any of its Comprehensive Plan Updates.

Comprehensive Plan Strategic Imperatives

- A Balance of Rural Character and Urban Growth
- An Active Community (Parks, Recreation, and Open Space)
- A Connected Community (Transportation)
- A Positive Learning Environment

Initiatives for the Critical Area

- Protect and Restore Significant Ecological Resources
- Improve Water Quality
- Maintain and Improve Recreation Opportunities along and adjacent to the Mississippi River
- Improve Access to the Mississippi River
- Communicate the Benefits of Protection of Ecological Resources

Mississippi River Corridor Critical Area Districts

River Neighborhood (CA-RN)

The river neighborhood district is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses.

The river neighborhood district must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline habitat vegetation are priorities in the district.

Rural Open Space (CA-ROS)

The rural and open space district is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district.

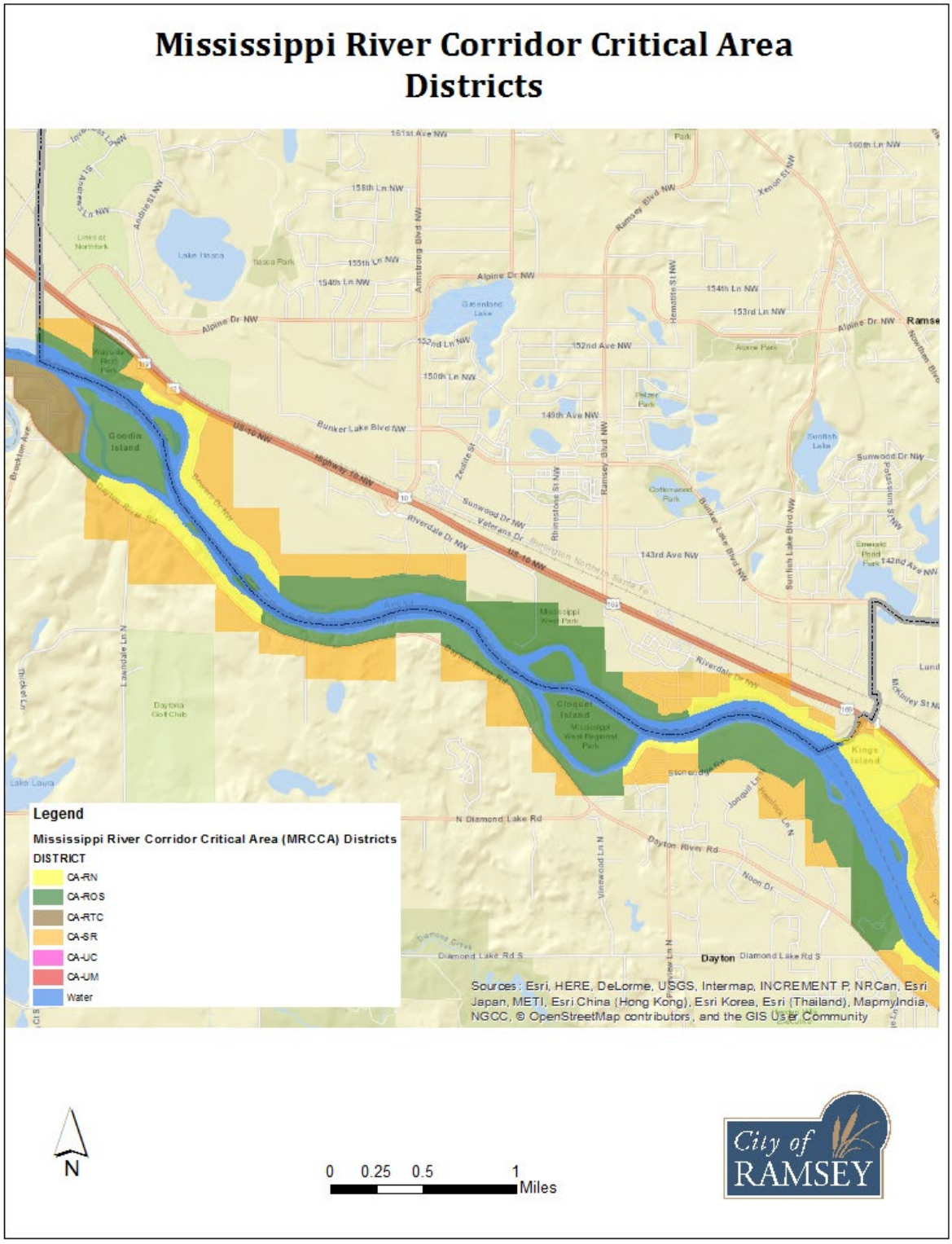
The rural open space district must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

Separated From River (CA-SR)

The separated from river district is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River.

The CA-SR district provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and flow of untreated storm water into the Mississippi River are priorities in the district.

Figure 6: Mississippi River Corridor Critical Area Districts



Primary Conservation Areas

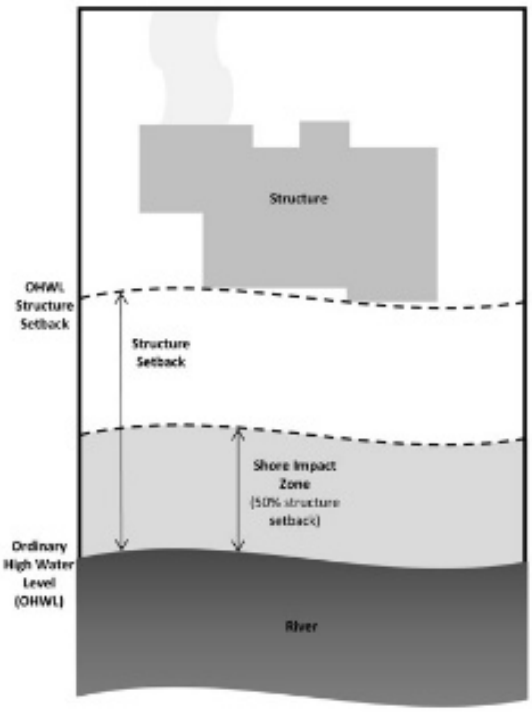
"Primary conservation areas" means key resources and features, including shore impact zones, bluff impact zones, floodplains, wetlands, gorges, areas of confluence with tributaries, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, significant existing vegetative stands, tree canopies, and other resources identified in local government plans.

General Overview and Description

Generalized maps of the Primary Conservation Areas below are included in the text below. Larger, more detailed maps are included as an appendix. Detailed maps will be available upon request.

Shore Impact Zones

"Shore impact zone" means land located between the ordinary high water level of public waters and a line parallel to it at a setback of 50 percent of the required structure setback or, for areas in agricultural use, 50 feet landward of the ordinary high water level.



Floodplains and Wetlands

"Floodplain" means the areas adjoining a watercourse which has been or hereafter may be covered by the regional flood.

Confluence with Key Tributaries

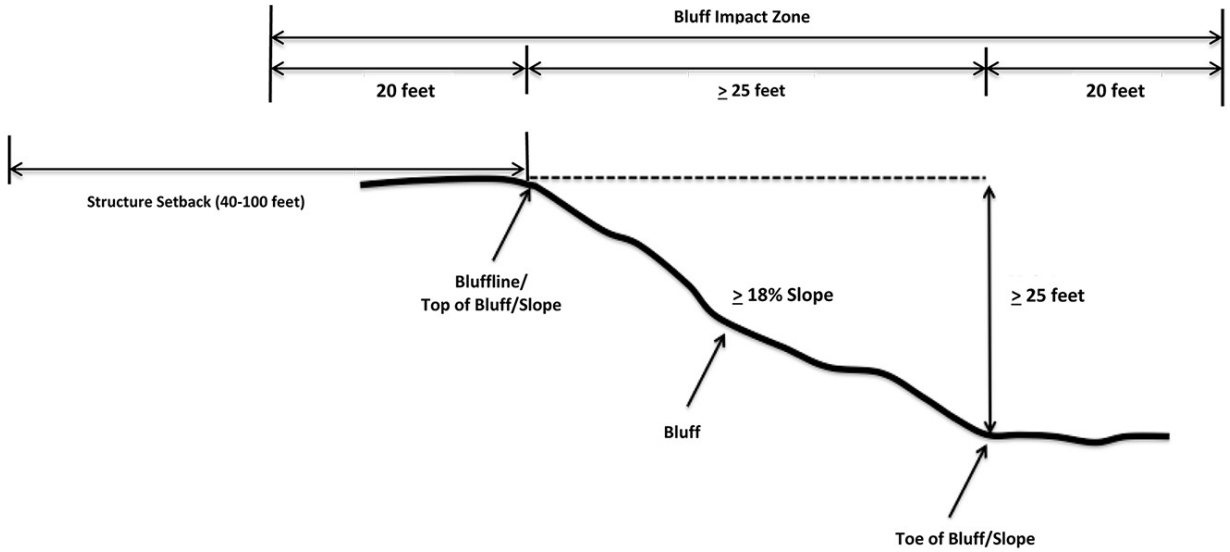
There are no confluences with key tributaries within Ramsey.

Natural Drainage Areas

The Critical Area Plan includes mapping of natural drainage areas that impact the Mississippi River.

Bluff Impact Zone

"Bluff impact zone" means the bluff and land within 20 feet of the bluff.



Native Plant Communities and Significant Existing Vegetative Stands

"Native plant community" means a plant community that has been identified as part of the Minnesota biological survey or biological survey issued or adopted by a local, state, or federal agency.

Cultural & Historic Properties

Historic property" means an archaeological site, standing structure, site, district, or other property that is:

- Listed in the National Register of Historic Places or the State Register of Historic Places or locally designated as a historic site under Minnesota Statutes, chapter 471;
- Determined to meet the criteria for eligibility to the National Register of Historic Places or the State Register of Historic Places; or
- An unplatted cemetery that falls under the provisions of Minnesota Statutes, chapter 307, in consultation with the Office of the State Archeologist.

One area of cultural and historic significance is located in the corridor. It does not meet the definition above. The location of the first settlement in Ramsey is located within the corridor, originally known as Itasca Village. There are no remaining structures or assets from this original settlement.

Gorges

There are no gorges located in Ramsey.

Unstable Soils and Bedrock

There are significant areas of shoreline erosion located along Ramsey's Mississippi River Shoreline. This erosion is documented through a 2016 Anoka Conservation District Survey. The results of said

survey are incorporated into this document by reference. Ramsey will be utilizing this information for education, outreach, and funding purposes to restore priority areas from further erosion.

Figure 7: Shore Impact Zone Map



Figure 8: Floodplains and Wetlands

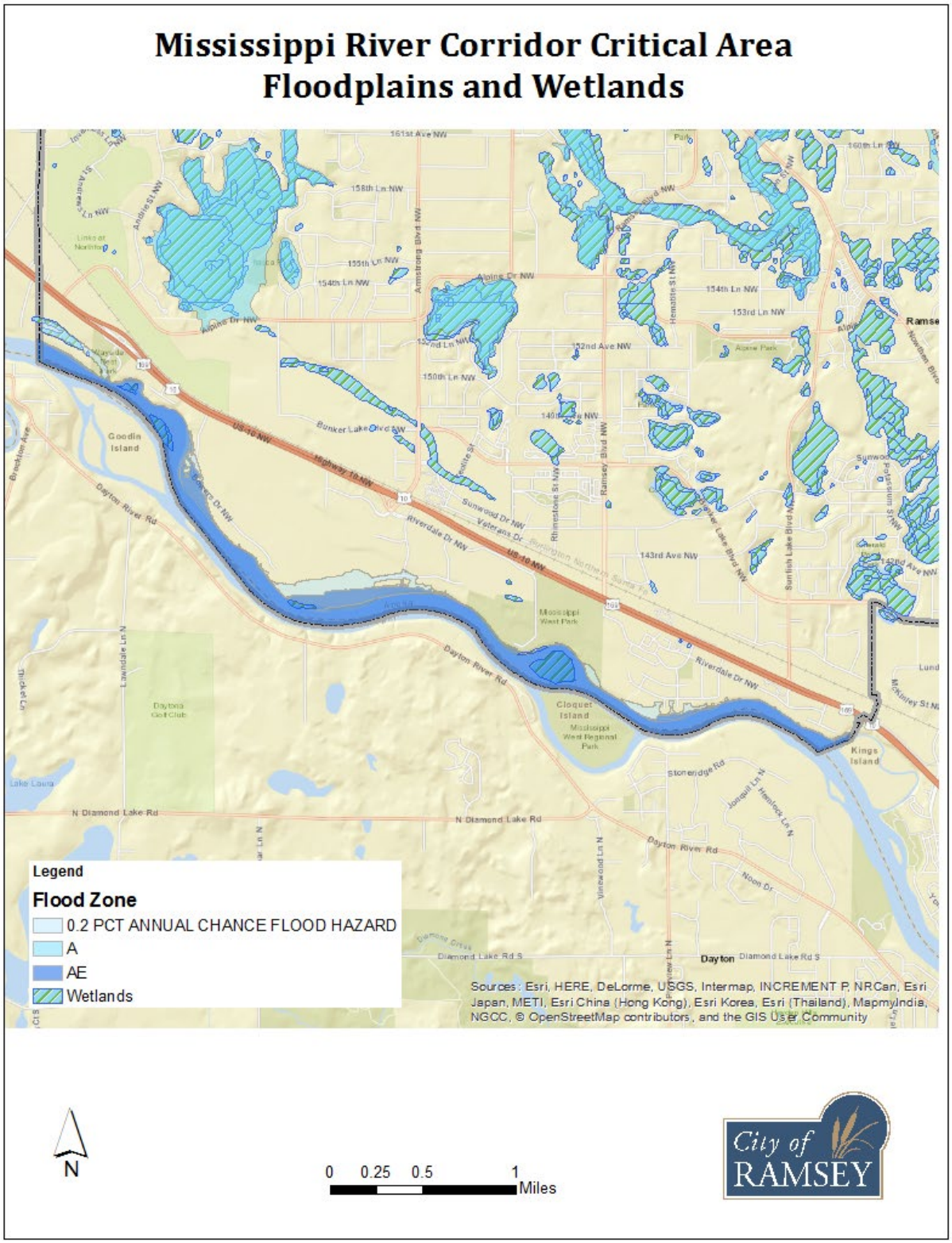


Figure 9: Confluence with Key Tributaries

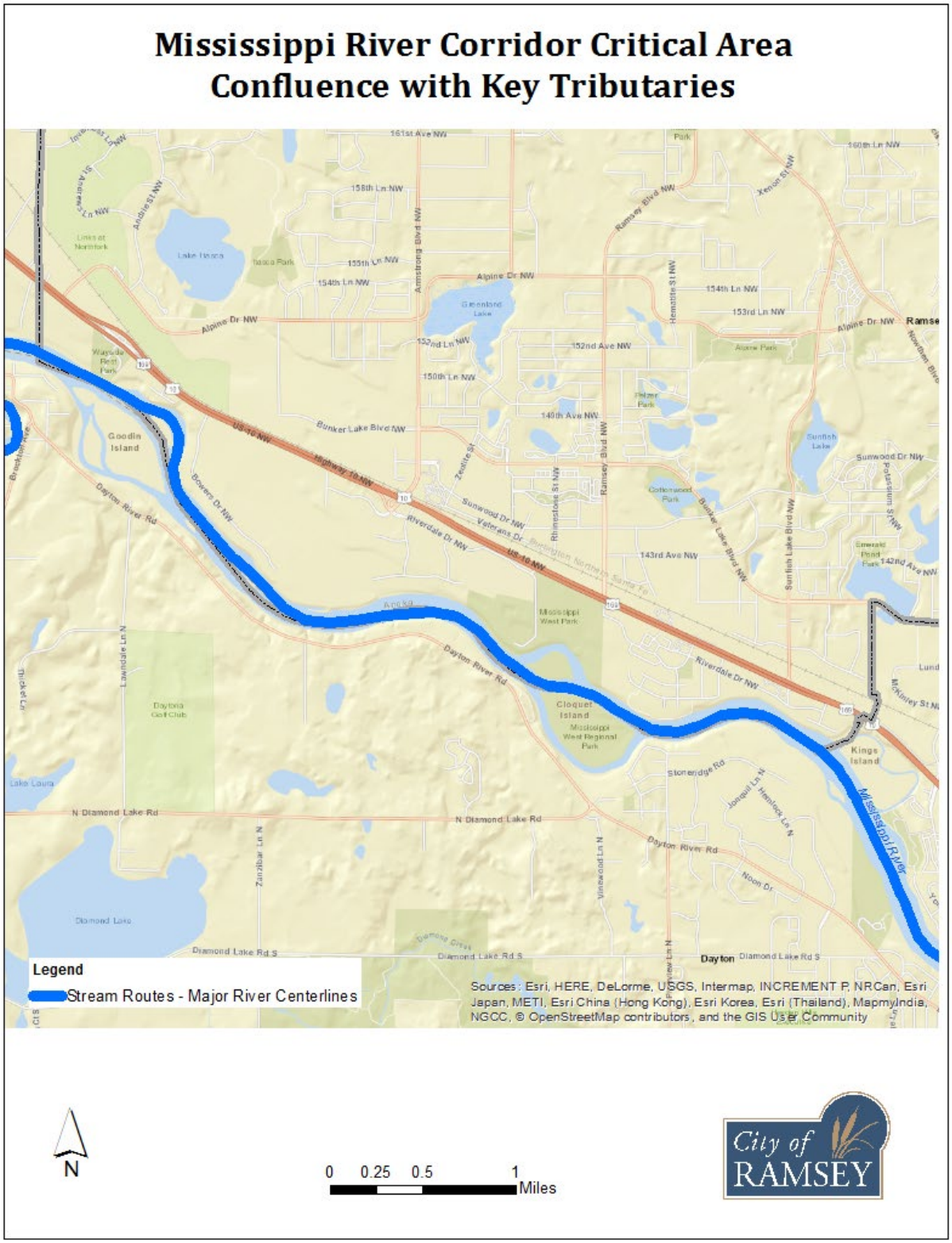


Figure 10: Natural Drainage Areas

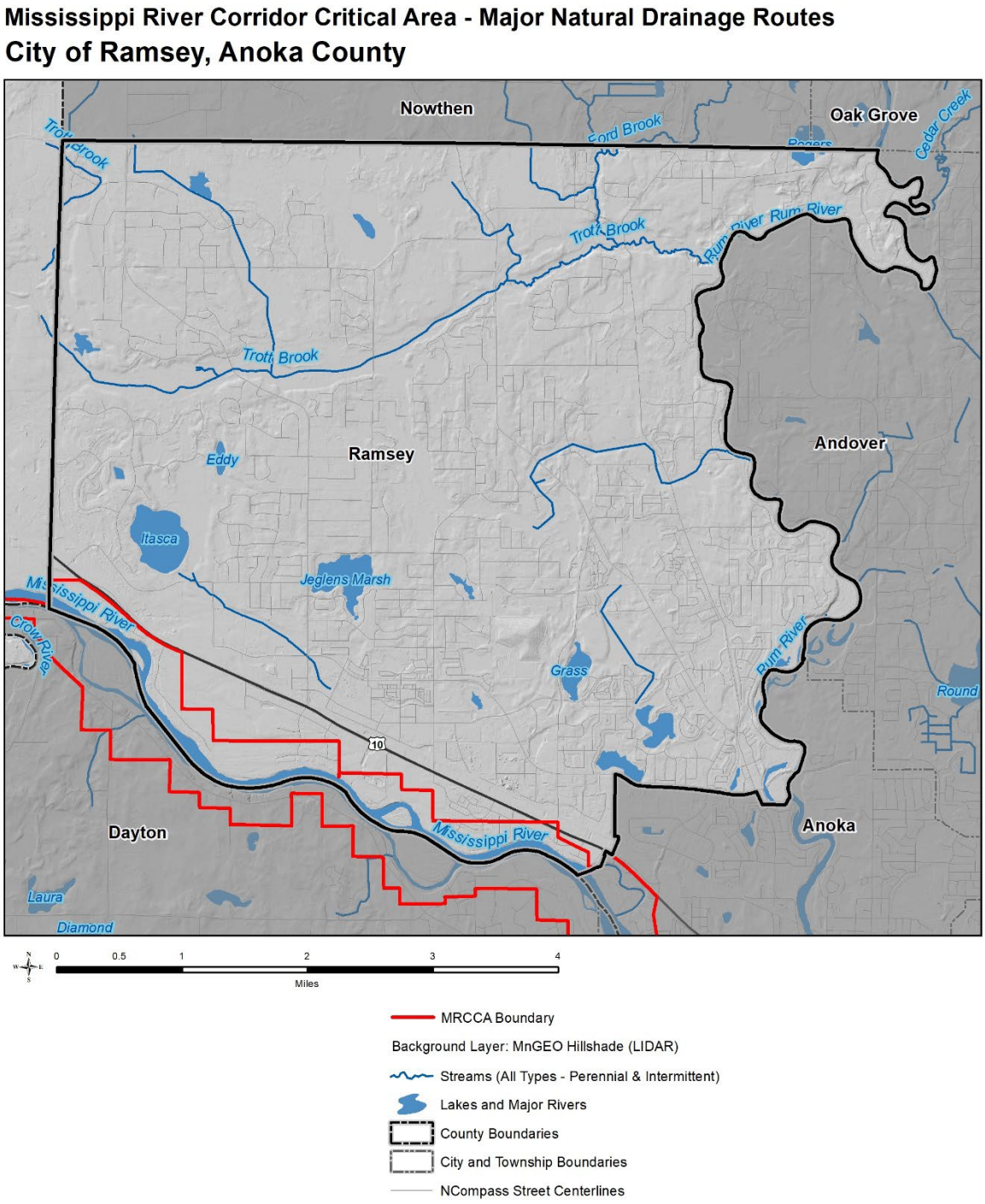


Figure 11: Bluffs and Bluff Impact Zones

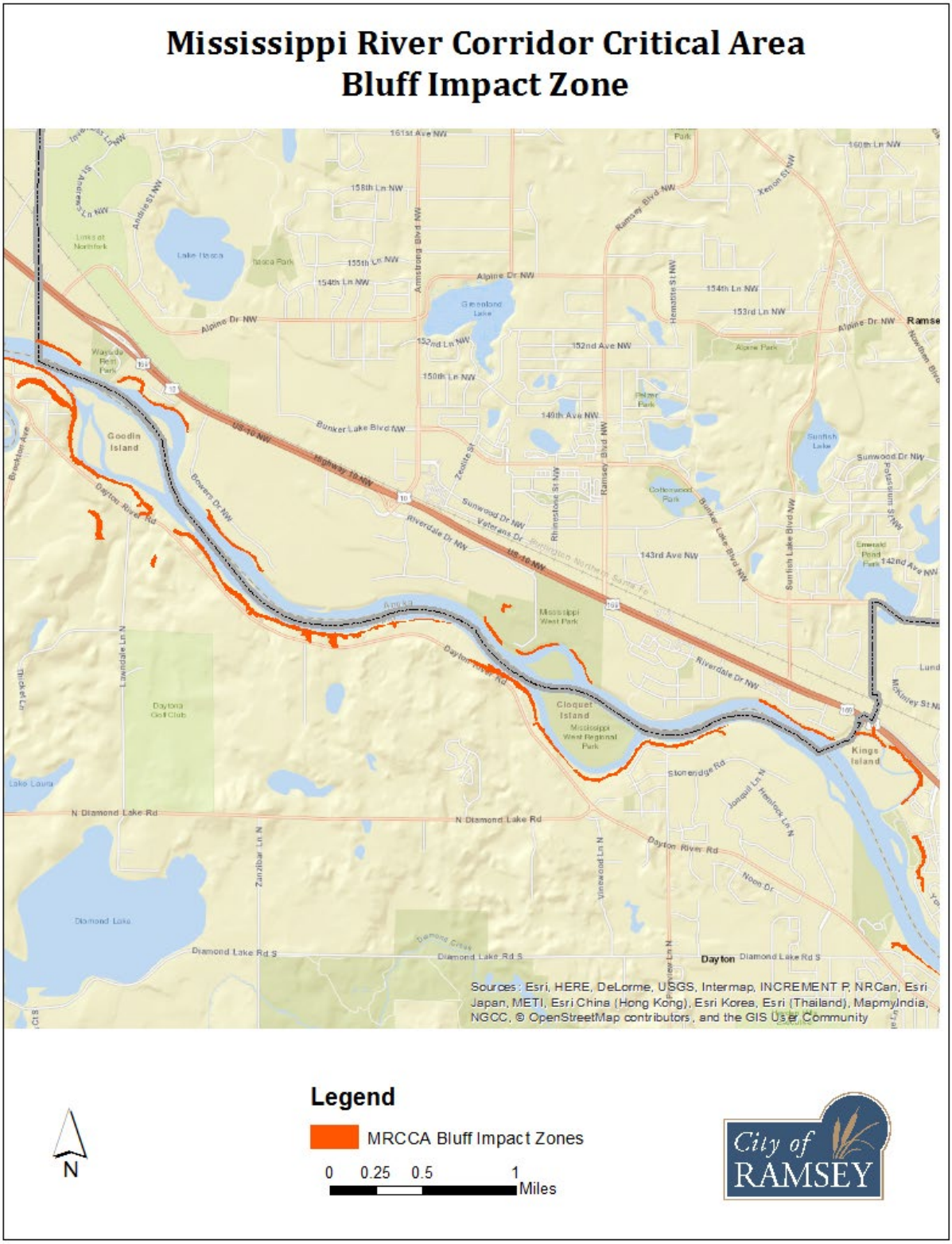
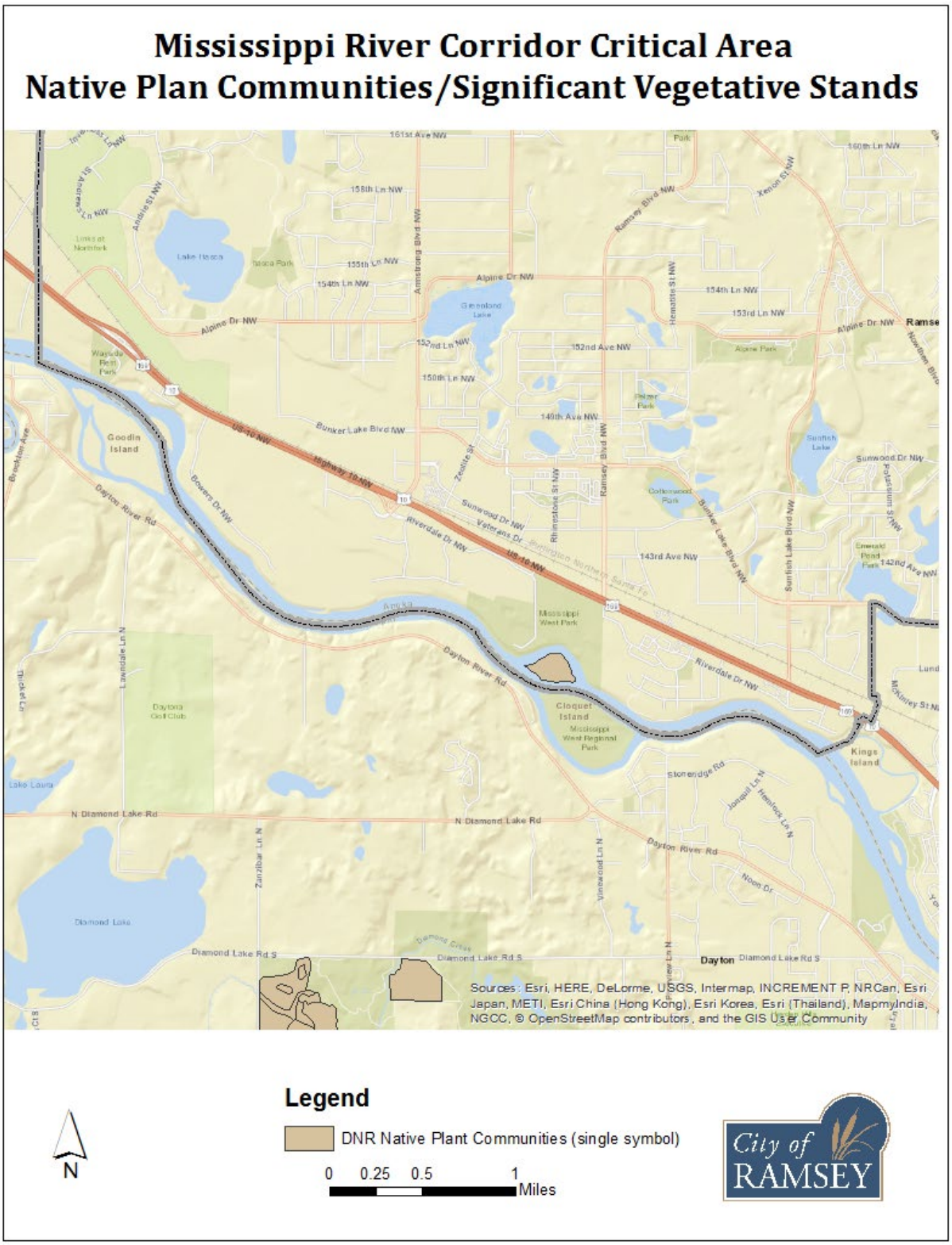


Figure 12: Native Plan Communities & Significant Existing Vegetative Stands



Public River Corridor Views

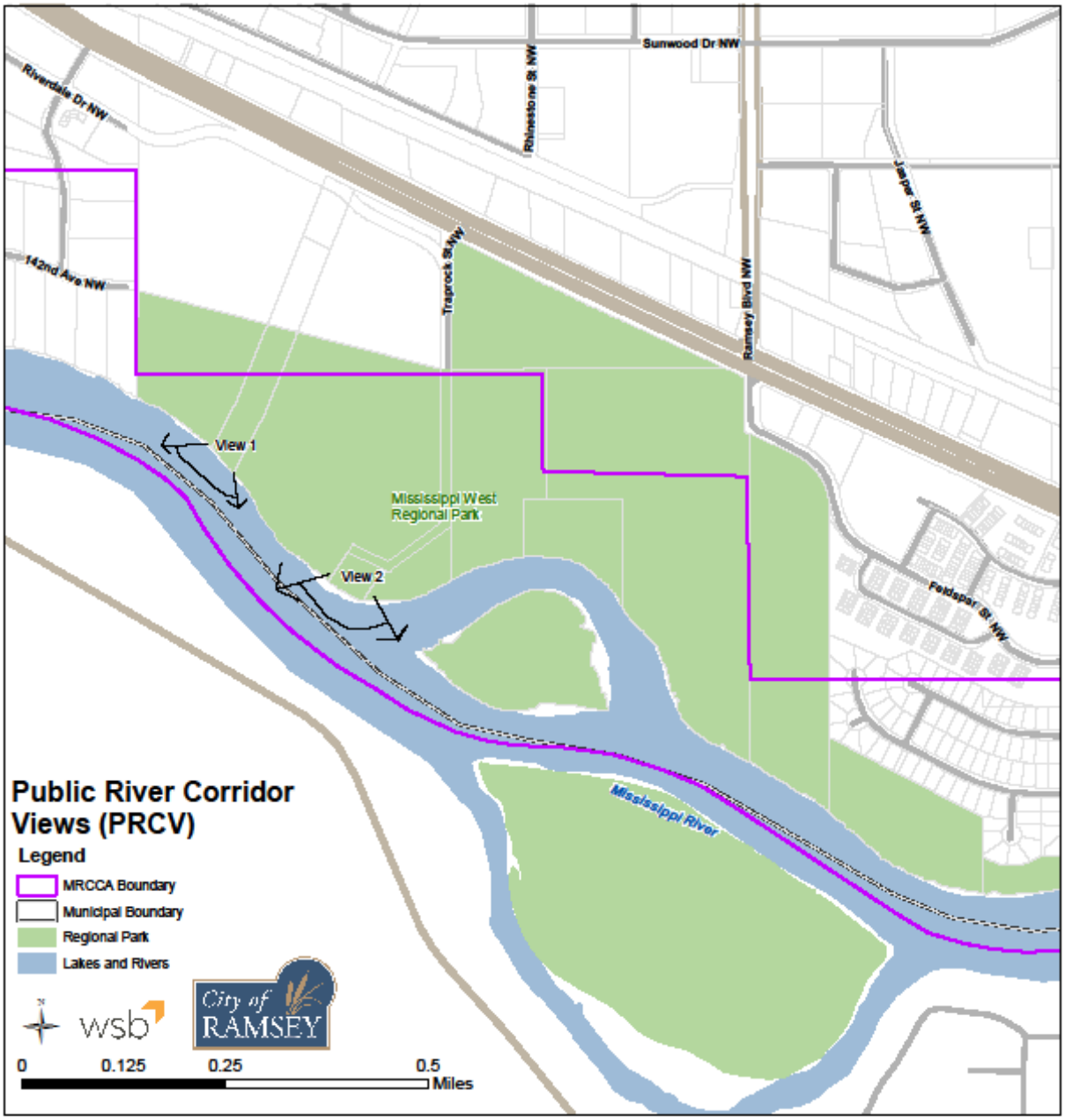
General Overview

A key component of the Critical Area Plan is to improve access to public river views and protect the views of bluffs from the river.

Views Toward River from Public Places (PRCV)

Two views were identified by Staff as being key public river corridor views (PRCVs) which are showing below as well as the location of the PRCV mapped with the direction of the view included.

Figure 42: Public River Corridor View Location





PRCV View 1



PRCV View 2

View 1 and 2 are deemed important PRCV's due to their direct pedestrian (view 1) and vehicular (view 2) access to the waterfront as well as existing dense vegetation at both sites. Loss of vegetation at either site may result in erosion that could reduce water quality in the area and thus degrade the overall aesthetic of the area.

Priorities for Restoration

Ramsey's priority for restoration within the Corridor is protecting the Corridor from significant erosion as identified by the 2017 Anoka Conservation District Mississippi River Shoreline Inventory for Ramsey.

Figure 43: Vegetation Restoration Priorities

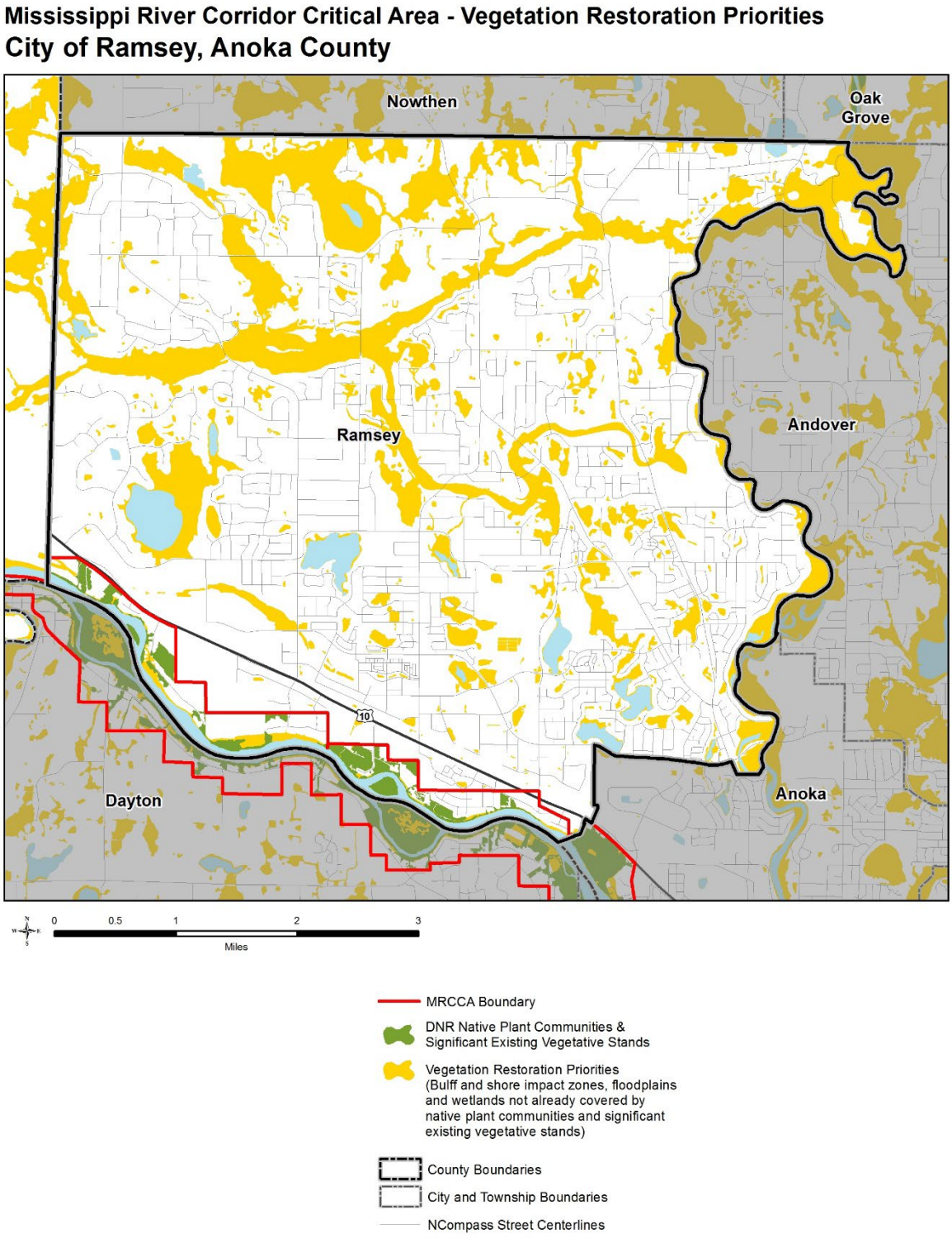
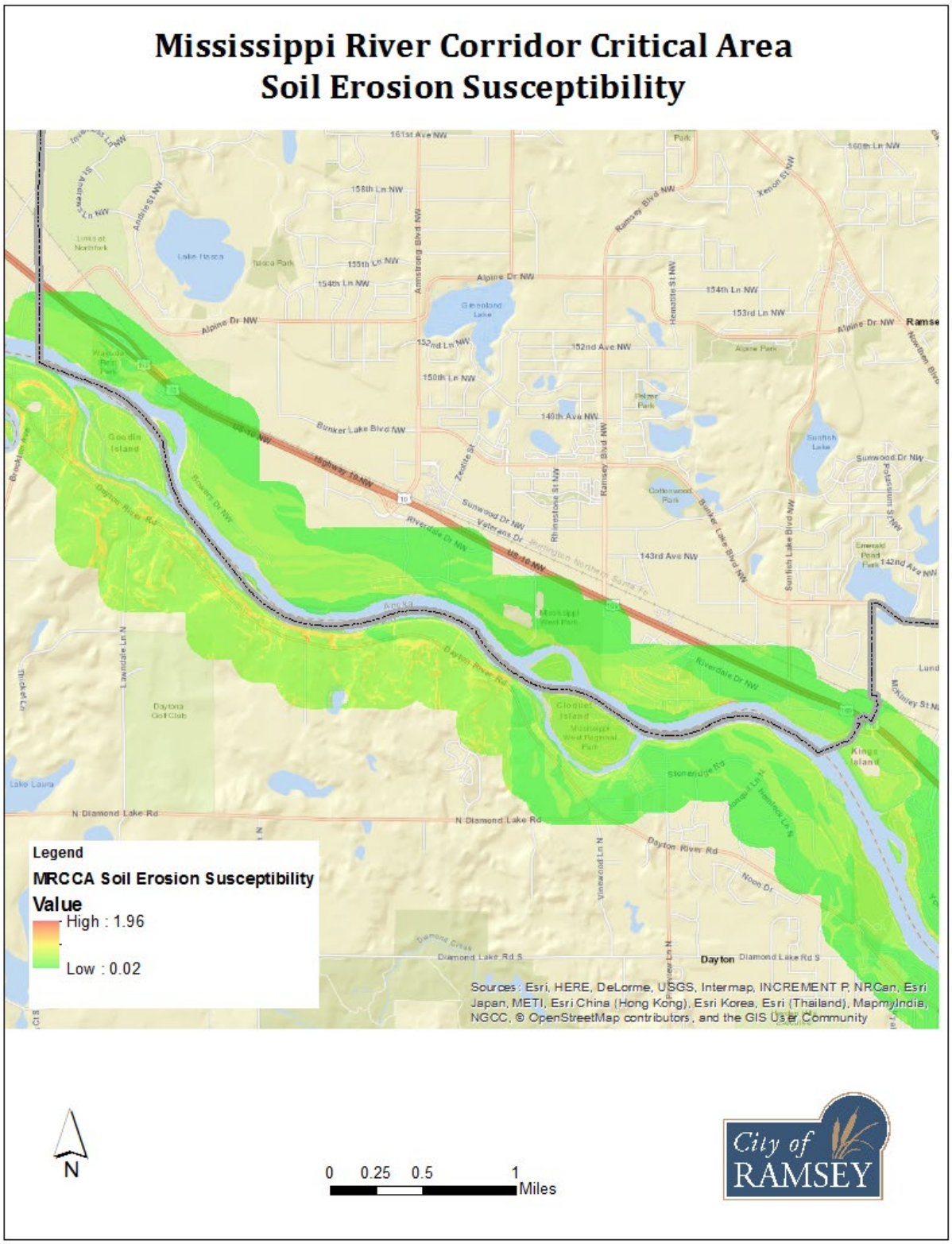


Figure 134: Soil Erosion Susceptibility



Surface Water Uses

Water-Oriented Uses

Open Space & Recreational Facilities

Existing Recreation Facilities

The Mississippi River Trail and Riverdale Park are currently located within the Corridor.

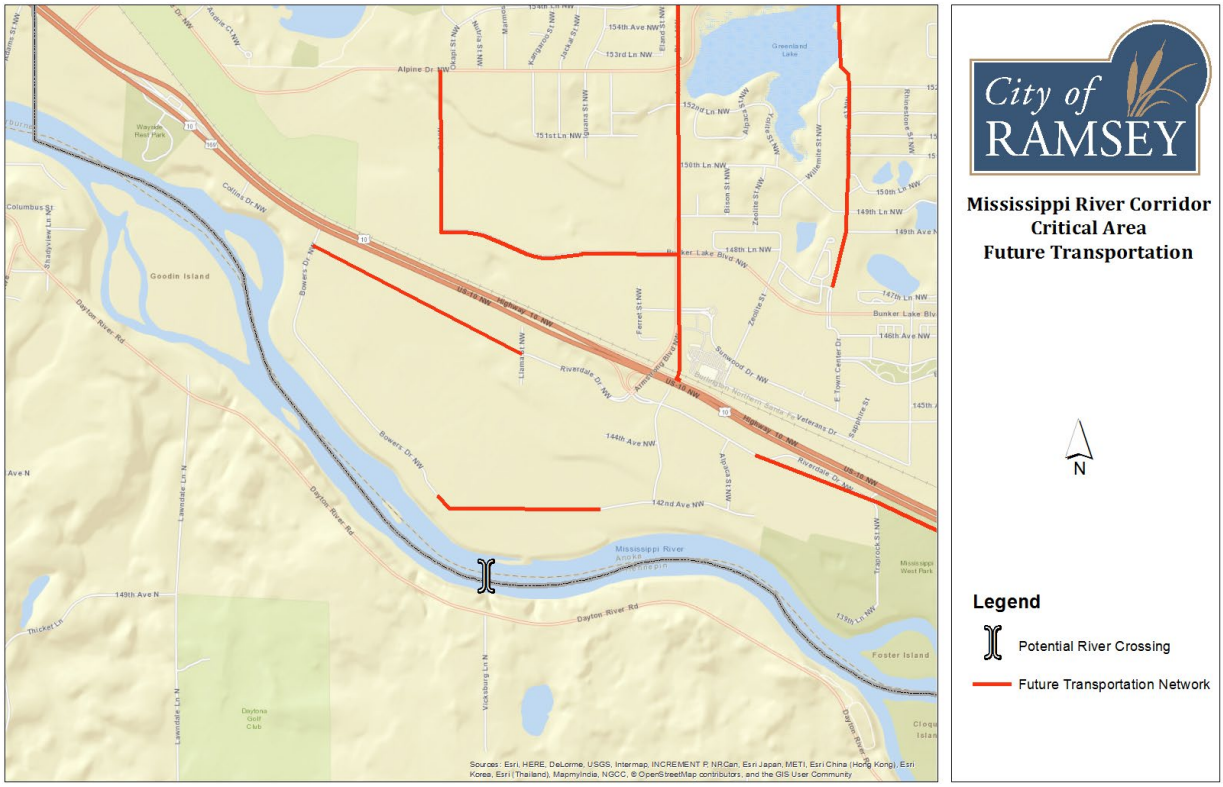
Future Recreation Facilities

The future Mississippi West Regional Park is located within the Corridor. In addition, the future alignment of Central Anoka County Regional Trail connects to the Corridor. A future component of the Central Anoka County Regional Trail is a grade-separated pedestrian crossing over the BNSF/Northstar Commuter Rail Corridor and U.S. Highway 10, known as the Mississippi Skyway.

Transportation & Public Utilities

An existing Connexus Energy Electric Transmission Line current crosses the Mississippi River connecting Ramsey and Dayton. Ramsey continues to plan for a future River Crossing between Ramsey and Dayton.

Figure 4514: Mississippi River Bridge/Crossing



There are currently no electric power generating facilities installed within the MRCCA boundary. There is however a solar garden owned and operated by Connexus Energy just outside of the boundary. Solar power generating facilities are allowed as an accessory use is all city zoning districts. Ground mounted solar energy systems are required to comply with all building setbacks

in the applicable zoning district. The height of ground mounted solar energy systems at maximum designed tilt shall not exceed the distance from the nearest property boundary or the maximum allowable building height for the applicable zoning district, whichever is more restrictive. Building mounted solar energy systems shall comply with the maximum allowable building height for the applicable zoning district. The limitations on height to be in conformance with height of other structures in the zoning district will limit the amount of impact a solar energy system could have on area PRCV's.

MRCCA Policies

Districts/Land Use

Policy 1: The City will implement the policies of the Critical Area by adopting the new districts within our Zoning Code.

Policy 2: The City will protect native and existing vegetation during the development process and require restoration if any is removed by development. Priorities for restoration shall include stabilization of erodible soils, riparian buffers and bluffs or steep slopes visible from the river.

Policy 3: Identify and encourage connection of CA-SR district land to existing and planned parks and trails for Local Governing Units (LGUs) with developable land in CA-SR districts.

Policy 4: Encourage that land dedication requirements be used to acquire land suitable for public river access.

Primary Conservation Areas

Policy 3: The City will encourage conservation subdivision design to protect Primary Conservation Areas.

Policy 4: Conservation Subdivision Design will be utilized to allow the clustering of lots in exchange for permanent protection of Primary Conservation Areas.

Policy 5: The City will continue its proactive approach to subdivision design by encouraging setbacks and adequate lot depth to preserve Primary Conservation Areas.

Policy 6: The City will support mitigation of impacts to PCAs through subdivisions/PUDs, variances, CUPs, and other permits.

Policy 7: The City will where possible and feasible restore previously removed native plant communities and natural vegetation in riparian areas a high priority during development.

Policy 8: The City will seek to establish permanent protection of PCAs through either public acquisition, conservation easement, or deed restrictions.

Public River Corridor Views

Policy 9: The City will strive to work with applicable partners, especially Anoka County Parks, to improve access to Public River Corridor Views.

Policy 10: When feasible, the City will protect and minimize impacts to PRCVs from public and private development activities.

Policy 11: The City will protect and minimize impacts to PRCVs from public and private vegetation management activities.

Policy 12: The City will protect PRCVs located within the community and identified by other communities adjacent or across the river.

Restoration Priorities

Policy 13: The City will continue to implement pilot demonstration projects and incentives to encourage restoration of priority areas.

Policy 14: The City will seek opportunities to restore vegetation to protect and enhance PRCVs identified in this plan.

Policy 15: The City will seek opportunities to restore vegetation in restoration priority areas identified in this plan through the CUP, variance, vegetation permit and subdivision/PUD processes.

Policy 16: The City will work to sustain and enhance ecological functions (habitat value) during vegetation restorations.

Policy 17: The City will require that proposed development sites be evaluated for erosion prevention and bank and slope stabilization issues and require restoration as part of the development process.

Surface Water Uses

Policy 18: The City will continue to support Anoka County's operation of a Boat Launch along Traprock Street.

Policy 19: The City recognizes the Mississippi River as a "working river" that is important to the economy of the Twin Cities metropolitan area and the Midwest.

Policy 20: The City does not currently regulate surface water use under Minn. Statute, Chapter 86B and does not intend to assume that responsibility.

Policy 21: Where applicable, the City will seek to balance commercial and recreational surface water uses.

Water-Oriented Use

There are no private Water-Oriented Uses planned along the shoreline of the Mississippi River. However, the Mississippi West Regional Park will be a primary access to encourage interaction with the Mississippi River. There is also a future local park planned west of Mississippi West Regional park. The location of this water-oriented use is identified as "view 2" on the Public River Corridor View figure.

Open Space & Recreation Facilities

Ramsey will continue to support planning and implementation for Mississippi West. Ramsey will continue to own and maintain Riverdale Park. Ramsey will continue to plan for a new municipal park along the Mississippi River between the Alpaca Estates and Bowers neighborhoods.

Transportation & Public Utilities

Ramsey will continue to support future planning for the future Mississippi River Crossing to the City of Dayton in Hennepin County.

Ramsey will continue to support Connexus Energy's electric transmission line across the Mississippi River to the City of Dayton.

Natural Resources Planning

Ramsey undertook two (2) comprehensive inventories in the mid-2000s; a Natural Resources Inventory (NRI) and a Wetland Inventory. Both of these data sets are referenced any time a new development is proposed. These data sets help inform Ramsey if there are significant and/or high value natural resources within a development site that may warrant greater protections. While both provide valuable insight, Ramsey acknowledges that both require periodic updates to ensure that the data is accurate and relevant. There has been no specific timeframe identified for updates to either, but for this data to remain useful, they should be revisited no less than every ten (10) to fifteen (15) years. This may be useful as Ramsey continues to consider partnering with other agencies, especially as it relates to shoreline stabilization efforts.

City Code Amendments

In order to properly administer this amended plan, the City will need to make certain amendments to City Code. These amendments include but are not necessarily limited to the following.

- Establish General Land Use Review Procedures.
- Develop administrative procedures for shoreline stabilization.
- Actively communicate with other communities to protect views they have identified in your community that are valuable, and vice versa.
- Establish a vegetation permitting process that includes permit review procedures to ensure consideration of restoration priorities identified in this plan in permit issuance, as well as standard conditions requiring vegetation restoration for those priority areas.
- Establish process for evaluating priorities for natural vegetation restoration, erosion prevention and bank and slope stabilization, or other restoration priorities identified in this plan in CUP, variances and subdivision/PUD processes.
- Develop visual analysis approach for CUPs for additional height in the RTC and UM districts (if applicable), as well as for proposed PUDs and variances.
- Develop a system for reviewing, tracking, and monitoring open space required as part of the subdivision process.

Critical Area Implementation Plan

Strategy: Protect and Restore Significant Ecological Resources

- Update Zoning Code to reflect Amended Plan
- Establish a plan to reduce erosion, protect canopy coverage, protect significant vegetative areas, and encourage pollinator-friendly landscapes.
- Ensure that information on the location of PRCVs is readily available to property owners to understand how PRCV-relevant ordinance requirements, such as vegetation management and land alteration permits, apply to their property for project planning and permitting.
- Establish procedures for processing applications with potential impacts to PRCVs including
    - Identifying the information that must be submitted and how it will be evaluated
    - Determining appropriate mitigation procedures/methods for variances and CUPs

Strategy: Improve Water Quality

- Establish a plan to reduce the amount of sediment and phosphorus entering the river.

Strategy: Maintain and Improve Recreation Opportunities along and adjacent to the Mississippi River

- Prioritize areas for acquisition to increase opportunities to access the river.
- Coordinate jurisdictional planning efforts.

Strategy: Improve Access to the Mississippi River

- Encourage creation, connection, and maintenance of open space, recreational facilities, including public access to the river.
- Complete the Central Anoka County Regional Trail Connection
- Update the Capital Improvement Program (CIP) to reflect the amended Plan.
- Update Surface Water Use Regulations.
- Provide Guidance to Private Property Owners for Private Accesses.

Strategy: Communicate the Benefits of Protection of Ecological Resources

- Create Informational Packets that provide the location of PCAs and information for property owners to understand how PCA-relevant ordinance requirements, such as vegetation management and land alternation permits apply to their property for project planning and permitting.
- Establish procedures and criteria for processing applications with potential impacts to PCA's including:
    - Identify what information must be submitted for projects within the MRCCA boundary and the way in which it will be evaluated.
    - Determine appropriate mitigation procedures/methods for variances and CUPs
    - Establish evaluation criteria for protecting PCAs when a development site contains multiple types of PCAs and the total area of PCAs exceed the required set aside percentages.
    - Develop administrative procedures for integrating DNR and local permitting of riprap, walls and other hard armoring.
- Develop a Communications Plan
- Create a new Critical Area Webpage

- Create a Signage Package for Public Spaces
- Provide information on the location of natural vegetation restoration priorities to property owners to help them understand how relevant ordinance requirements apply to their property for project planning and permitting.

Strategy: Prioritize Areas of Preservation

- Focus efforts on stabilizing erosion at Mississippi West Regional Park
- Work collaboratively with owners of undeveloped land with shoreline to partner of preservation and flexibility in subdivision design

Chapter 07: Parks and Recreation Plan

Parks and Recreation Goals and Strategies

- Prioritize desired recreation amenities with goal for financial stability in complete the Master Park and Recreation Plan.
- Preserve and enhance continuous open space corridors.
- Balance a variety of smaller neighborhood parks and larger community parks.
- Expand opportunities for community recreation programming.
- Expand recreation opportunities for aging population.
- Ensure equitable access to recreation programs and facilities.
- Ensure connected regional and local parks and open spaces.
- Coordinated planning efforts across multiple jurisdictions.
- Maximize joint use facilities and recreation opportunities.
- Strengthen relationships with local youth organizations.
- Prioritize desired recreation amenities with goal for financial stability in complete the Master Park and Recreation Plan.

Parks and Recreation Introduction

Ramsey recognizes parks, trails, and natural open spaces as vital to the quality of life and in many ways define the community. In some ways, Ramsey's park system emerged from the conversion of agricultural land to suburban in the 1970's with small park areas—often just open space, dedicated with these subdivisions. Ramsey created its first prominent park in the early 1980's, largely to meet the demand for youth athletics' play fields. Originally envisioned as a community park, Central Park serves as our flagship park. In the 1990's trails were added to Ramsey's landscape—and these were embraced every bit as much as parks. Citywide, the *value* of parks, trails and open space continues to grow, mirroring the increasing population, and corresponding with the conversion of open space to residential uses.

Taking advantage of its unique geography, cherished natural resources, and a diversity of recreational venues, while responding to its history and recognized rural character, are both determinants and opportunities for future public realm investments in the community. The Public Realm is what gives cities and neighborhoods their identity—typically including streets, parks, plazas, trails and other amenities. This network of connected spaces supports a host of broader city goals, sets the stage for ongoing quality development, and at the same time; promotes Community Parks and Trails, Regional Parks and The COR, to become a vibrant, dynamic, must-experience destinations.

Remaking infrastructure (including public space), as Ramsey develops a stewardship plan for a three decade-old 'built' park system, invites an opportunity to promote innovative design strategies that embrace the challenges of a growing city. Ramsey also has a bounty of natural resources to build upon, as in the instance of one of the most renowned rivers in the world. Indeed, both the Mississippi River and Rum River are significant water resources, and both part of the State's Wild and Scenic Rivers system that literally define the borders of the community. These two rivers are also state designated canoe routes, or recreational water trails—reconnecting residents through parks and trails, connects us to our past—as well as our future.

Another relevant stream is Trott Brook with its associated wetlands and uplands, representing a natural greenway spanning the northern 1/3rd of the city. Ramsey by area is also more than 17% wetlands of varying types and classes. Of the many wetland complexes, some have valuable oak and other forested areas in association, providing people opportunities to both live and recreate in these natural settings. These layers of habitat are valuable vestiges for the wildlife that residents embrace and enjoy. The greenway system referred to as the Circle of Ramsey. Trott Brook is the primary element and will inspire people to move within their community and will help restore ecological connectivity at the same time.

Exploring opportunities to reconnect all these valuable resources, to re-establish the continuity, functionality and beauty of these systems through a citywide greenway will serve as an expression of Ramsey's history, physical character and community identity.

People also want safe and enjoyable places that meet a range of recreational needs, providing both indoor/outdoor venues, supporting programmed or spontaneous activities. However, Ramsey will not be 'locked in' to an auto-centric environment as the only means to access parks and destinations, but rather, view the opportunity when thinking about parks and the public realm to creating a community that invites bicycling and pedestrians, to experience the city via greenways that connect neighborhoods, amenities and destinations.

Healthy, thriving cities invariably contain significant civic components that celebrate the "publicness" of place—yielding measurable returns; economic, environmental, and social—this Comprehensive Plan highlights the investments in the Park, Trail, and Recreation and Open Space system that will pay dividends for generations to come.

2030 Plan Accomplishments

The Comprehensive Plan is an important document that establishes a vision for the community that stakeholders can rely upon. The Comprehensive Plan is the result of commitment policy makers as well as engagement and participation by the community. Only true priorities make it into the Plan. The goals and strategies identified become the City's work plan and focus for the coming years. The following are a sampling of completed goals and strategies from the Parks, Recreation, Trails and Open Space Chapter of the 2030 Plan.

'Establish a regional trail along the Mississippi River'

Status: The City of Ramsey has completed construction of the Mississippi River Trail from King's Island in the City of Anoka to city limits at the border with Elk River.

'Improve coordination of park and trail planning within City and adjacent communities'

Status: Ramsey's Council meets with neighboring Councils regularly, which has resulted in collaboration on the above trail project with the City of Anoka.

'Design for connectivity with local and regional parks'

Status: The concept for the Circle of Ramsey emerged to address this goal with much of the greenway that encircles the community, now in place today.

'Develop a Trott Brook Trail Corridor'

Status: A quarter mile long boardwalk that will be constructed in the Spring of 2018, will complete the Trott Brook Trail between Variolite Street and Nowthen Boulevard.

'Explore providing pedestrian access from the Mississippi River to the north side of Highway 10'

Status: The skyway over Veteran's Drive was completed with the 2012 construction of the Northstar Rail Station. More recently a private landowner granted the 'touchdown' location (valued at $100,000) for the proposed pedestrian bridge referred to as the Mississippi Skyway. In 2014, the City secured $490,000 from the National Park Service, and completed the Final Plans and Specifications—for a project that is shovel ready.

'Minimize at-grade crossings of trails and roads and other interactions between trail users and automobiles, with underpasses or overpasses'

Status: See above. In addition to the underpass constructed below T.H #47 with the second phase of Elmcrest Park's development—a realignment of the Central Anoka County Regional Trail is underway to be routed from Ramsey Boulevard, through The COR and over both the railroad tracks and Hwy #10.

'Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources that will assist in implementing the park and trail plan'

Status: Ramsey has secured well in excess of $2 million dollars from governmental agencies for park and trail construction in recent years. In 2017, an alliance with the Mississippi River Park Connection (a non-profit) and Recreational Equipment Incorporated (REI) funded a new recreational opportunity for Ramsey, canoe campsites on the Mississippi River. A partnership with Anoka County and Ramsey Parks, MN DNR and Conservation Corps Minnesota implemented this unique amenity.

'Work with the schools and community organizations to plan for athletic fields and facilities that will accommodate the growing community'

Status: The City is working closely with the School District #11 on the new elementary school (2018-19 construction) which will have several outdoor facilities, as well as trail connections to the adjoining neighborhoods. Additionally, the City and the Anoka Ramsey Athletic Association have a strong partnership in both planning for and renovating and developing fields and facilities to meet increasing demands.

'Study the need for a Community Center that offers a variety of recreational uses for all age groups'

Status: Through the Resilient Communities Program partnership with the University of Minnesota, the City is organizing a number of different evaluations on how a Community Center may be structured to meet the future needs of residents. These studies will inform City Council on the way forward, with this discussion expected to occur later in 2018.

Public Engagement

Since the early 1990s, Ramsey has engaged residents purposely and consciously in their neighborhood park planning with good success. This approach creates ownership in their public spaces. More recently, the City of Ramsey has undertaken a variety of engagement efforts, citywide that directly and indirectly affect decision making about the park system. The responses to all those efforts have highlighted the importance of parks, recreation, trails, and open space on the quality of life in Ramsey. Access to parks and trails, coupled with high-quality open space—even if only visually, evokes a sense of rural character and is a significant reason that people choose to live and invest in the community and thus, parks, trails greenways should remain a priority for on-going municipal investment.

As part of the specific engagement effort for this Comprehensive Plan Update, the City of Ramsey has held several meetings and workshops, along with other engagement tools. Specifically, we have heard Ramsey should:

- Prioritize preservation along Trott Brook.
- Begin addressing reconstruction of aging/existing parks.
- Develop a plan for filling in trail gaps in the community—especially in the northern tier of the community, and along arterial roadways.
- Find a balance in investment between larger Community Parks and Neighborhood Parks.
    - A few of our newer subdivisions are asking for parks to be included within their new neighborhood.
    - Many existing neighborhoods desire updating of play structures—some less than 15 years old, some exceedingly beyond their useful life.
- Preserve open space along the Mississippi River as a priority.
- Focus new park efforts on
    - Future Community Park #6 (north central portions of the city)
    - The COR (at the top of the list is a splash pad/water recreation)
    - Lake Itasca Park (natural resource-based development, lake access and the proposed Lake Itasca Greenway—connecting The COR)

There were related comments with more of a focus on Ramsey's ecological resources, such as "Protect Mississippi River and Rum River from shoreline erosion," and those comments are included in Ramsey's Natural Resources Plan.

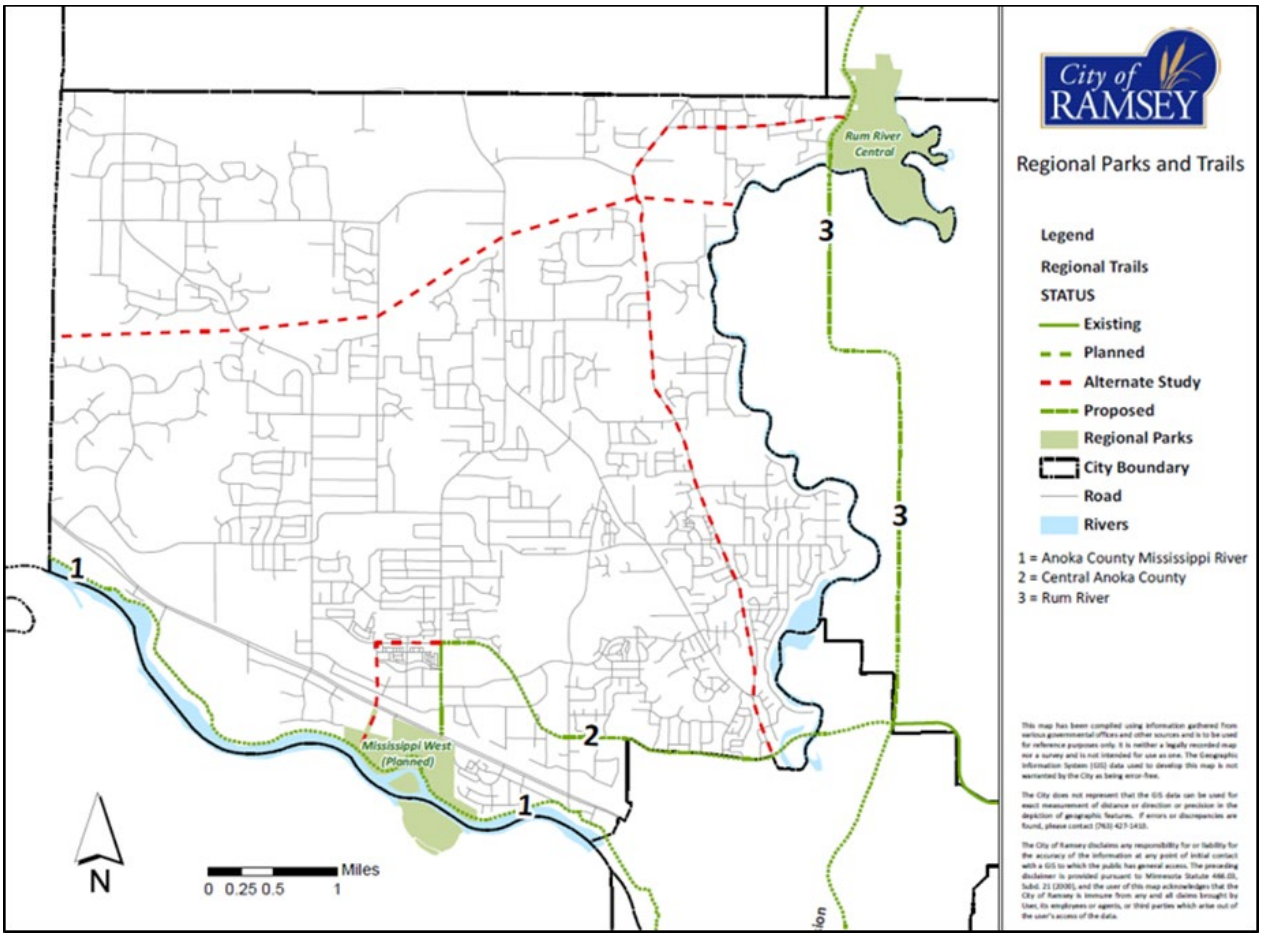
Existing Parks System

Regional Parks

There are two (2) Regional Parks and two (2) Regional Trails in Ramsey.

- Central Anoka County Regional Trail
- Mississippi River Regional Trail
- Mississippi West Regional Park
- Rum River Central Regional Park

Figure 46: Regional Parks and trails



The City of Ramsey is unique and fortunate in that it has two county parks within its boundaries that are a part of the Metropolitan Council's regional system. Rum River Central Park is 434 acres, 304 acres of which are in the City of Ramsey (the remaining is in the City of Oak Grove) and occupies the northeast corner of the city.

Mississippi West Regional Park

Mississippi West Park includes bluffs, wooded areas and two islands on the Mississippi River. The 273-acre park includes a small boat landing and shore fishing, and, in the Fall of 2017, canoe campsites were established on the islands—an amenity that is rare in the Metropolitan area— and one that provides additional recreational access to the most renown river in the nation. The campsites required close coordination between the City, County and the MN DNR, and are an example of the success of inter-jurisdictional cooperation and planning.

Mississippi River Regional Trail

Coursing along America's most renowned river, the Mississippi River Trail winds its way from the headwaters within Lake Itasca State Park in Minnesota to the Gulf of Mexico. A 3,000-mile system of bicycle-friendly roads and multi-use pathways, the Mississippi River Trail is referred to as a "string of pearls" connecting ten states, the cities of Ramsey, Minneapolis, St. Louis, Memphis, New Orleans, and myriad towns between.

In addition to being a Regional Trail within the Twin Cities metro, this trail is also United States Bikeway #45 within the entirety of Minnesota—connecting 700 miles of existing shouldered highways, low-use roads and off-road paths for bicyclists. While in place in Minnesota, southern states are actively constructing and identifying additional routes. Once complete, USBR 45 will continue south along the Mississippi River to Louisiana—then the U.S. Bicycle Route System will encompass more than 50,000 miles of riding connected to Ramsey.

A key improvement benefitting the utility and safe access to the Mississippi River Regional Trail in Ramsey, will be the completion of the pedestrian bridge over Hwy #10 discussed below.

Wayside Rest

In addition, the aforementioned county facilities, Ramsey also benefits from the Mn/DOT Wayside Rest between Highway 10 and the Mississippi River in western Ramsey that has visitor contact building with restrooms, canoe access and picnic facilities. This site serves as a trailhead for the Mississippi River Trail that traverses from the Headwaters in Minnesota, through 10 states to New Orleans.

Local Parks

The City of Ramsey is approximately 29 square miles in area, has a population of approximately 23,500, and is fortunate to be known for its natural resources. More than half of the City borders the Rum and Mississippi Rivers, and over 15% of its area is protected wetlands.

Establishing parks and creating quality recreational and open space opportunities remains a high priority for the City. There are approximately 500 acres of existing municipal parkland and two regional parks with varying amenities, creating a comprehensive system with many diverse opportunities to recreate and enjoy the natural environment.

Other Recreation Opportunities

Ramsey is also home to a variety of other unique recreation amenities.

- Game Fair
- Rum River Hills Golf Course
- Rum River Scout Camp (Boy Scouts of America)
- The Links at Northfork Golf Course
- Wayside Rest (State of Minnesota)

Planned Park System

Recreation Districts

Most residents cherish their park system. Given the choice, most would like more parks, especially near their homes. However, financial priorities continue to challenge city leadership to build and manage a park system that meets those desires yet meet the financial obligations to build and maintain these improvements. Currently, the overall amount of acreage devoted to Ramsey's park and open space system is over 1,800 acres, or approximately 10% of the of the City's 28 square miles. Given this large available area, the focus is on using these spaces wisely and connecting them effectively.

The gap between the desire for more parks and the stark reality of limited annual maintenance funding calls for a strategy to plan a system of interconnected parks and trails distributed reasonably and equitably throughout the community. Ramsey can achieve this goal by viewing Ramsey's park system as divided into ten 'Recreation Districts.' These districts are delineated by major roadways or other barriers and provide a means for more effective planning in determining future park needs at the scale of larger groups of neighborhoods (see map below).

A broad overview of the existing park system in Ramsey reveals a number of small, underutilized park spaces scattered throughout rural areas of the community. These low-density (or large lot) developments do not support high use of a neighborhood park system and thus can lead to inefficiencies. Larger scale community parks, which would provide park and recreation opportunities not available within private yards or large lots, would prove a more effective and efficient use of a park and recreation system for these areas, and at the same time serve both rural and urban areas of Ramsey—especially if well connected by trails or greenways.

It should be clarified that these Recreation Districts are not only a planning tool, but are an organizing structure of aggregating neighborhoods in order to interconnect them with the 'Circle of Ramsey' greenway. This greenway encircles the community, while connecting each Recreation District to each other, as well as to destinations like retail areas, schools, and workplaces.

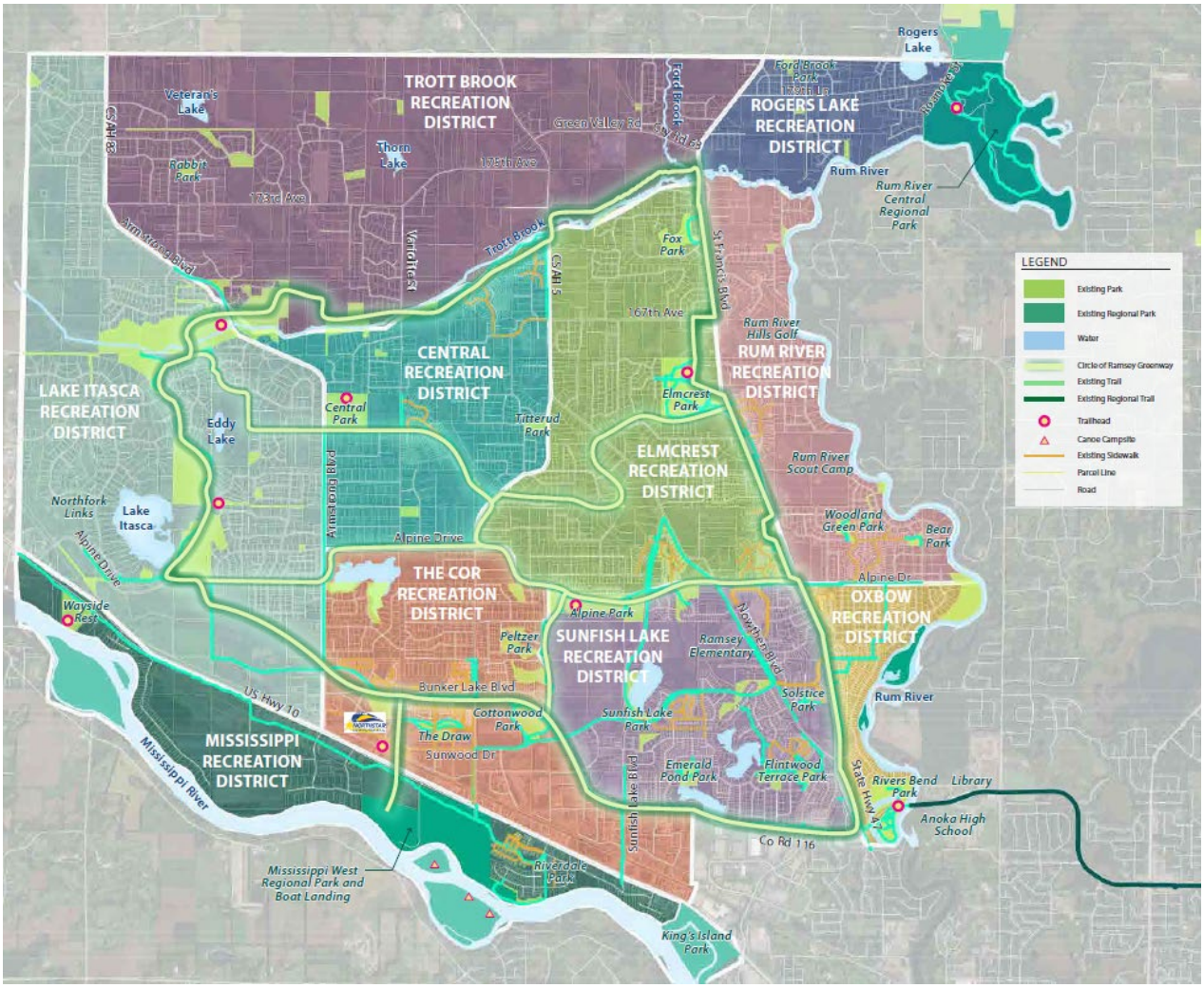
Using the structure of the Recreation Districts, it is evident that there are relatively few developed neighborhood parks in the northern third of the city. This, coupled with the need for additional spaces for a growing youth athletic program, suggests the need for a sixth community park in the north central part of the city. The remaining major emphases in the rural area of Ramsey should be, first, to provide trail connections to connect people to larger park facilities and destinations such as Central Park, Elmcrest, and Rum River Central Regional Park and, second, to preserve open space corridors consistent with a more rural land use. This approach is also consistent with the refrain heard throughout the public engagement process of the Comprehensive Plan: strive to find the "balance of rural and urban character."

In urban districts, this same approach is not effective. Higher density development demands more parks that are within walking distance of homes and provide a greater variety of activities. It would be prudent to start more detailed planning for the provision of neighborhood parks in future urban areas as well as looking to fill gaps in existing urban developed areas. As traffic patterns become denser within the urban areas, more neighborhood barriers may occur and further accentuate the need for more neighborhood park facilities. Trail, sidewalk, and greenway development is a significant element of future park planning to connect residents to the places they work, shop, and recreate. Therefore, the City must continue installing paved trails or sidewalks along all collector streets concurrent with their construction and enhance intersections with pedestrian-friendly treatments in the more urban areas.

In terms of significant outdoor recreation available from the private sector, Ramsey has two 18-hole golf courses open to the public; the Links at Northfork located in northwest of Lake Itasca and Rum River Hills Golf Course to the east, adjacent to the river at the 167th Avenue alignment. An additional privately-owned outdoor recreation facility is the 160-acre Boy Scouts of America site along the Rum River. Upon request, this site is open to the public. Recreational camping and

outdoor activities for scouts are available, and the site serves as an area of important wildlife habitat along the river. If the Owner ever proposes this site for development, Ramsey proposes that a portion of the Scout camp along the Rum River to become a municipal park with access to the river.

Figure 47: Recreation Districts



Park Types and Classifications

Community Park

A Community Park is generally defined as a larger park (usually more than 40 acres) serving multiple neighborhoods, enhanced amenities, and with trail connections to the large area. Examples include Alpine Park, Central Park, Rivers' Bend, and Elmcrest Park.

Neighborhood Park

A Neighborhood Park is generally defined as a smaller park serving mainly an individual neighborhood, or a group of neighborhoods. Neighborhood Parks generally have less amenities.

Future Improvements

Existing Park Replacement Plan

Ramsey heard throughout the Comprehensive Plan public engagement process a desire to reinvest in existing park spaces. Through the Parks System Plan, and the associated Capital Improvements Plan, Ramsey will identify and prioritize park, trails, and open spaces in need of reinvestment.

New Park Improvements

A number of areas are planned for future expansion and improvements. The key improvements in the current plan include.

- Circle of Ramsey
- Community Center
- Community Park #6
- Lake Itasca Park
- The COR

Potential Regional Trail and Regional Trail Search Corridor Realignments.

Ramsey requests an analysis of multiple regional trail corridors for alternate alignment as part of the next regional planning cycle. These corridors include the following.

- Central Anoka County Regional Trail
- Rum River Regional Trail
- Regional Trail Search Corridor (Trott Brook Greenway)

Rum River Regional Trail

Rum River Regional Trail - Existing Planned Alignment

The exhibit below identifies the proposed Rum River Regional Trail as number 3 between the Central Anoka County Trail (at Bunker Lake Boulevard) and Rum River Central Park. None of the trail is currently in place. Ramsey assumes that construction of the trail would occur in existing right-of-way.

Figure 47: Destinations along a Potential Realigned Rum River Regional Trail

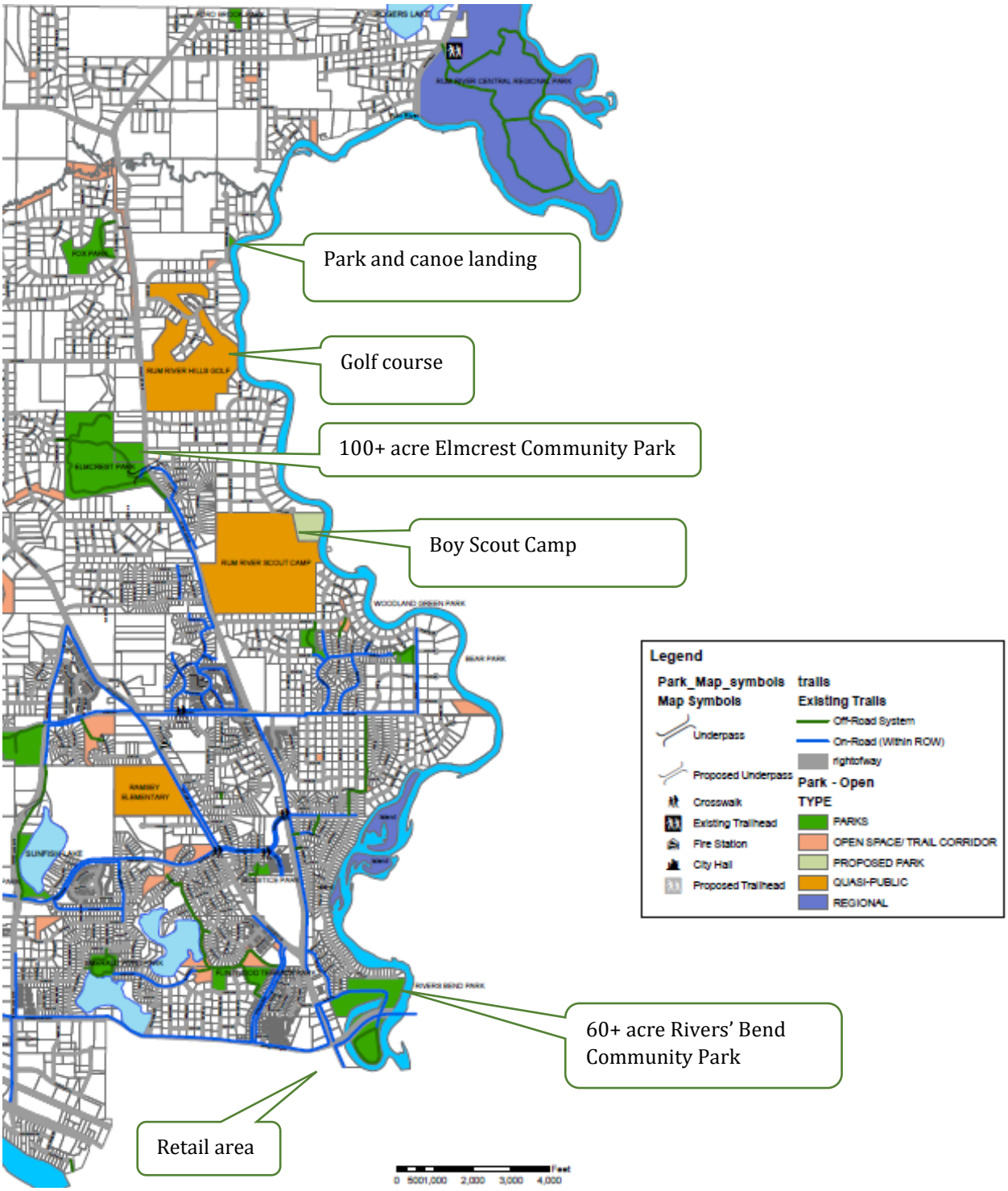
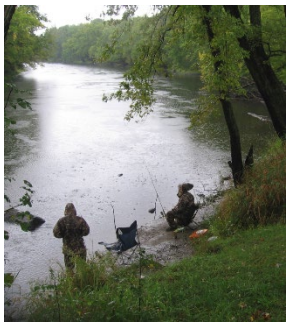




Figure 15: Illustration of the newly completed one million-dollar Elmcrest Park Community Building with public restrooms

In addition to many more parks and recreation facilities on the west side of the Rum River than the east, there is an area of retail services (restaurants etc.) that are presently accessed by trails on both sides of T. H. #47 north of the Central Anoka County Regional Trail at Bunker Lake Boulevard.





Within the **Linking Regional Trails** definitions in the 2040 Policy Plan, indicates that: "Visitor origin data from the [Metropolitan] Council's **2008 Regional Parks and Trails Survey** indicate that regional trails in the metropolitan area are used most by people who live nearby or can reach the trail in a short bicycle trip or drive. Therefore, a priority is to develop more trail corridors in the Metropolitan Urban Service Area, where more than 90% of the population lives".

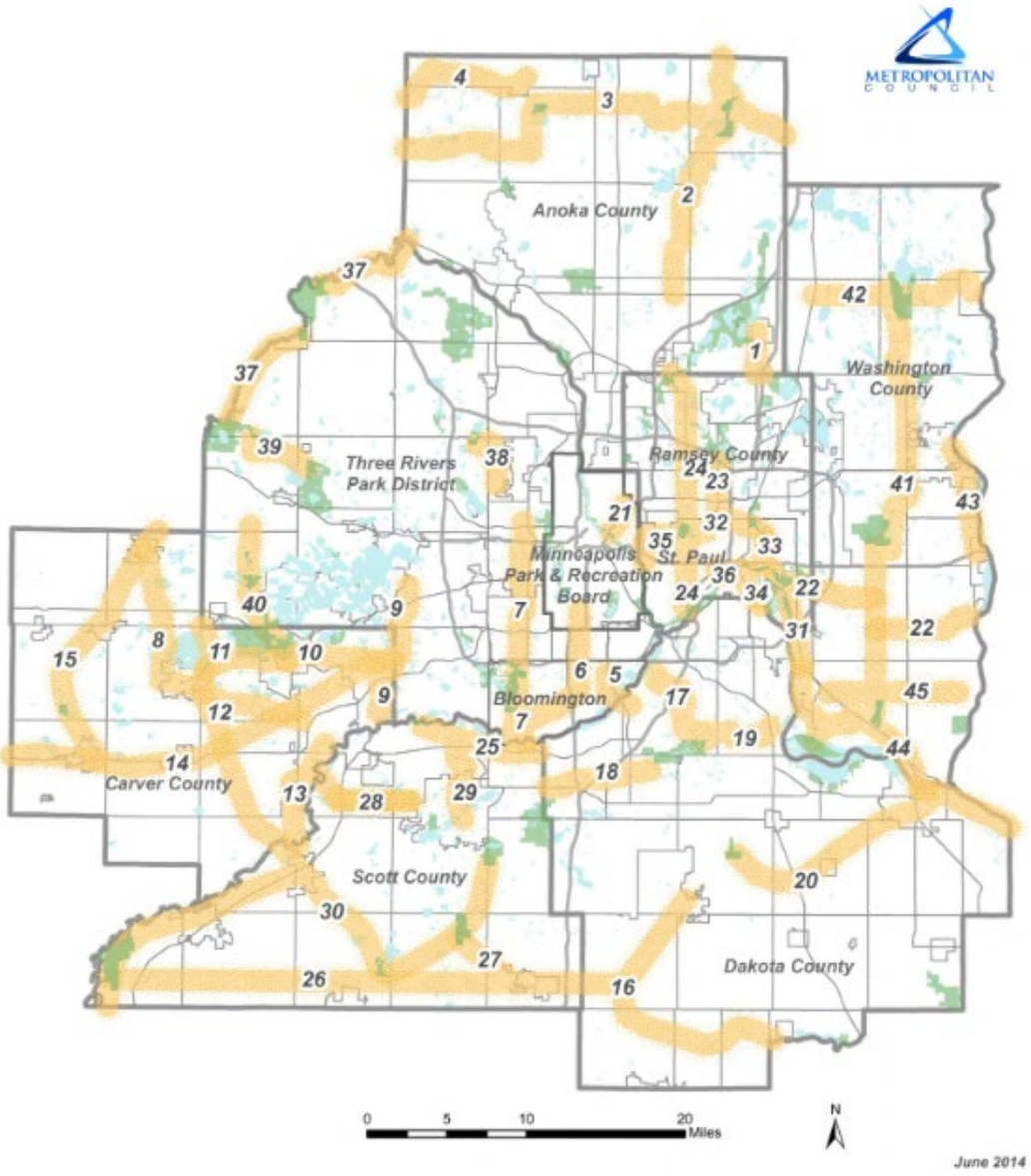
Ramsey has many thousands of residents in the Metropolitan Urban Service Area within 1.5 miles of the proposed, realigned Rum River Regional Trail.

In concluding, the Alternate Alignment Study would explore moving this proposed regional trail from the east side of the river to the west, (#3 from green to the red dashed line west of the Rum River above).

North Anoka County Regional Trail Search Corridor – Trott Brook Greenway Alternative

The 2040 Regional Parks Policy Plan, Chapter Three identifies 'Regional Search Corridors', including one entitled 'North Anoka County' generally designated as number three on Figure 3-9 below.

Figure 49: Regional Trail Search Corridors

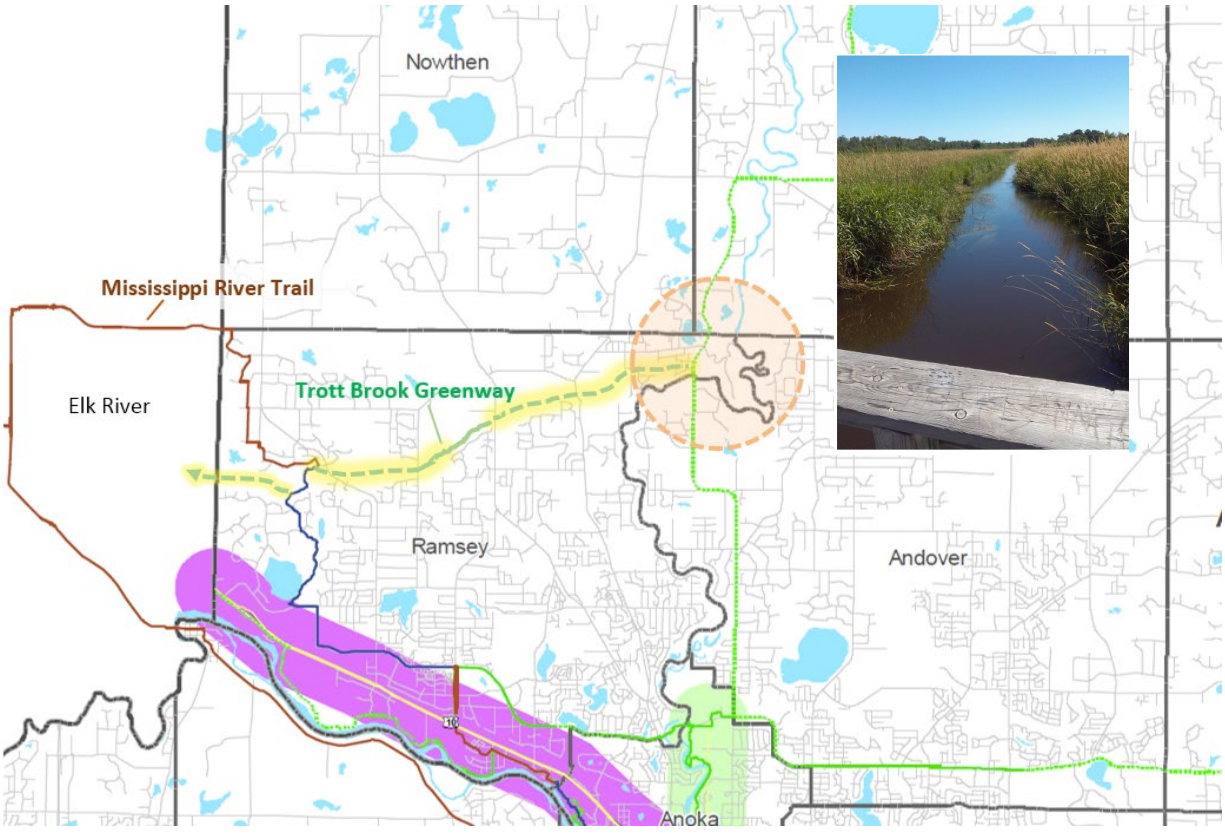


Regional Trail Search Corridor - Better Connectivity to Regional Parks System

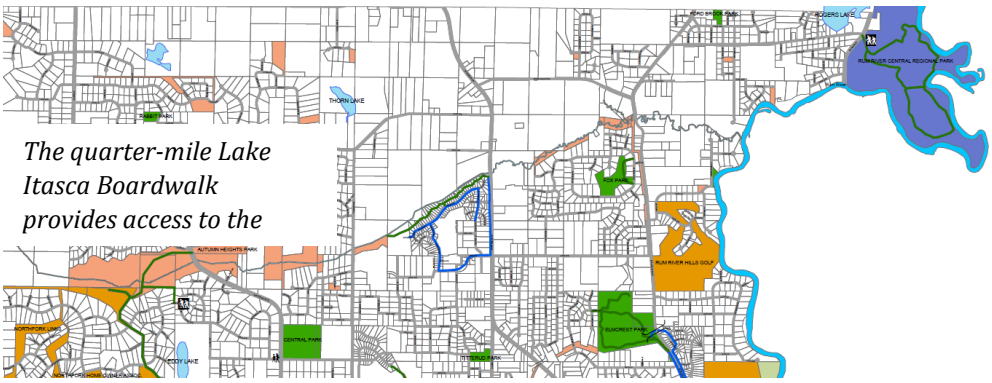
The introduction of Regional Trails within Chapter 3 states: "[…] regional trails are selected to pass through or provide connections between components in the Regional Parks System. The regional parks and park reserves perform the important function of providing places for parking, comfort facilities and safe water supplies.

Trails also are selected for their ability to intersect with local trail networks, with the regional trails functioning much like regional highways that interconnect with more local arterials and local streets".

In keeping with the above statement and intent, Anoka County Parks and the Metropolitan Council should investigate the west portion of Search Corridor 3 to connect to the only regional park in this area. By aligning the proposed, search area trail south to Rum River Central Regional Park, it also then intersects with the east/west Trott Brook Greenway. Additionally, this connects the Four-corner sub-regional center (depicted by the circle below) of Nowthen, Oak Grove, Andover and Ramsey, thus connecting four communities to; the Mississippi River Trail, a Regional Park, Wild and Scenic Rum River, and proposed Rum River Regional Trail—(without regard to whether the trail is east or west of the Rum).



Ramsey has already acquired significant tracts of land along Trott Brook for the greenway and trail, including a $500,000 investment by the Legislative Commission on Minnesota Resources for conservation and trail easements. Trott Brook runs west to east within the area below.

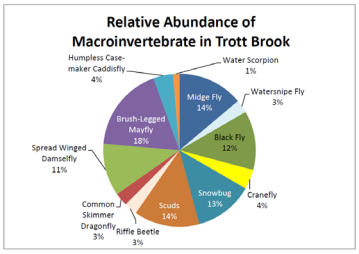


The quarter-mile Lake Itasca Boardwalk provides access to the

Regional Trail Search Corridor - Fish and Wildlife Benefits



A proposal exists for habitat improvements and the stocking of trout within the brook. If feasible, this would provide a rare opportunity in the Metropolitan area, and a unique recreational opportunity with significant tourism and favorable economic impacts. The MN DNR has placed data loggers in Trott Brook to collect the thermo profile of the stream to better understand the streams suitability as a fishery – and a report has identified the brook as potential as a trout fishing stream for the Metro. Trails and public lands along the brook are synergistic with fishing and the deliberate multi-use nature of the greenway.



Excerpt from the 22-page report: ***Assessing the Ability to Bring Trout Fishing to the North Metro Area through Stream Quality Assessments and the Summarization of the Economic Impact of***

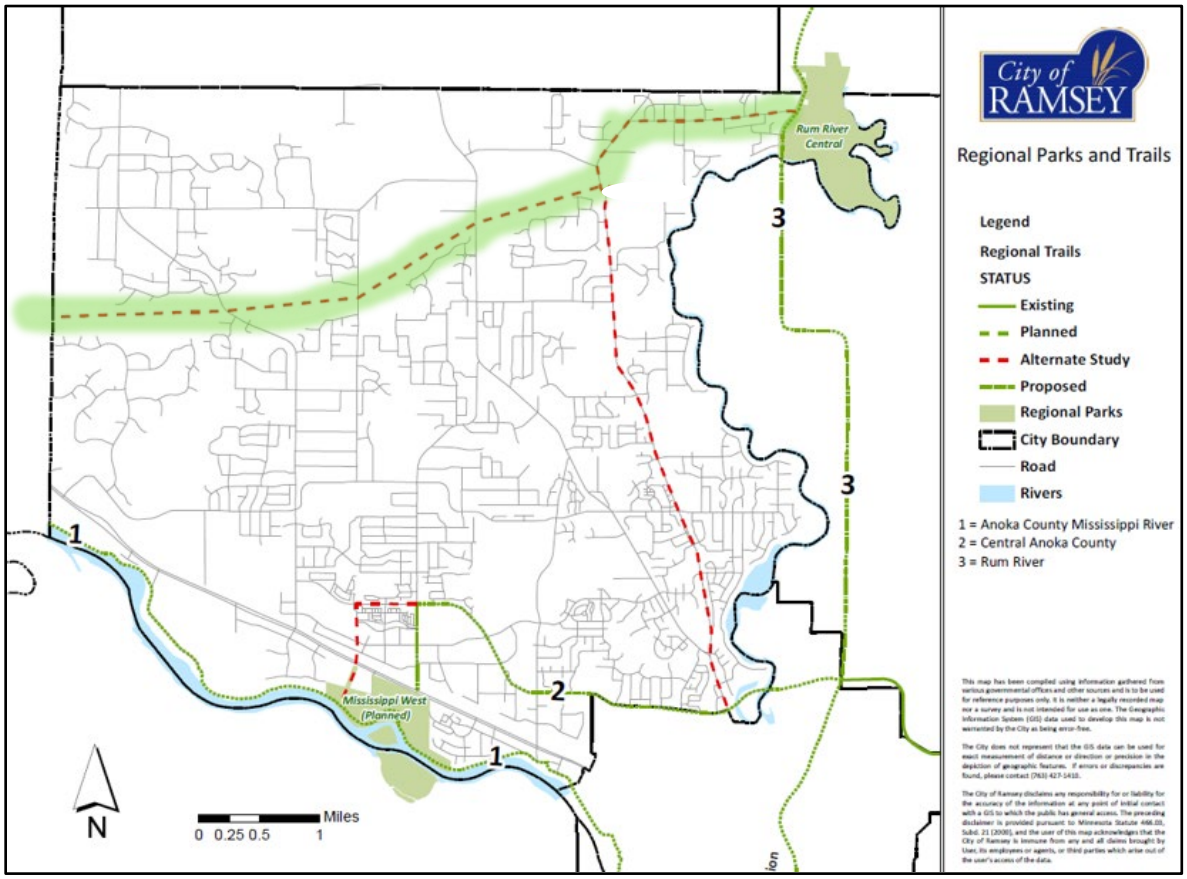
DNR electro-fishing at Trott Brook to survey existing fish populations



Fish sampling in 2012

In concluding, this proposal would recommend that the Trott Brook Greenway be considered as a Regional Trail, fulfilling the east/west Regional Search Corridor goals, as aligned generally and depicted below.

Figure 50: Trail Search Corridors and planned/existing trails within Ramsey



The 2040 Regional Parks Policy Plan, Chapter 4: Siting and Acquisition – Strategy 3, cites, "New regional trails must serve a regional audience and provide connection between regional parks, park preserves, and regional trails without duplicating an existing trail." The proposal above meets this objective, by connecting Rum River Central Regional Park to the proposed Rum River Regional Trail (potentially west of the river, as described above) and does not duplicate an existing trail. Moreover, by designating the Trott Brook Greenway as a regional trail, it will function as described by the Council "…two major types of trails to serve the region: 1) destination or greenway trails and 2) linking trails". The trail would be a destination, and one significant linkage would be the Mississippi River Trail in Ramsey, with its connection to the west in Elk River and subsequent link to the Great Northern Trail.

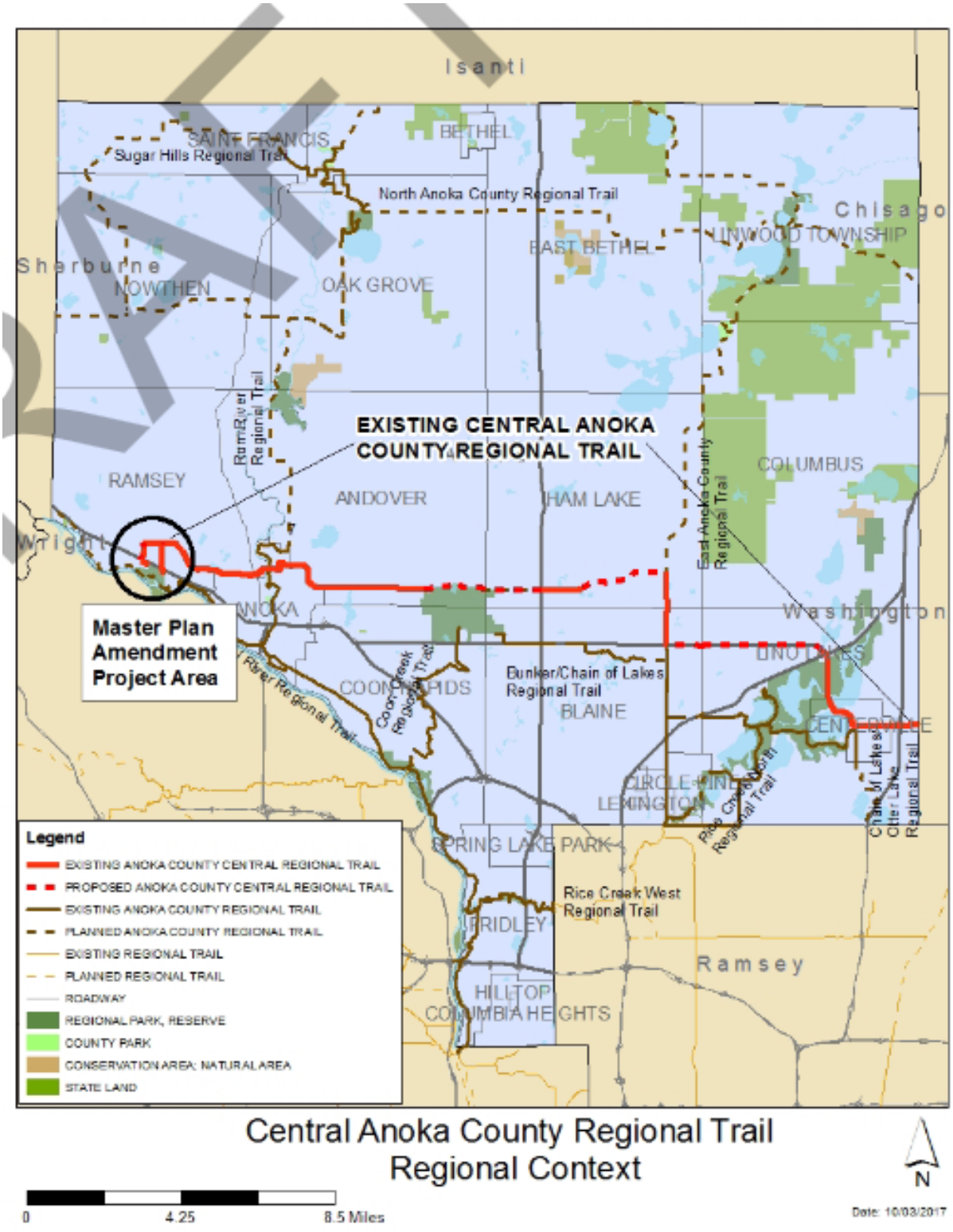




Central Anoka County Regional Trail

The Central Anoka County Regional Trail is an outstanding recreational (and transportation) amenity for Ramsey residents, and connects them via trail to broad swaths of the county. This includes Bunker Hills Regional Park to the east, with planned connections that will link the Rice Creek Chain of Lakes near Lino Lakes and Centerville, and on to Washington County. Approximately 19 miles of this 26-mile trail are in place today.

Figure 51: Central Anoka County Regional Existing Alignment

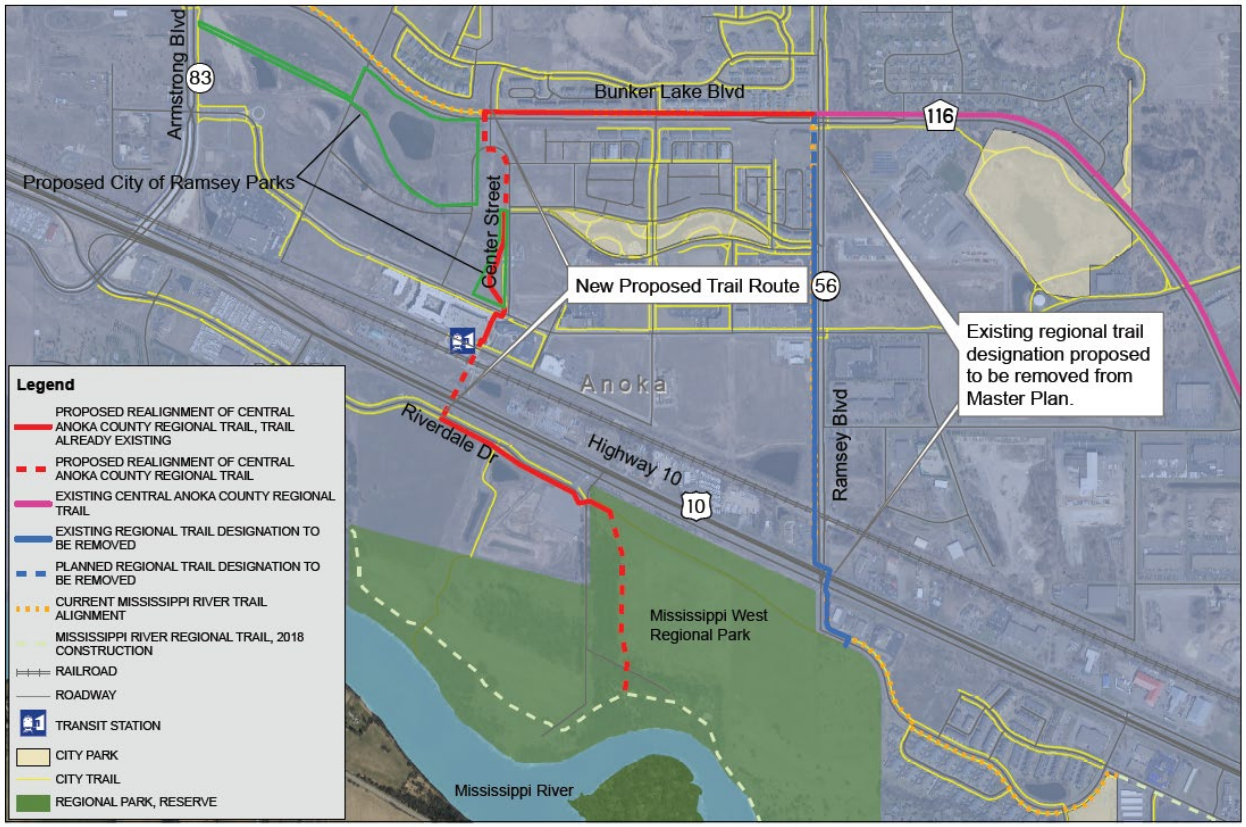


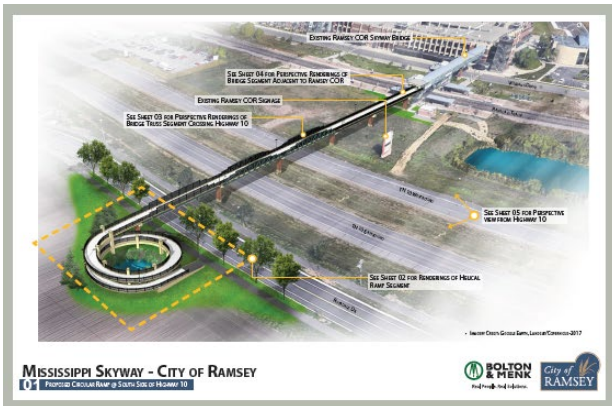
Central Anoka County Regional Trail - Pending Alternative Alignment

Anoka County Parks & Recreation has submitted to Metropolitan Council, a Master Plan Amendment for the realignment of the Central Anoka County Regional Trail. This amendment is located between Ramsey Boulevard and Center Street and connects to the Northstar Commuter Rail station and future grade separated pedestrian crossing of Highway 10, for a safe, direct, and multi-modal connection to the Mississippi River Regional Trail, and Mississippi West Regional Park.

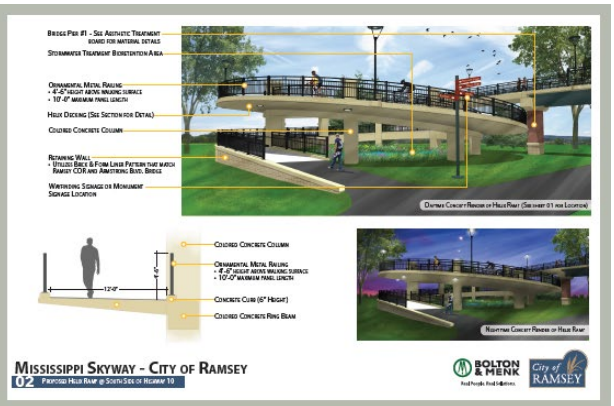
The realignment in Ramsey is needed as, presently the City of Ramsey has limited access to the Mississippi River and Mississippi West Regional Park because Highway 10 is a significant barrier for bicycle and pedestrian access. The amendment will change the alignment of the Central Anoka County Regional Trail within the City of Ramsey to better connect with local parks, trails, restaurants, businesses and transit, while still providing a safe connection to the river and Mississippi West Regional Park.

Figure 52: Potential Anoka County Regional Trail Alignments





SKYWAY VIEW OF BRIDGE

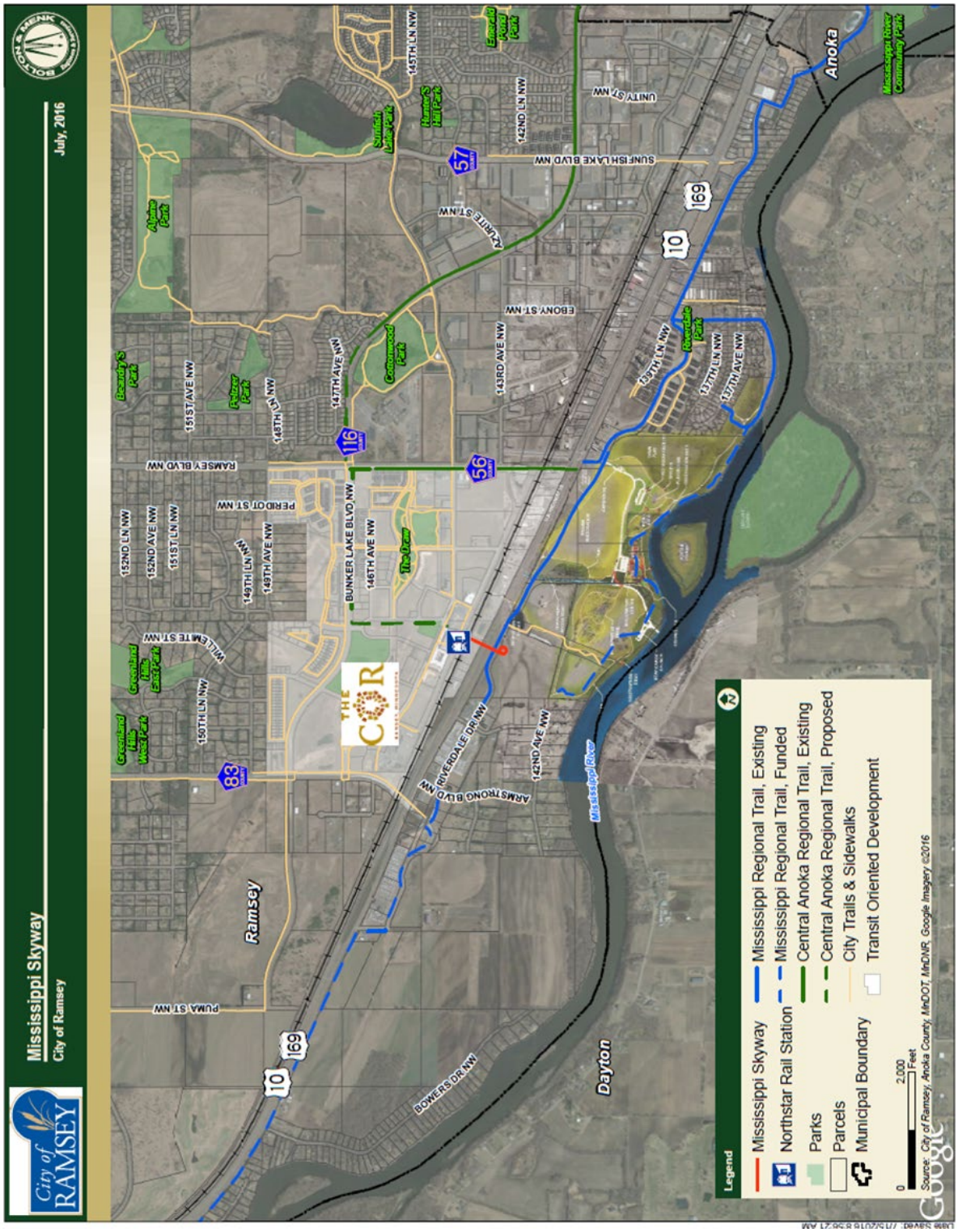


ELEVATIONS OF RAMP

Considerable investments in regional improvements converge in this location, including the $13 million-dollar Northstar rail station, with $1.1 million-dollar pedestrian skyway over Veteran's Drive, $8 million dollar covered transit and parking facility, as well as more than one-half million in boat landing and river access improvements. Additionally, a segment of the Mississippi River Regional Trail is now complete from the City of Anoka, through the City of Ramsey to Sherburne County (including within Mississippi West Regional Park). The trail together with two bridges on the 80-acre King's Island represents over one million dollars in bike facilities that are also a key component of the Mississippi National River and Recreation Area. The National Parks Service awarded Ramsey a $490,000 planning grant to complete Final Plans and Specifications for the Mississippi Skyway. This now makes the project shovel-ready.

This Central Anoka County Regional Trail with multi-modal connections and host of retail services will make this pedestrian bridge the nexus of regional systems and destinations. Therefore, it is imperative that Anoka County Parks and the City of Ramsey work with Metropolitan Council and other regional partners to develop a cost-share plan for the funding and construction of the remaining portion of the Mississippi Skyway, utilizing grant monies that are uniquely available for pedestrian and bicycle facilities

Figure 16: Mississippi Skyway (Central Anoka County Regional Trail) Layout



Parks and Recreation Implementation

Relationship to Local Park System Plan Process

Concurrently with this Comprehensive Plan Update process, the City of Ramsey is conducting our first-ever Park System Plan (PSP) process. The foundation of that plan is an analysis of the needs and desires of the community, a review of existing features, and an exploration of the context for the system. It will then provide a vision for the overall system and planning and policy direction for parks, trails, recreation, and open space. It is meant to guide the system as it evolves over the next several decades, including how new investments and ongoing maintenance and operations will be conducted.

Ramsey anticipates completing the Local Parks System Plan by the end of 2019. Because that plan is underway and will be a formally adopted City policy document, this Chapter refers to the PSP for much of its findings about local planning direction and implementation for the system. This current Comprehensive Plan will cover topics such as relationship to other citywide planning decisions and regional coordination. Ramsey will ensure consistency between this Comprehensive Plan and the future Local Parks System Plan.

Parks and Recreation Action Items

Strategy: Balance desire for additional amenities with goal for financial stability.

- Actions
    - Establish a policy for Neighborhood Park selection
    - Consider a Long-Term Park and Trail Replacement Plan

Strategy: Preserve and enhance continuous open space corridors.

- Actions
    - Continue to acquire land along Trott Brook for the Trott Brook Greenway Segment of the Circle of Ramsey

Strategy: Balance a variety of smaller neighborhood parks and larger community parks.

- Actions
    - Complete the Local Parks System Plan

Strategy: Ensure equitable access to recreation programs and facilities.

- Actions
    - Each of these strategies is achieve by maintaining the existing Recreation Program.

Strategy: Ensure connected regional and local parks and open spaces.

- Actions
    - Complete the Parks System Plan
    - Create a Master Trail Plan

Strategy: Coordinated planning efforts across multiple jurisdictions.

- Actions
    - Amend Mississippi West Regional Park Master Plan

- Create a plan to connect the Mississippi River Regional Trail to the Oliver Kelly Farm

Strategy: Maximize joint use facilities and recreation opportunities.

- Actions
  - Consider a plan for a future Community Center

Strategy: Strengthen relationships with local youth organizations.

- Actions
  - Formalize a process to include youth athletic associations in CIP Updates

Strategy: Improve the accessibility and user experience of the City's Trail System

- Actions
  - Create a sustainable maintenance plan for routine maintenance of trails.

Strategy: Provide staffing levels which are efficient will providing for the appropriate support for recreational activities in the community.

- Actions
  - Assess the impacts of the recreational coordinator position

Table 57: Capital Improvement Plan

Capital Improvement	Construction Date	Cost	Responsible Agency
Central Anoka County Trail	TBD	TBD	Anoka County Parks
Circle of Ramsey	TBD	TBD	Ramsey
Community Center	TBD	TBD	Ramsey
Community Park #6	TBD	TBD	Ramsey
Lake Itasca Park	TBD	TBD	Ramsey
Local Trail Gaps	TBD	TBD	Ramsey
Nathe Park	TBD	TBD	Ramsey
Mississippi River Trail	TBD	TBD	Anoka County Parks
Mississippi West Regional Park	TBD	TBD	Anoka County Parks
Rum River Trail	TBD	TBD	Anoka County Parks
The COR Parks	TBD	TBD	Ramsey

Chapter 08: Economic Development Plan

Economic Development Strategies

- Complete Built-Out of The COR according to the approved Development Plan.
- Create a Robust Offering of Recreational Opportunities that benefit Businesses.
- Improve Highway 10
- Increase and Construct Retail Options for Residents and Businesses
- Improve the Image of Ramsey and its Neighborhoods, Business Districts, and Key Corridors
- Maintain and Expand our Employment Base



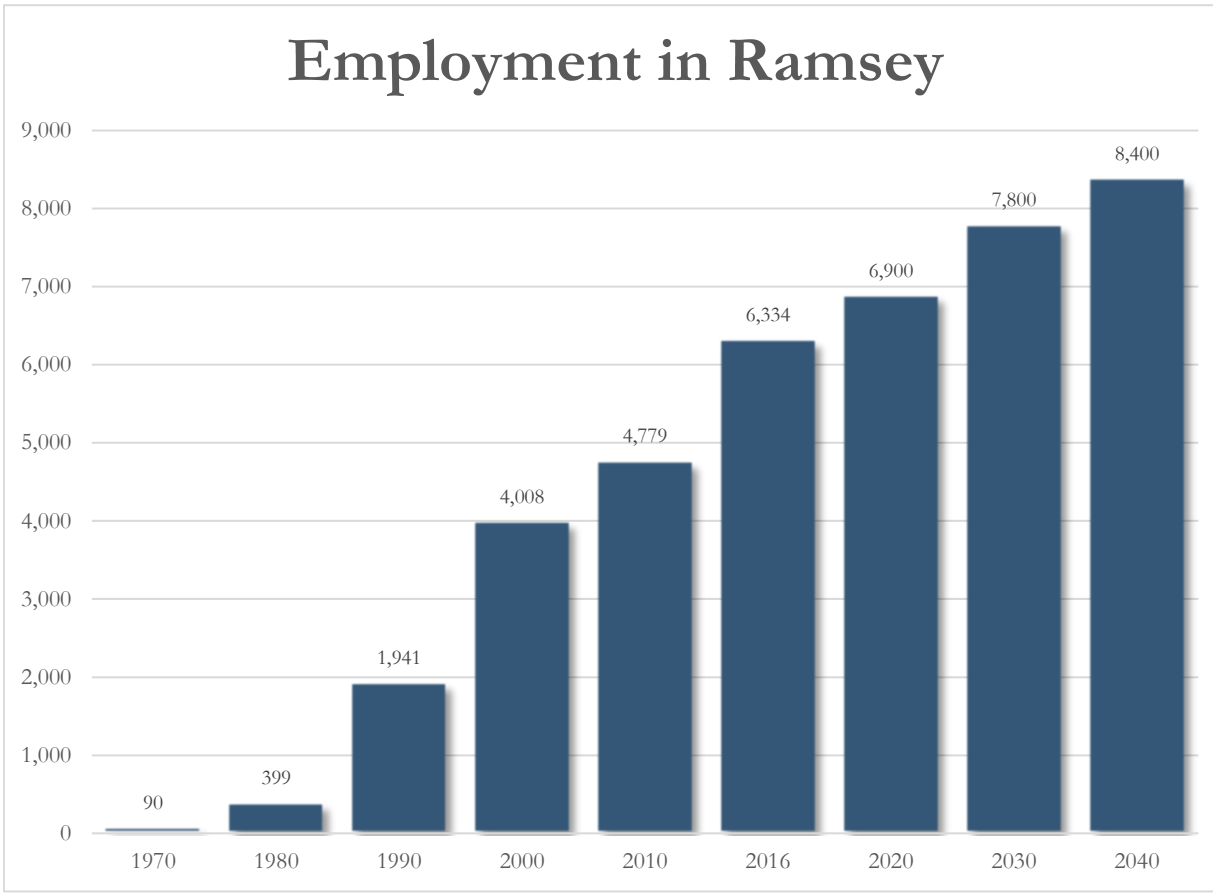




Economic Development Outlook

Ramsey has an estimated employment base of 6,334 employees working in Ramsey and approximately 634 acres of industrial land.

Figure 178: Employment Forecasts



Source: U.S. Census Decennial Survey, U.S. Census American Communities Survey, Metropolitan Council Forecasts





Industrial Development

Existing Industrial Conditions

Ramsey/Anoka Industrial Park

Ramsey's existing industrial park area borders another large industrial park in the City of Anoka. Highlights of the combined industrial park area are below.

- Approximately 1,000 acres
- Approximately 15,000 jobs
- Hundreds of businesses, with a high concentration of manufacturing

Future Industrial Opportunities

Employment growth is expected to continue to grow through 2040. The current estimated employment within Ramsey is 6,334 jobs. The number is expected to grow 8,100 jobs in the year 2040.

Ramsey has been fortunate to be extremely successful in both greenfield development and redevelopment. Ramsey's supply of industrial land guided by the 2030 Comprehensive Plan is extremely low. In response, Ramsey amended its 2030 Comprehensive Plan to guide an additional 115 acres for future employment growth.

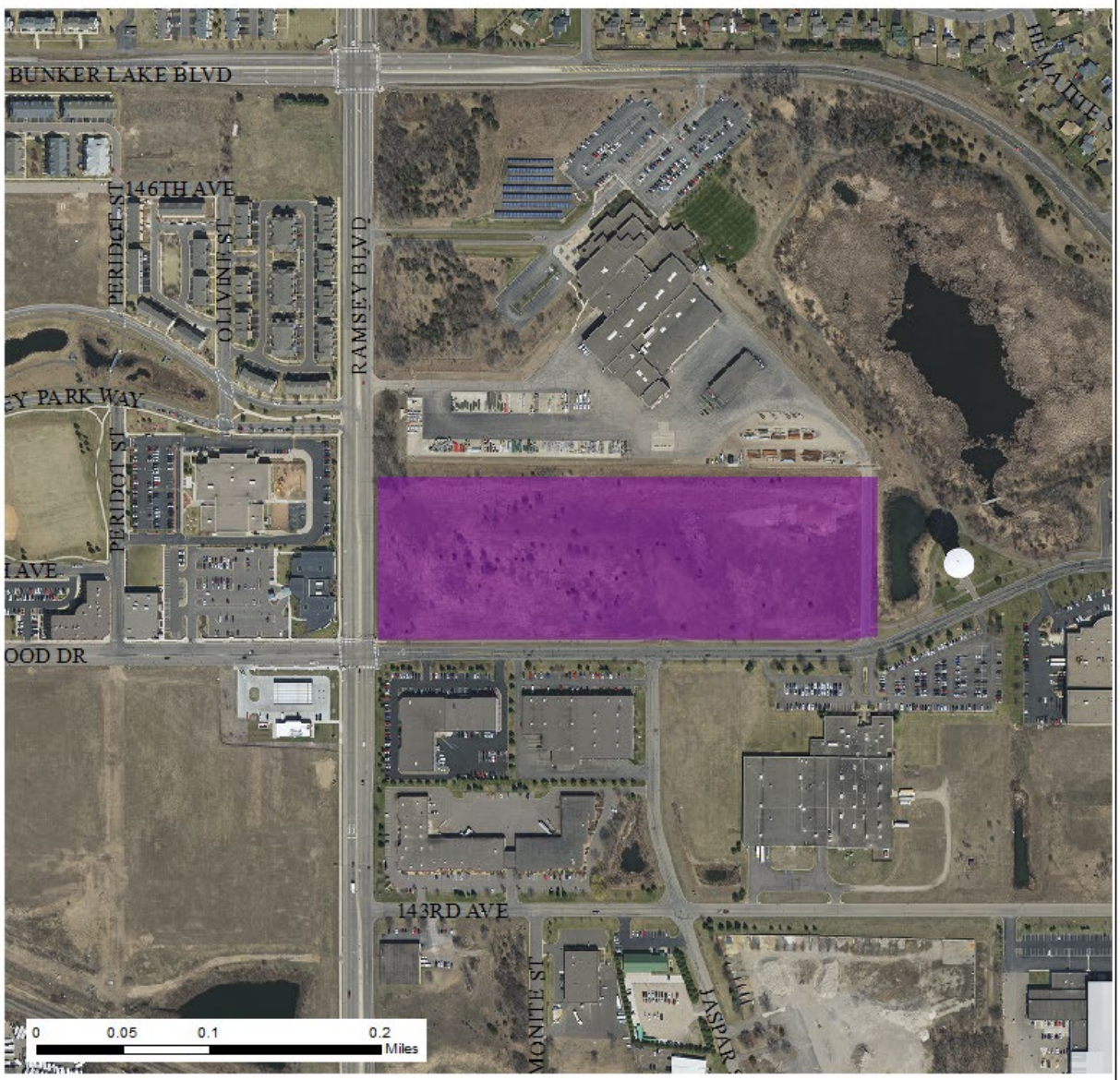
Highlights of existing employment growth opportunities include, but are not limited to the following.

- AEC Energy Park (15 Acres)
- Bunker Lake Industrial Park (140 Acres)
- Highway 10 Business Park (150 Acres)
- Jaspar Industrial Park (9 Acres)

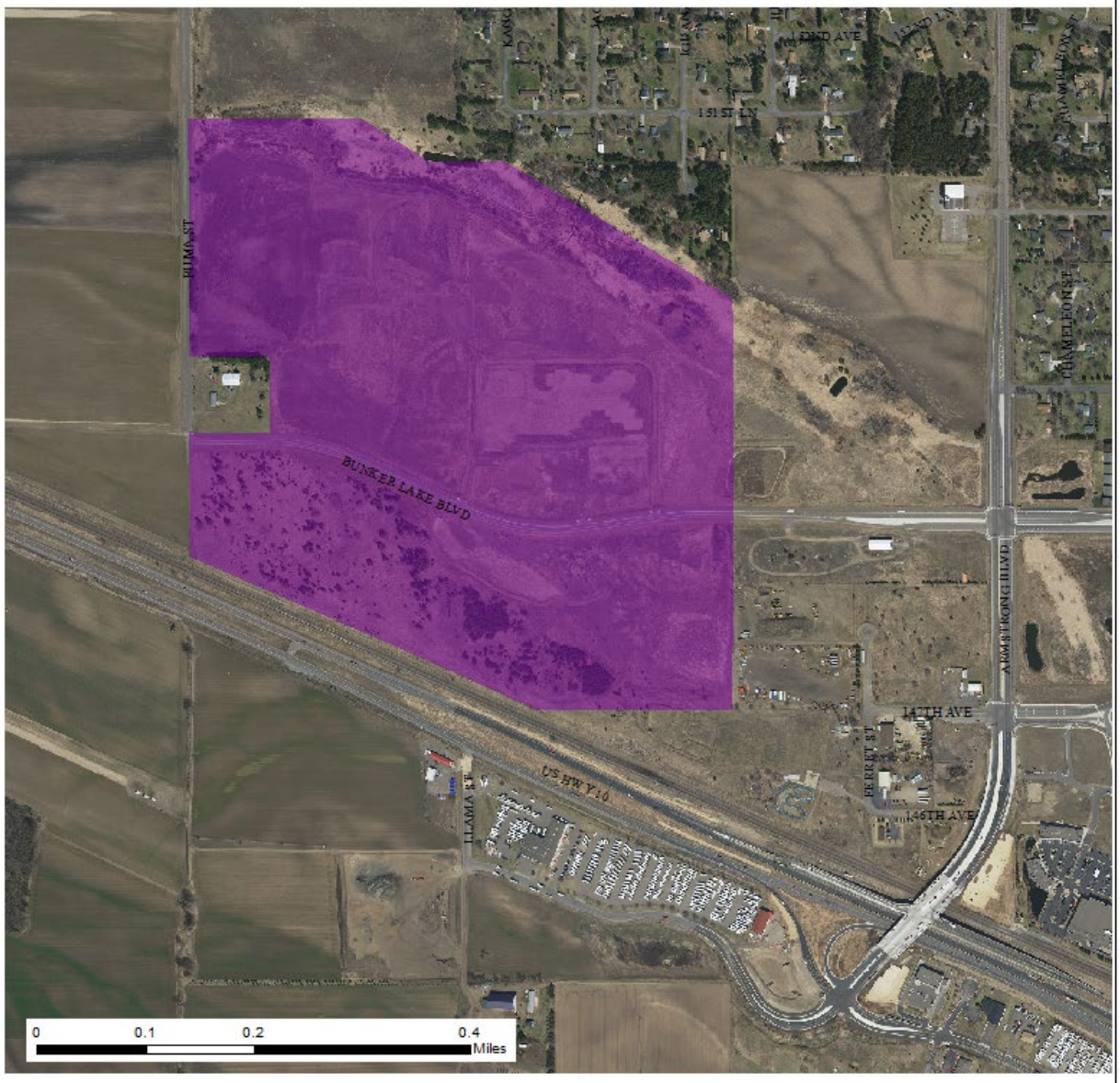




Future Industrial Opportunities



Future Industrial Opportunities


BUNKER LAKE BLVD
BUNKER LAKE BLVD
151ST LN
BUNKER LAKE BLVD
BUNKER LAKE BLVD
BUNKER LAKE BLVD

Retail Development

Existing Retail

Primary retail nodes are indicated on the map below. The City has approximately 125 acres of developable land available for development of new retail opportunities.

Figure 18: Retail Opportunities



Market Conditions in Ramsey

Ramsey's Market Area for retail growth has a positive outlook, but is constrained by several factors. While the Mississippi River and Rum River are some of Ramsey's primary assets, they do constrain Ramsey's Retail Market Area, as these physical barriers restrict access for many in close proximity.



Future Retail Opportunities

The COR

The COR is commonly known as Ramsey's Downtown Area. This development has a planned mix of uses, including a variety of retail areas. Within The COR and surrounding area, there are approximately 100 acres of area guided for retail growth. Ramsey has employed an aggressive economic development strategy to attract retailers to the area. This includes, but is not limited to a dedicated economic development staff, partnering with a commercial real estate broker, and offering a variety of financial incentives to locate to Ramsey.

Figure 54: The COR Development Plan

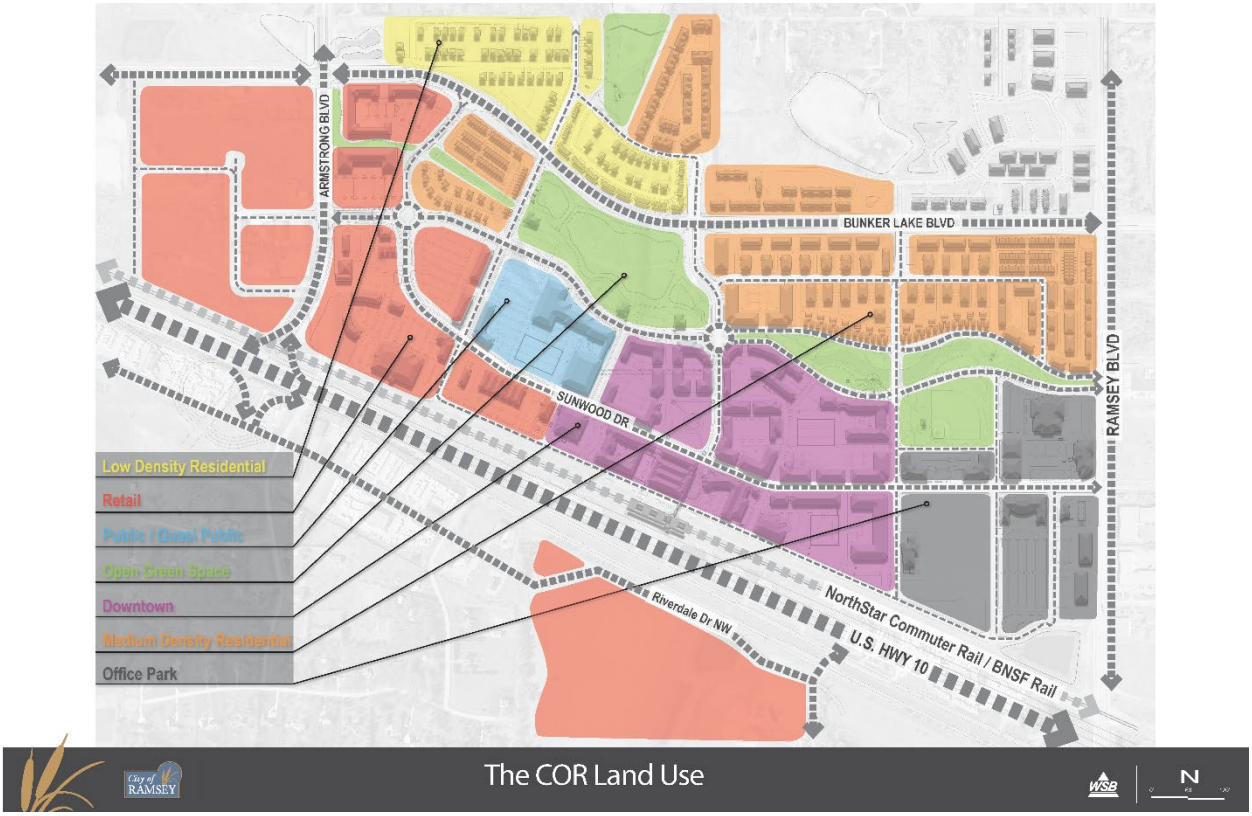
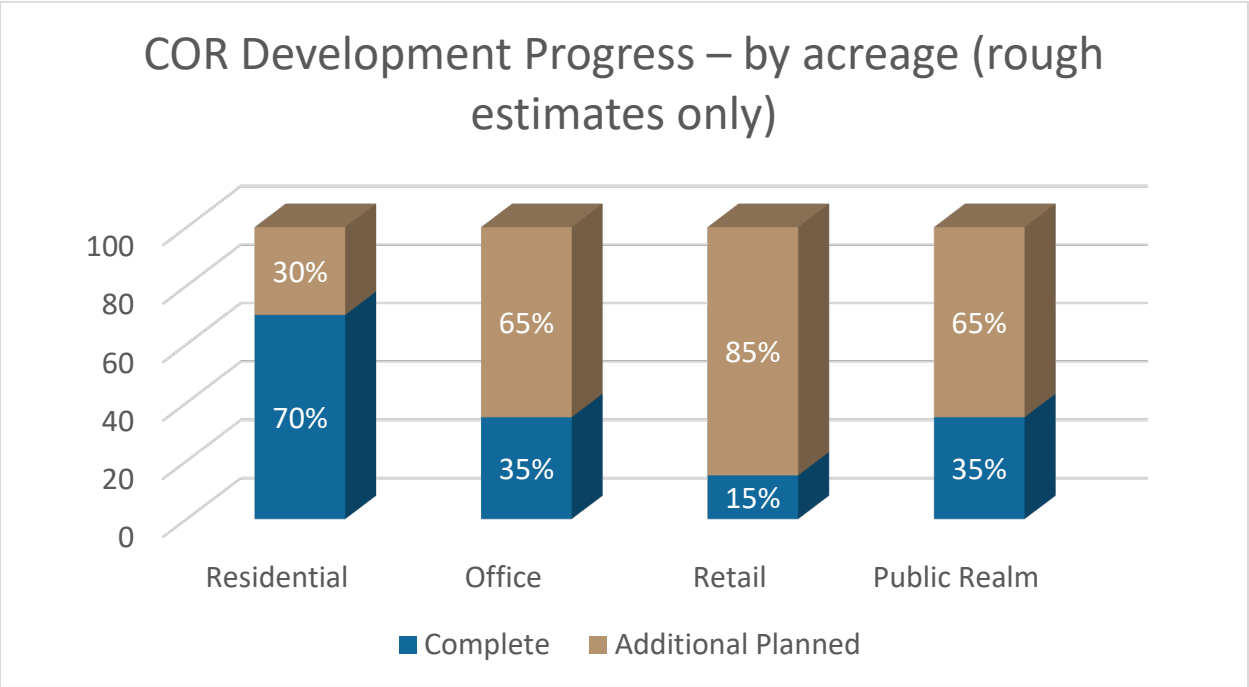


Table 59: Planned Growth in The COR



Elmcrest District

The Elmcrest District is anchored by a small retail node at the intersection of 167th Avenue and Saint Francis Boulevard (T.H. 47). For a number of years, Ramsey has analyzed how to best revitalize this node that has experienced a high rate of vacancy and blight. This node has seen some private reinvestment in recent years. The Rum River Hills Golf Course has also expressed an interest in redeveloping a small portion of their land for residential development.

The goal of this district is to improve and/or remove blight from the retail node and encourage sustainable market-driven redevelopment that will benefit the entire City of Ramsey.

Ramsey's vision for the neighborhood is a mixture of residential and retail uses. Residential users may include single family residential, townhomes, or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment should include a connection to Elmcrest Park and/or nearby trails where feasible.

Economic Development Tools

The City of Ramsey has a number of financial tools available for economic development projects. Below is an overview of the most commonly used economic development tools.

Gap Financing:

The City's RLF and the DEED MIF programs are used to fill the financial "gap" of a particular project. A financial gap occurs when private financing and/or owner equity cannot fund an entire project. Commonly, these programs are used to purchase equipment; however, other eligible uses exist. Interest rates and terms are negotiable.

Deed Job Creation Fund:

DEED assistance to projects that have capital investment and provide well-paying jobs. Program would allow for a company to receive a 5% rebate on capital expenditures (construction costs, materials etc.) up to $500,000. In addition, this program allows for up to $500,000 in job creation rebates based upon jobs created and their salary levels.

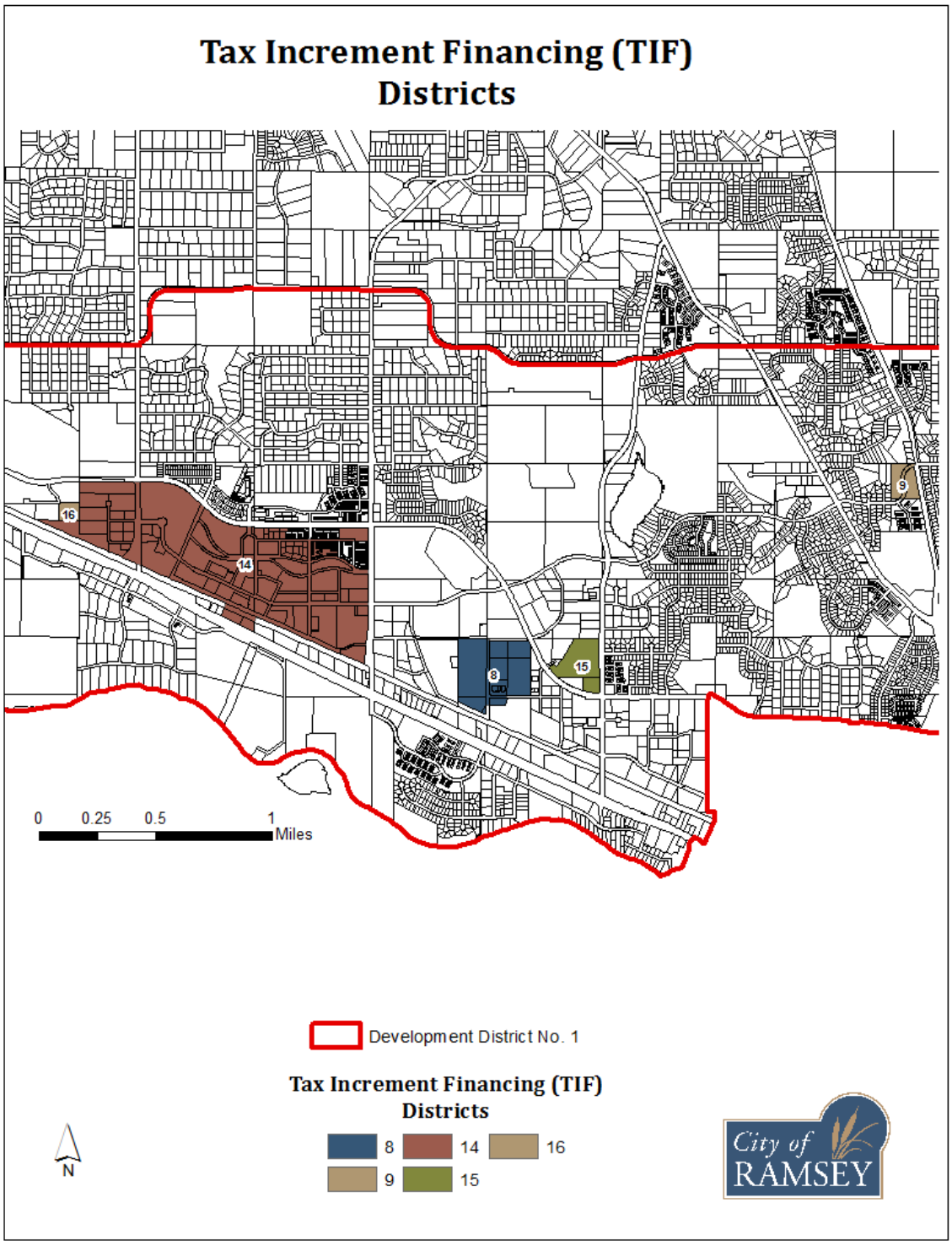
Property Tax Programs:

Tax abatement and TIF are local tax programs typically used for public infrastructure or land acquisition costs. In general, both programs work by capturing property taxes generated by a particular parcel then dedicating said tax revenue for a specific project cost.

Eligibility for financing tools based on the merit of an individual project, compliance with specific program requirements and in many cases approval from the Ramsey EDA and City Council. The City of Ramsey targets quality projects with high quality job growth. Typically, projects require owner equity and/or private financing. Most programs require specific job creation goals and annual reporting.

Tax Increment Financing

Figure 55: Tax Increment Financing District



Economic Development Strategies and Actions

Ramsey will strive to achieve its economic development goals through the following actions and policies.

Strategy: Maintain and Expand our Employment Base

- Continue our Business Retention and Expansion Efforts.
- Build Out the Bunker Lake Industrial Base.
- Plan for the Highway 10 Business Park (next Business Park after Bunker Lake Industrial Park).
- Make sites shovel ready.
- Provide incentives to achieve our economic development goals.
- Be flexible with zoning.

Strategy: Complete Built-Out of The COR according to the approved Development Plan.

- Complete the Development Plan Update.
- Continue Current Recruitment Efforts.

Strategy: Improve Highway 10

- Establish a Stakeholder Group for Highway 10.
- Improve Traffic Conditions (Complete Highway 10 Traffic Plan).
- Create a sustainable funding plan for right-of-way acquisition and construction.
- Remove Blight and Public Nuisances (Complete Highway 10 Land Use Plan).

Strategy: Improve the Image of Ramsey and its Neighborhoods, Business Districts, and Key Corridors

- Improve signage.
- Grade separate rail crossings to eliminate physical barriers.
- Remove Blight and Public Nuisances at the Rum River Hills Node.
- Remove Blight and Public Nuisances at the Highway 47 Corridor.
- Improve Relationships Communitywide to Remove Blight and Public Nuisances.

Strategy: Create a Robust Offering of Recreational Opportunities that benefit Businesses.

- Support the completion of the Master Park and Recreation Plan

Strategy: Increase Retail Options for Residents and Businesses

- Continue and Expand Current Marketing and Recruitment Efforts for New Retailers.
- Improve Access and Visibility for Retailers from Key Corridors.
- Consider free land and incentives.
- Directly recruit businesses.
- Execute a marketing campaign to draw businesses.
- Coordinate with existing efforts (Anoka County, DEED, Chambers of Commerce, etc.)

Strategy: Provide quality customer service to development contacts and residents

- Improve access and visibility of economic development staff.

Chapter 09: Water Resources Plan

Prepared with assistance from Bolton and Menk

Water Supply Plan

In 2004 the City of Ramsey completed a Water Supply and Distribution plan as required by State Legislation adopted in 1993, which required public water suppliers to adopt plans to promote the efficient use of water. This plan, prepared by consulting engineers Bolton & Menk, Inc. documented the water supply, demand and use characteristics of the existing municipal water system and projected future municipal water system needs. The plan also established a conservation plan and an emergency preparedness plan.

Continued growth and changes in development plans of the future community prompted a need to update this study in 2012 as part of the 2030 Comprehensive Plan.

The 2012 Comprehensive Water Plan included a plan for meeting the City's needs based on development projected within the City's 2030 Comprehensive Plan. The 2012 Comprehensive Water Plan outlined infrastructure needs and included an implementation schedule based on the anticipated development.

In 2017, the 2012 Comprehensive Water Plan was updated based on current (2017) population and land use projections and included the following revisions:

- Development projections from 2012 indicated a new water supply capacity would be required by 2019. With the updated development data, new water supply is now projected to be required by 2022.
- In the 2012 report, a water treatment facility was identified as a means of water supply. This was intended to be a surface water treatment facility that drew raw water from the Mississippi River. Based on current discussions with regulatory agencies, there is the potential to provide more water to the system through the addition of wells. In the 2017 report, the treatment facility was removed.
- A new treatment facility was added to the 2017 report to provide greater water quality than exists from the untreated well water current used in the City. The construction of the facility will depend on several factors, including: needs of business and industrial users, and acceptability of the water by residents of the community. The water treatment facility is depicted as being constructed in 2027 and 2028. The actual timing of the construction of the facility is undetermined at this time.
- Construction of new wells in 2023 and 2028 will provide adequate capacity to the year 2040 based upon projected growth rates. In order to determine a viable location for a new well, and potential for additional water supply options utilizing groundwater sources, a well location study should be undertaken.

The Proposed Water System Improvements map from the 2017 update is attached as Figure 1 in Appendix A. The 2017 Comprehensive Water System Study Update completed by Bolton & Menk, Inc is incorporated in this Plan as Appendix B.

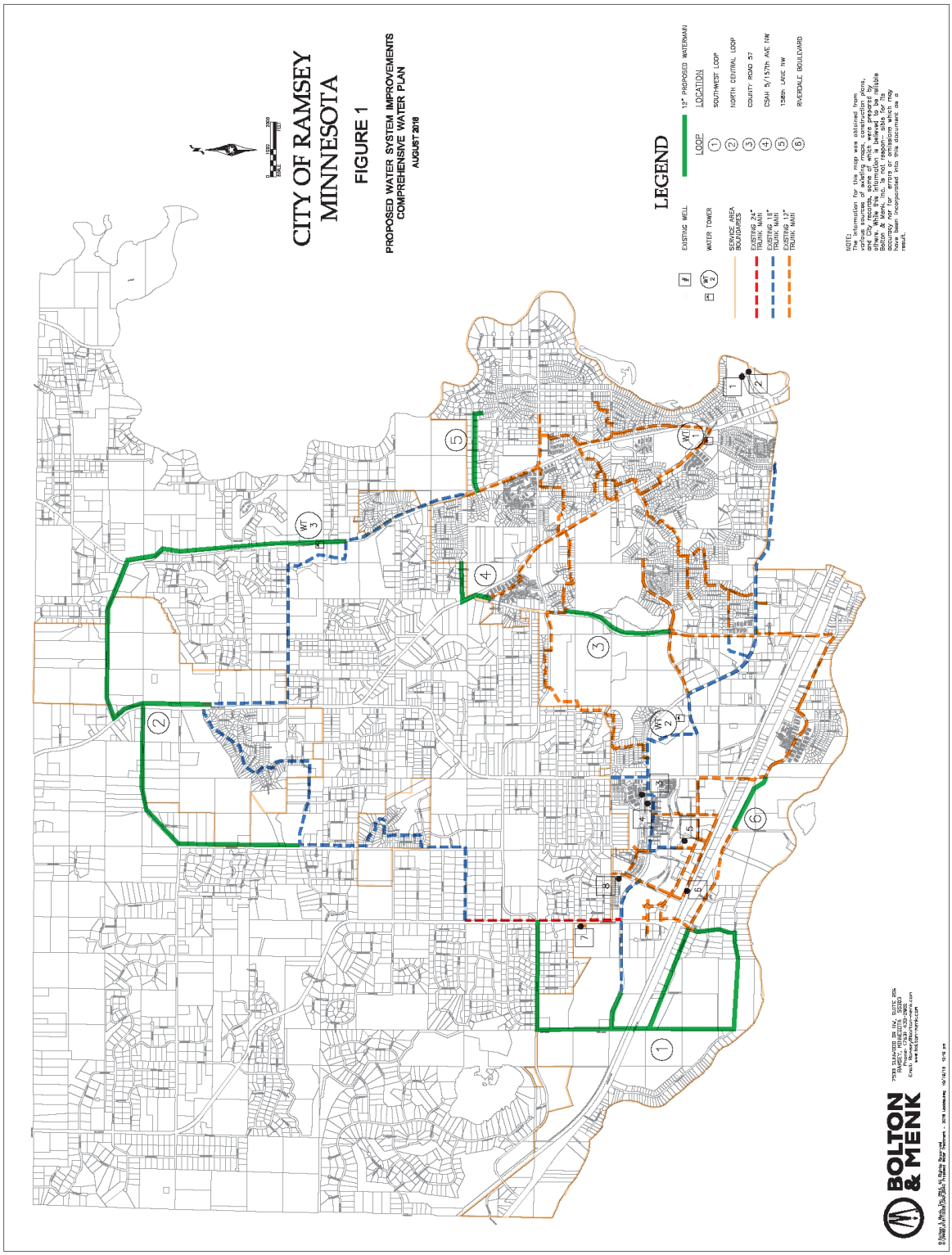
In August 2009, the City of Ramsey adopted a Wellhead Protection Plan as required by the Minnesota Department of Health. The purpose of this study was to protect the city's water supply system from pollution by updating information regarding private wells, storage tanks, hazardous waste generators, etc. within close proximity to public wells. The Wellhead Protection Plan is

included in Appendix B. An update to the Wellhead Protection Plan is scheduled to be completed in 2019.

In 2017, the City of Ramsey completed a Water Supply Plan and submitted it to the Department of Natural Resources and the Metropolitan Council for approval. The submitted Water Supply Plan is included in Appendix B.

The City of Ramsey will continue to explore opportunities for water conservation, including the recently adopted topsoil ordinance for new primary structures.

Figure 5619: Trunk Water Supply Map



Wastewater Plan

Overview and Background

Growth of population and jobs in a community can present challenges to ensuring the needs of residents and businesses are adequately met. One of the key elements in addressing this challenge is the planning, construction, and maintenance of adequate wastewater collection systems. A Wastewater and Comprehensive Sewer Plan is a useful tool for defining the strategies the City will use to accomplish planning, construction, and maintenance of the wastewater system.

Under the state Metropolitan Planning Act, local governments are required to submit a wastewater and comprehensive sewer plan element as part of their overall comprehensive plan. This includes describing service needs from the regional system in support of planned growth. Prior to any expansion of sanitary sewer service, this plan must be found consistent with the regional 2040 Water Resources Policy Plan produced by the Metropolitan Council.
In 2005 the City of Ramsey completed a Comprehensive Sanitary Sewer Study which was prepared by consulting engineers Bolton & Menk, Inc. The 2005 Plan presented a guide plan for the extension of the sanitary sewer trunk system to the entire City. In 2012 the City updated the 2005 Comprehensive Sanitary Sewer Study. This update focused on the proposed sanitary sewer trunk extensions and improvements which are required to provide service to all areas within the 2030 MUSA boundaries. In September, 2017, the City completed an update to the 2012 Comprehensive Sanitary Sewer Study. The 2012 study and 2017 update identified the ultimate sanitary sewer flows for the City. The City of Ramsey is considered by Metropolitan Council to be a "Developing Community" and as such is presently allowed to extend sanitary sewer service anywhere within MWCC Sanitary Sewer District 3 boundary (south of Trott Brook). The current extent of the sewered area is now adjacent to Trott Brook and revised land use plans require its extension to the remaining portion of the City. The City's current wastewater flow allocation is 3.8 million gallons per day (mgd).

The 2017 update to the Comprehensive Sanitary Sewer Study completed by Bolton & Menk Inc. is incorporated in this Plan in Appendix B. Revised sanitary sewer flow projections based on the revised Future Land Use Map are included as Exhibit 8:1 of this Chapter. The flow assumptions for calculating sanitary sewer flow are as follows:

Description	Factor
Gallons per Person per Day	75.0
Flow Variation Factor	2.5 to 4.0
People per Unit	3.0
Flow per unit	225
Employees per Acre	20
Commercial/Industrial Flow per Acre	1,500

Existing System

The existing wastewater treatment system, shown in Figure 1 in Appendix A, includes 8 Lift Stations, forcemain and gravity sanitary sewer. This figure also shows the location of the two connection points to the MCES system. The City does not have a separate sanitary sewer treatment facility from the MCES, however, approximately 4,100 Individual Sewage Treatment Systems are active in the City limits. A map of the ISTS is included in Appendix A as Figure 3.

Population, Household, and Employment Forecasts

The municipally owned sanitary sewer system provides service to all residents and businesses in the City. The City has requested the following revisions to the Met Council projections of population, household, and employment forecasts, the City of Ramsey anticipates the following sewer demands, as detailed in Table 60.

Table 60 – Population, Housing, & Employment Sewer Allocation Forecasts

	Forecast Component	2010	2020	2030	2040
Population	Sewered	10,615	14,490	23,810	28,370
	Unsewered	13,053	13,060	9,540	10,780
Households	Sewered	3,615	4,920	7,980	9,440
	Unsewered	4,418	4,680	3,520	4,060
Employment	Sewered	4,304	6,280	7,100	7,640
	Unsewered	475	620	700	760

Actual and Projected Wastewater Flow

Table 61 shows actual and projected average flows for the City's wastewater system, in millions of gallons per day (MGD). The current system has sufficient capacity to meet the demands of population forecasts.

According to the Metropolitan Council, regional capacity for North Trott Brook Sewer District can be provided through the existing Regional Disposal System by system capacity improvements. Therefore, a future Regional waste water treatment plant (WWTP) is not being planned at this time.

Table 61 – Actual and Projected Wastewater Flows

2010	2020	2030	2040
.78	.98	1.51	1.74

Table 62: Sewer Flow Forecasts for North Trott Brook Sewer District

North Trott Brook Sewer District	Year	Households (Sewer)	Peak Flow Projection-MGD	Employment (Sewer)	Peak Flow Projection-MGD	Total Flow
	2020	672	0.2	42	0.0	0.2
	2030	1089	0.2	48	0.0	0.2
	2040	1288	0.3	52	0.0	0.3
Mississippi River Sewer District	2020	2084	0.5	5825	1.3	1.8
	2030	3379	0.8	6584	1.5	2.3
	2040	3998	0.9	7087	1.6	2.5
Rum River Sewer District	2164	0.5	413	0.1	0.6	2164
	3512	0.8	467	0.1	0.9	3512
	4154	0.9	502	0.1	1.0	4154

Inflow and Infiltration

Groundwater infiltration and surface water inflows, often called infiltration/inflow (I/I), may contribute a substantial amount of municipal wastewater volume. Reducing I/I through proper design, construction, maintenance, and other interventions can reduce the strain this puts on municipal wastewater systems.

The Inflow and Infiltration (I/I) goal established for the City of Ramsey varies based on annual average flow for each connection point to the Metropolitan Disposal System (MDS). The Metropolitan Council's metering program shows that the City's 2017 annual average flow at meter M302 was 0.567 mgd. The current I/I goal for the City of Ramsey at this point is an allowable peak hourly flow of 2.54 mgd. The 2017 annual flow at meter M304 was 0.279 mgd. The current I/I goal for Ramsey at this point is an allowable peak hourly flow of 1.29 mgd.

The City continues to monitor the integrity of its Sanitary Sewer infrastructure. The City has had a Sewer Vac truck since 2009 and have a program in place to clean one third of the Sanitary Sewer system each year In addition to cleaning the existing sewer system, the City has a program in place to televise one tenth of the system each year to monitor for I/I issues. The City has historically spent approximately $10,000 per year televising and mitigating I/I issues that are discovered during the televising process. Items that are repaired though this process include: private utility hits, leaking joints, collapsed pipes and leaking manholes. The City does not have an ordinance that prohibits the connection of sump pump, rain leaders, or passive drain tile from the sanitary sewer system. The City of Ramsey has adopted the Minnesota State Building Code, which states that drainage systems shall discharge into an approved sewer system or to daylight (§R405.2.3) and storm sewer systems shall not drain into sewers intended for sanitary sewage only (§4715.2700). The City of Ramsey interprets that these systems must drain to daylight only unless storm sewer is available on-site. The City of Ramsey will explore the need for such ordinances if it is determined the City is not meeting the established I/I goal.

The City applied for $25,250 in matching grant funds from the 2014 State Bond Fund Municipal Inflow & Infiltration Grant program though the Met Council Environmental Services to perform needed I&I improvements. The grant was awarded, and this project was completed in 2016 where multiple castings were adjusted and chimney seals were installed to prevent I&I at those structures. A lift station and a manhole were also rehabilitated to seal the structure by coating the insides of the structures.

Figure 20: Existing Sanitary Sewer Trunk Map

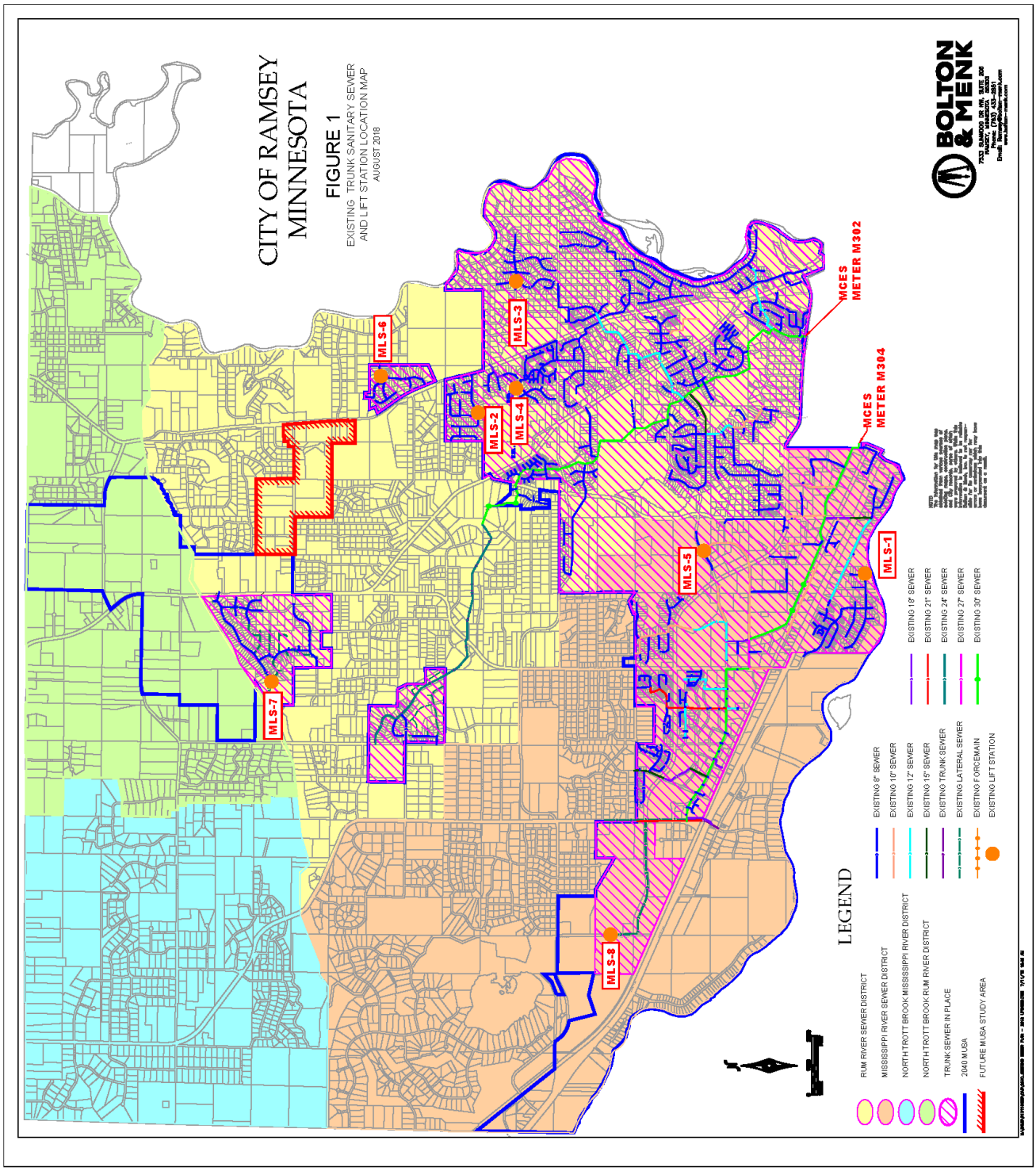
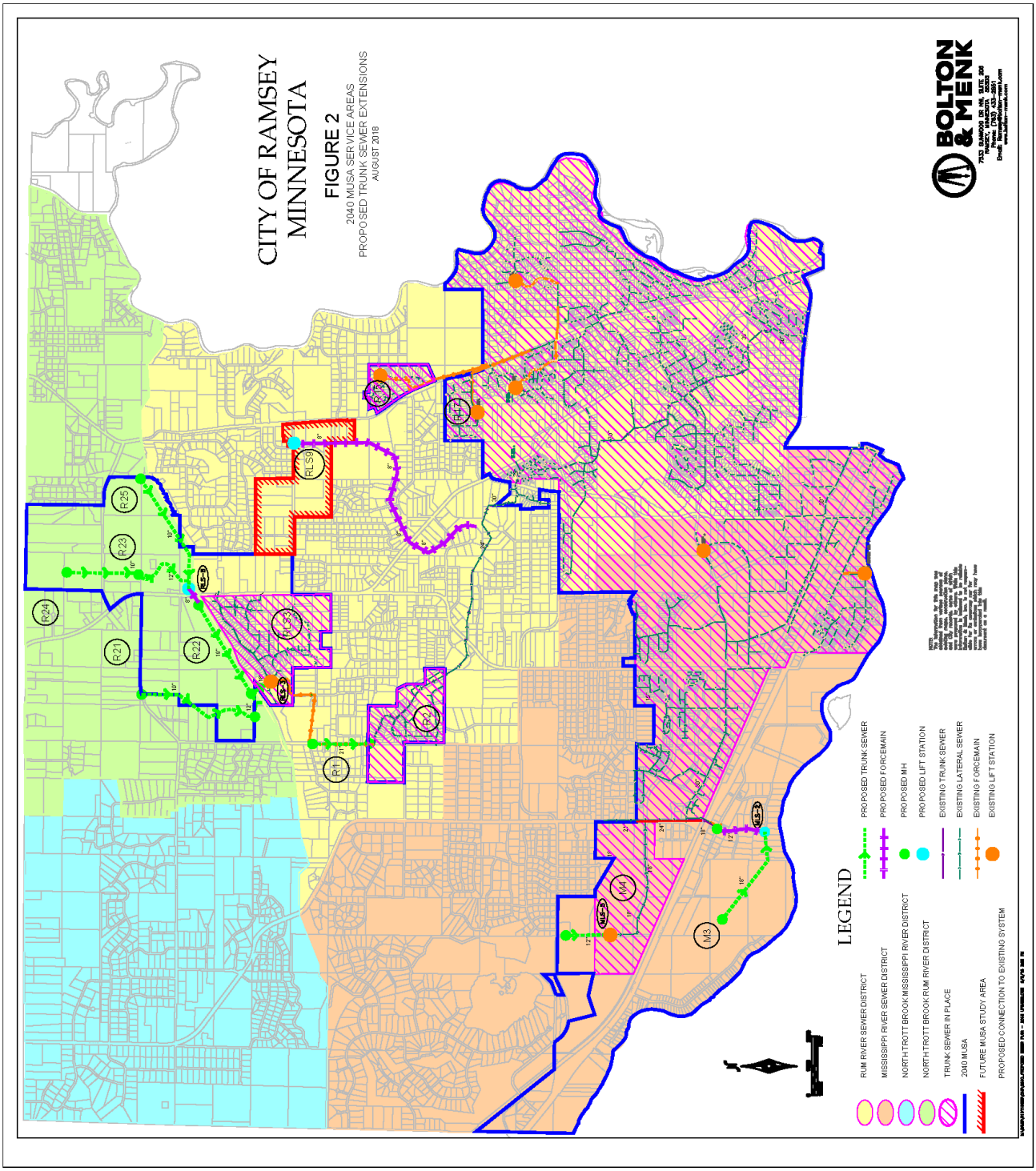


Figure 21: Future Sanitary Sewer Trunk Map

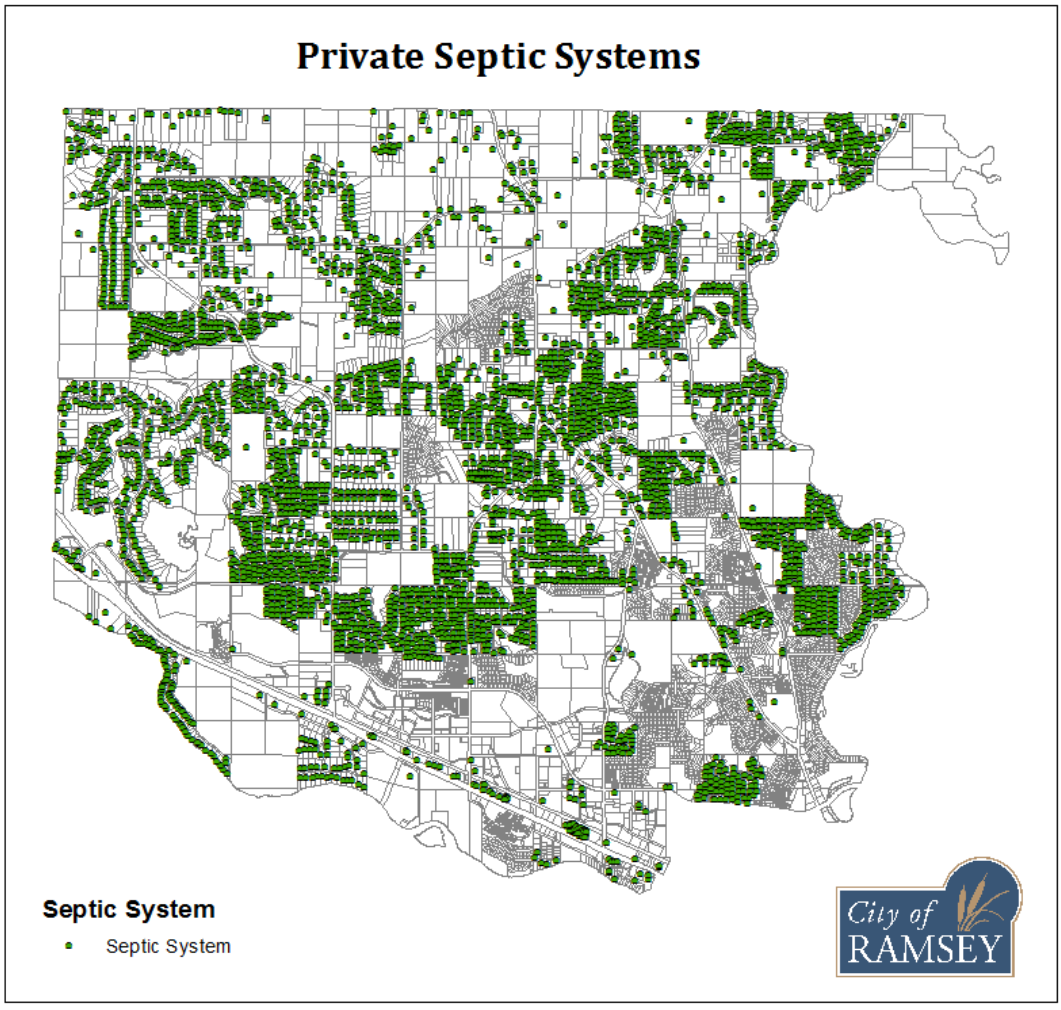


Community and Subsurface Treatment Systems

Community and Subsurface Treatment System Management Program

Ramsey maintains a database of approximately 4,100 private subsurface septic systems. A majority of these are for single-family homes. There is one group septic system for a six (6) unit townhome development owned and operated by a private Home Owners Association (HOA). In 2016, the Minnesota Pollution Control Agency (MPCA) reported a total of approximately 541,000 septic systems in Minnesota. Anoka County has an estimated 28,000 systems, the second highest number of septic systems per County in the State and the highest number of systems of any County in Metropolitan Area. When properly maintained, these systems are an adequate means of treating wastewater. However, given the number of private septic systems in the community, Ramsey must dedicate resources to ensure that these systems are being properly maintained in order to protect groundwater quality, prevent public health threats, and avoid public nuisances.

Figure 22: Private Septic Systems



Ramsey is a Home Rule Charter City. Ramsey City Charter states the following.

> *Connection Policy.* The city may not compel any property owner with a functional private sewer and water system to connect to city sewer and/or water.
>
> *Assessment policy.* The city may not levy an assessment for any component of any project which includes sewer and/or water improvements against a property whose owner elects to remain on a functional private sewer and/or water system.
>
> *Request for urban services.* Property owners who remain on private sewer and water systems after urban services become available may request connection to urban services at any time. Upon connection to urban services an assessment may be levied provided it is consistent with the original assessment.

Ramsey tracks septic systems with a permit management system known as Permit Information Management System (PIMS). PIMS is a product of the Local Government Information System (LOGIS) consortium of local communities.

Public Treatment Systems

Ramsey has no public treatments in our community. Ramsey does have three (3) cluster systems serving four (4) units each, resulting in twelve (12) units being served by a clustered (shared) system.

Subsurface Treatment Systems

Ramsey has an estimated 4,170 subsurface treatment systems.

Public Education

Ramsey has set a goal to improve public education on proper maintenance of septic systems. Ramsey's primary clearinghouse for education materials is www.cityoframsey.com/septic. The website serves as a clearinghouse leveraging a number of existing resources including, but not limited to the Minnesota Pollution Control Agency (MPCA) and Know the Flow (Anoka County).

Ramsey actively participates in Septic Smart Week each September.

Additionally, during the 2017-2018 Academic Year, Ramsey collaborated with the University of Minnesota through its Resilient Communities Project (RCP). One of the projects this partnership worked on was septic education. The partnership developed printed materials and website content. Ramsey is working on incorporating these resources within our new website rolling out in 2018.

Required Pumping and/or Maintenance Reminders

Each year Ramsey sends reminders to septic system owners that are due for septic pumping and/or maintenance at an interval not to exceed once every three (3) years as required by the State of Minnesota.

Financial Assistance for Public Health or Safety Concerns

In instances where a septic system has failed to the point it poses a threat to public health or safety, Property Owners may request the City replace a private septic system and assess the costs of the replacement to the benefitted property. The Property Owner must enter into an Assessment

Agreement and the costs of replacement will be levied against the Property as a Special Assessment. The Property Owner must submit proof that they have exhausted all other financial options to replace the system.

Anoka County also has potential dollars and/or loans available for septic replacement needs.

Administrative Enforcement of Septic Rule Violations

Ramsey has established an administrative process to enforce violations of various sections of our City Code, including our Septic Code. When the City becomes aware of a septic system in violation of the Septic Code, we track the violation through our code enforcement management system. Property Owners are provided two (2) notices of violation with instruction on how to comply with Septic Code. The City is able to issue Administrative Fines in addition to the Notices of Violation.

Civil Prosecution

In the rare occasion where Ramsey's Administrative Enforcement is unsuccessful in achieving compliance, the City will file civil prosecution charges in order to obtain an injunction from District Court to remedy the situation.

Criminal Prosecution

In extremely rare occasions, especially in events of threats to public health or safety, Ramsey may choose to seek criminal charges to remedy the situation.

Future Community Treatment Systems

In certain instances, Ramsey may consider allowing private, community septic systems.

Land Uses and Physical Conditions

Ramsey will generally only allow a private, community system outside of the Metropolitan Urban Service Area (MUSA). In certain circumstances where an agreement for future connection is reached, Ramsey may allow private, community septic systems within the MUSA boundary.

Rural Residential

Private septic systems are generally reserved for rural residential lots of at least one (1) acre in size. Properties shall ensure adequate space for a primary and secondary drainfield area.

Shoreland Areas

Ramsey is supportive of private, community septic systems in areas located within our Shoreland Overlay District, Rum River Wild and Scenic Overlay District, and Mississippi River Corridor Critical Area (MRCCA). These are environmentally sensitive areas, and the public benefits from limiting the number of potential individual source points of pollution that could pose a threat to water quality.

Urban Residential

For areas in the future urban service area but future municipal utilities are not expected within the current planning period (20 years), Owners may cluster lots and serve through a private, community septic system. The Owners must enter into a Future Connection Agreement providing for future connections when municipal services are available.

Administrative Procedures

Ramsey will require that a legal entity be established prior to the construction of any private, community septic systems. Although Ramsey will have no enforcement responsibilities of the entity, Ramsey will require a review of the articles of incorporation by the City Attorney. The participating properties shall enter into a Maintenance Agreement with the City and shall agree to allow the City to assess the costs of future repair in the event of failure to repair a non-compliant system.

Compliance with Applicable Regulations

Owners and Installers of private, community septic systems shall design and construct consistent with Minnesota Rules, Anoka County Ordinances, and Ramsey City Code.

Ramsey Administration

Ramsey shall administer applicable Minnesota Rules consistent with other private septic systems. Ramsey shall require the issuance of a permit prior to installation and shall ensure ongoing compliance.

Surface Water Management Plan

Ramsey originally updated its Surface Water Management Plan in 2015. Changes to Minnesota Rules required updates to this plan sooner than originally planned as part of the Comprehensive Plan Update. A revised Surface Water Management Plan is incorporated by reference into the Comprehensive Plan Update.

Ramsey supports additional discussion to coordinate the efforts of local municipalities, watershed organizations, the Minnesota Board of Water and Soil Resources (BWSR), and the Metropolitan Council to provide clarity, consistency, and reasonable update cycles for Surface Water Management Plans.

Chapter 10: Implementation Plan

Action Item	Policy or Capital Improvement?	Resources Needed	Timeframe
Land Use			
Establish Policy for Urban Service Boundary Extensions	Policy	Existing Resources	2019
Update Density Transitioning Ordinance	Policy	Existing Resources	2019
Small Area Plan – The COR	Policy	Existing Resources	2019
Small Area Plan – Green Valley District	Policy	Existing Resources	2020
Small Area Plan/Infrastructure Study – Mississippi West District	Policy	$25,000 Partner with Developers and Land Owners	2020
Small Area Plan – Elmcrest District	Policy	Existing Resources	2020
Establish Public Art Plan	Policy	$5,000	2021
Complete the Streetscape Plan	Policy	Existing Resources	2019
Advocate for a new Middle School and Third Elementary School	Policy	Existing Resources	Ongoing
Encourage School Districts to Amend District Boundaries to follow Neighborhood Boundaries	Policy	Existing Resources	Ongoing
Prioritize Desired Amenities with goal of Financial Stability through Annual CIP Process	Policy	Existing Resources	Ongoing
Update Official Zoning Map for consistency with Comprehensive Plan	Policy	Existing Resources	Ongoing
Complete a Comprehensive Zoning Code Update	Policy	Existing Resources	2019
Transportation Plan			
Complete the Ramsey Highway 10 Plan	Policy	Existing Resources	2019

Complete the Highway 47 Corridor Plan	Policy	$25,000	2020
Complete the Nowthen Boulevard/CSAH 5 Corridor Plan	Policy	$25,000	2020
Complete the Green Valley Road/CR 63 Corridor Plan	Policy	Existing Resources	2021
Complete the 181st Avenue/CR64 Plan	Policy	Existing Resources	2021
See Transportation Plan for Capital Improvements			
Housing Plan			
Provide incentive-based approach to neighborhood revitalization	Policy	TBD	2022
Identify and remove substandard housing units that are economically unfeasible to rehabilitate.	Policy	TBD	2023
Create a simple webpage/portal that allows residents to voice anonymously code enforcement concerns	Policy	Existing Resources	2019
Complete a housing needs assessment and analysis in the immediate future	Policy	Existing Resources	2020
Create policy allowing flexibility for senior projects to convert to affordable housing when the demand for senior housing changes	Policy	Existing Resources	2023
Maintain, and update if needed, conservation subdivision ordinances	Policy	Existing Resources	2020

Consider incentives for innovative water-saving solutions for stormwater management, water conservation, and rainwater reuse	Policy	TBD	2023
Consider a policy regarding sprinkler gauging for single family homes, townhomes, and homeowners' associations in order to save water	Policy	TBD	2023
Create an inclusionary housing policy and toolkit	Policy	Existing Resources	2022
Roll out the "Can I Be Your Neighbor?" initiative	Policy	Existing Resources	2019
Create a Fair Housing Policy for the City	Policy	Existing Resources	2020
Create and maintain a policy that allows for density bonuses for new projects in The COR that provide additional public amenities, such as open space dedication or affordable housing, in exchange for densities greater than the Zoning Ordinance typically would allow	Policy	Existing Resources	2020
Create informational packet of first-time homebuyer programs to provide to prospective homebuyers	Policy	Existing Resources	2019
Natural Resources Plan			
Create a Pollinator-Friendly Toolkit	Policy	Existing Resources	2020
Consider a Boulevard Tree Program	Policy	Existing Resources	2020

Create a Shoreline Protection Plan	Policy	Existing Resources	2019
Create a Conservation Subdivision Design Policy	Policy	Existing Resources	2021
Create an Environmental Protection Overlay District for Trott Brook	Policy	Existing Resources	2020
Implement the Mississippi River Corridor Critical Area (MRCCA) Plan	Policy	Existing Resources	2021
Create a Community Resilience Plan	Policy	Existing Resources	2020
Complete the Circle of Ramsey Greenway Plan	Policy	Existing Resources	2019
Inventory potential access points to significant ecological resources	Policy	Existing Resources	2022
Create an Outreach Program for Groundwater Planning	Policy	Existing Resources	2022
Create an Outreach Program for Organics Recycling/Solid Waste Reduction	Policy	Existing Resources	2019
Mississippi River Corridor Critical Area (MRCCA)			
Parks and Recreation			
Circle of Ramsey Greenway	Capital Construction	TBD (Private/Public Partnership)	Opportunity Driven
Community Center	Capital Construction	TBD	Opportunity Driven
Lake Itasca Park	Capital Construction	$750,000 (paid by Developer Park Dedication Dollars)	2023
Nathe Park	Planning and Design	$25,000	2023
The COR Parks System	Capital Construction	TBD	2020-2030 (phased)

Community Park #6	Capital Construction	TBD (paid by Developer Park Dedication Dollars)	2025
Complete the Parks System Plan	Policy	Existing Resources	2019
Acquire Land along Trott Brook	Acquisition	TBD	Opportunity Driven
Maintain the Recreation Program	Policy	0.50 FTE Recreation Coordinator	2019
Create a Trail Plan to connect Mississippi River Regional Trail to Oliver Kelly Farm	Policy	$10,000	2020
Create a Trail Maintenance Plan	Policy	Existing Resources	2020
Formalize process to involve local athletic association in Capital Improvement Program (CIP) Process	Policy	Existing Resources	2019
Create a policy for Neighborhood Park Selection	Policy	Existing Resources	2020
Economic Development			
Create a Plan for the Highway 10 Business Park	Policy	Existing Resources	2023
Create a Plan to increase access and visibility for Retailers	Policy	Existing Resources	2019
Create a Marketing and Recruitment Campaign for Economic Development	Policy	Existing Resources	2019
Create the Highway 10 Steering Committee	Policy	Existing Resources	2018
Complete the Highway 10 and Highway 47 Plans	Policy	Existing Resources	2019

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

RESOLUTION #19-085

RESOLUTION AUTHORIZING SUBMISSION OF THE CITY OF RAMSYES 2040 COMPREHENSIVE PLAN UPDATE TO THE METROPOLITAN COUNCIL.

WHEREAS, Minnesota Statutes section 473.864 requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan and its fiscal devices and official controls at least once every ten years to ensure its comprehensive plan conforms to metropolitan system plans and ensure its fiscal devices and official controls do not conflict with the comprehensive plan or permit activities that conflict with metropolitan system plans; and

WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their "decennial" reviews by December 31, 2018; and

WHEREAS, the City of Ramsey was granted an extension to submit the Cities 2040 Comprehensive Plan update to the Metropolitan Council by no later than June 30, 2019; and

WHEREAS, the City Council, Planning Commission, and the City Staff have prepared a proposed Comprehensive Plan intended to meet the requirements of the Metropolitan Land Planning Act and Metropolitan Council guidelines and procedures; and

WHEREAS, pursuant to Minnesota Statutes section 473.858, the proposed Comprehensive Plan was submitted to adjacent governmental units and affected special districts and school districts for a period of 6 months for their review and comment; and

WHEREAS, the Planning Commission has considered the proposed Comprehensive Plan and all public comments, and thereafter submitted its recommendations to this Council; and

WHEREAS, the City's Planning Commission conducted a public hearing on April 4th, 2019 relative to the submission of the plan for adjacent community and affected jurisdiction review and submission of the Comprehensive Plan update to the Metropolitan Council; and

WHEREAS, on April 4th, 2019 the Planning Commission recommended approval of the proposed Comprehensive Plan Amendment for City Council consideration; and

WHEREAS, the City Council has reviewed the proposed Comprehensive Plan and those recommendations, public comments, and comments from adjacent jurisdictions and affected districts; and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit its proposed comprehensive plan to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

WHEREAS, based on its review of the proposed Comprehensive Plan and Planning Commission and staff recommendations, the City Council is ready to submit its proposed plan to the Metropolitan Council for review pursuant to Minnesota Statutes section 473.864; 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 authorizes City Staff to submit the City's 2040 Comprehensive Plan update to the Metropolitan Council.

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 23rd day of July, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the Commission in the Pledge of Allegiance.

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

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

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

5. APPROVE PLANNING COMMISSION MINUTES

5.01: Approve the Following Planning Commission Minutes:

5.01.1: Planning Commission Meeting Minutes Dated March 7, 2019

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

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

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

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

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

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

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

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

7. PUBLIC HEARINGS

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

Public Hearing

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

Presentation

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

Citizen Input

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

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

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

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

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

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

Commission Business

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

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

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

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

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

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

Public Hearing

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

Presentation

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

Citizen Input

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

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

Commissioner VanScoy questioned why the CUP was being amended.

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

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

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

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

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

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

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

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

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

Chairperson Bauer closed the public hearing closed at 7:31 p.m.

Commission Business

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

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

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

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

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

Public Hearing

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

Presentation

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

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

Citizen Input

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

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

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

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

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

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

Commission Business

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

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

8. COMMISSION BUSINESS

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

Presentation

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

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

Commission Business

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

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

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

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

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

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

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

Further discussion

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

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

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

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

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

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

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

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

8.02: Review Concept Plan for PSD Retail Pad Site

Presentation

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

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

Commission Business

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

City Planner McGuire Brigl reported this was the case.

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

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

Commissioner Gengler agreed.

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

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

Presentation

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

Commission Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Johnson stated he could support this.

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

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

The Commission supported moving forward in this direction.

8.04: Review Concept Plan for Anderson Dahlen

Presentation

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

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

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

Commission Business

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

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

Presentation

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

Commission Business

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

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

Commissioner VanScoy questioned what this business manufactured.

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

The Commission supported this item moving forward.

8.06: Review Concept Plan for Zeolite/Bunker Townhomes

Presentation

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

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

Commission Business

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

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

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

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

Presentation

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

Commission Business

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

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

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

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

Chairperson Bauer explained Commissioner Anderson supported the proposed request.

8.08: Review Draft Highway 47 Land Use Plan

Presentation

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

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

Commission Business

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

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

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

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

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

9. COMMISSION / STAFF INPUT

9.01: Receive Development/Planning Commission Update

The Staff Update was noted.

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

The Staff Update on River Walk Village was noted.

9.03: Zoning Bulletins

Zoning Bulletins were noted.

10. ADJOURNMENT

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

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

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

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **7. 4.**

Meeting Date: 07/23/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #19-179 Approving Manufactures Cohort 2019 Renewal

Purpose/Background:

Chamber Background

The City of Ramsey is a member of the Anoka Area Chamber of Commerce. The Anoka Area Chamber of Commerce has a rich history of success in catering to the needs of retail, food, and professional service industries. The Chamber specializes in events, marketing, and networking.

Manufacturing Coalition/ Manufacture Cohort Background

In 2015, the Chamber identified the need to better serve the large "manufacturing" sector physically located in the Chamber's service territory. Commonly, the Chamber's standard "events/ marketing/ networking" opportunities do not provide significant value to manufacturers. NOTE: the Cities of Ramsey and Anoka share a roughly 1,000 acre business park that includes over 10,000 jobs--most of said jobs are manufacturing (or related to manufacturing).

With this in mind, the Chamber began a new "sub-group" known as the "Manufacturing Coalition" about five years ago, now self identified as the Manufacture Cohort. The mission of the Manufacture Cohort is to: become a catalyst for strengthening community manufacturing; accelerating transformation into a more efficient and powerful engine of innovation, job creation and economic growth.

In summary, the Manufacture Cohort is a group of leaders from local manufacturers that meet periodically to discuss and address issues unique to their industry and identify an ongoing topic list. In some cases, meetings are purely the exchange of best practices. In other cases, the Manufacture Cohort asks the Chamber to implement and develop a service or product to help the group. Currently, the #1 topic is addressing is workforce needs and shortages.

Staff attended a Manufacturing Signing Day event held at Anoka Technical College in February 2019. This event was well attended by both businesses and high school students. The event is geared to educate potential future workforce about the manufacturing field and the demand for workers. Staff also attended a another Cohort event in May 2019.There was also a presentation on the state of manufacturing industry and trends. The businesses in attendance seemed engaged and the event was well attended.

Lastly, the Manufacture Cohort, through Chamber Staff, has routinely facilitated outreach with Legislators, businesses, and school districts to drive initiatives developed by this group.

Although the Chamber does receive some funding for the Manufacture Cohort via subscriptions from manufacturing businesses, this initiative needs financial support to keep running. The purpose of this case is to consider continued support of the Manufacture Cohort by providing $5,000 for the 2019 program. These dollars would be utilized for "facilitation/ operation" expenses related to the Manufacturing Cohort (meetings/communications/ etc.). NOTE: the City has supported the program in 2016, 2017 and 2018. Other municipalities participate as well.

John LeTourneau facilitates this cohort and will be in attendance of this meeting to provide information and to answer questions if there are any.

Notification:

N/A

Observations/Alternatives:

Attached is a copy of the presentation John LeTourneau gave to the EDA at the July 11, 2019 meeting. The presentation identified 24 unique Ramsey businesses that have been a part of the program.

Funding Source:

$5,000 from the 2019 EDA Budget 9230-6315.

Other Sponsors that support the Manufacture Cohort include: Anoka Technical College, Connexus Energy, Anoka Public Utility (City of Anoka), Anoka County, Stepping Stone and Rapid Packaging.

Recommendation:

Considering Ramsey's limited internal resources (staff time) to pro-actively and effectively address large regional issues that effect our manufactures, the Anoka Area Chamber Manufacture Cohort provides the City an efficient opportunity to get involved. The group has a focus on workforce development and this is a pressing issue in today's economy and our local businesses. Staff supports sponsorship of this program again in 2019 as this group is making good strides and is providing a service to our local businesses/manufactures (i.e. Building Fasteners, Minnesota Tool and Die, Connexus Energy and many others).

The EDA reviewed this item at the July 13, 2019 meeting and recommends approval of Resolution #19-179. The presentation to the EDA can be viewed at www.qctv.org/ramsey under 'Economic Development Authority'.

Action:

Motion to Adopt Resolution #19-179 Approving Manufactures Cohort 2019 Renewal.

Attachments

Resolution #19-179
Manufacture Cohort Presentation
2019 2020 Workplan

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	07/18/2019 12:11 PM
Tim Gladhill	Tim Gladhill	07/18/2019 03:13 PM
Form Started By: Sean Sullivan		Started On: 07/17/2019 11:08 AM
Final Approval Date: 07/18/2019		

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

RESOLUTION #19-179

RESOLUTION APPROVING MANUFACTURES COHORT 2019 RENEWAL

WHEREAS, the City of Ramsey, that the City of Ramsey has supported the Anoka Area Chamber of Commerce and the Manufactures Cohort annually since 2015; and

WHEREAS, the Manufacturers Cohort is designed to assist Ramsey businesses relating to recruiting and retaining workforce; and

WHEREAS, the cost for annual renewal for the Manufacturer Cohort is $5,000 and the EDA has recommended renewal for 2019.

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

1) The City Council authorizes processing the 2019 renewal for the Manufacturing Cohort in the amount of $5000.00. The renewal is to be paid from Fund EDA 9230-6315.

That 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:

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 23rd day of July, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

ANOKA AREA CHAMBER OF COMMERCE

MANUFACTURE COHORT

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

- Mission:
  - To become a catalyst for strengthening community manufacturing - accelerating a transformation into a more efficient and powerful engine of innovation, job creation and economic growth.

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

CONNEXUS ENERGY
Your Community Energy Partner

City of RAMSEY

Professional & Workforce Training
ANOKA TECHNICAL COLLEGE
ANOKA-RAMSEY COMMUNITY COLLEGE

Anoka County
MINNESOTA
Respectful, Innovative, Fiscally Responsible

AMU
ANOKA MUNICIPAL UTILITY

STEPPING Stone
ending homelessness

- “Trusted Partners” - Thank you!

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

24 UNIQUE MANUFACTURERS

- Altron
- B&F Fasteners Supply
- Cabinetry Concepts
- Dedicated M…
- D… …nics
- Digital Tool & Automation
- Dynamic Group
- Heritage Millwork
- In'Tech Industry
- Life Fit…
- Minnesota Tool And Die
- Moline Concrete
- MultiSource Products
- Northwoods Machine
- Panther Precision
- …P Technologies
- RJM Industries
- Rotary Systems
- Team Packaging
- Triple D Welding
- Vision Ease
- Wendell's
- Zero Zone

Anoka Area Chamber - Manufacturer Cohort Session

Here is what we identified as the Issues:

- Competition
- Aging Workforce
- Low Interest
- General Awareness
- Job Knowledge
- Screening
- Temp. Agencies Used
- Perception
- Wages
- Assessments
- Pipeline
- Communication
- Culture
- Reliable Workforce
- Generational
- Low Workforce Inventory

Anoka Area Chamber - Manufacturer Cohort Session

Here is what we identified as the Activities:

Marketing Awareness

Job Fair

Manufacture Camp

High School Outreach

Hands on Tour

Social Media

Education

Job Knowledge

Pipeline Analysis

Anoka Area Chamber - Manufacturer Cohort Session

What Does the Workforce Model Look Like?

External Elements ↕ Resource Opportunity

Internal Elements ↕ Operational Opportunity

AHS Curriculum ↔ Design and Fabrication

Internships ↔ Incentivize the “right students”

Career Signing Day ↔ Intent to commit to career in Manufacturing

Anoka Area Chamber - Manufacturer Cohort Session

What Does the Workforce Model Look Like?

External Elements

Internal Elements

Resource Opportunity

Operational Opportunity

Pipeline Analysis

Millennial

Communication

Culture

WORKFORCE PLANNING

PIPELINE FLOW

18 YRS

17 YRS

16 YRS

STEAM CURRICULUM DESIGN AHD FABRICATION

MANUFTR TOUR

CAREER FAIR

SENR YR

MANUFTR TOUR

CAREER FAIR

JUNIR YR

MANUFTR TOUR

SOPHM YR

TECHNICAL EDUCATION/ TRAINING

APPRENTICE SHIP PATHWAY

INTERNSHIP EXPLORATION OPPORTUNITY

SOCIAL AWARENESS MARKETING SKILL ASSESSMENT

Career Readiness Training

Career Readiness Training

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

- Design and Fabrication
- Mathematics Foundation
- STEAM
- Career Intent Signing Day

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

Anoka County Super Sector Statistics*

Employment

Total Employment - 118,526 Jobs

Manufacturing - 22,647 Jobs

Of All Jobs in Eleven Sectors - 19.1%

* Source: DEED Quarterly Census of Employment and Wages (QCEW)

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

Focus on Workforce Planning

- Expanding demand 22,000 jobs and growing
- 19% of Anoka County Workforce

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

Anoka County Super Sector Statistics*

Employment - Payroll

Total Payroll - $5.933 Billion

Manufacturing - $1.804 Billion

Total Average Wage - $50,024 annual

Manufacturing Average Wage - $79,612 annual

* Source: DEED Quarterly Census of Employment and Wages (QCEW)

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

CONNEXUS ENERGY
Your Community Energy Partner

City of RAMSEY

Professional & Workforce Training
ANOKA TECHNICAL COLLEGE
ANOKA-RAMSEY COMMUNITY COLLEGE

Anoka County
MINNESOTA
Respectful, Innovative, Fiscally Responsible

AMU
ANOKA MUNICIPAL UTILITY

STEPPING Stone
ending homelessness

- “Trusted Partners” - Thank you!

Moving Forward …

How do we work with the City of Ramsey to forward Manufacturing in the City?

Region?

Minnesota ?

Beyond ?

ANOKA AREA CHAMBER OF COMMERCE

MANUFACTURE COHORT

Anoka Area Chamber Of Commerce

MANUFACTURE COHORT

- Moving Forward ….

This Letter outlines the Work Plan Direction for the CoHort in the next number of months and beyond:

An outcome from the May 17 Anoka Area Chamber Manufacture CoHort meeting was to review the discussion points on “new” areas for discovery in support of regional Manufacturing. These potential new topics would allow for additional value to be gathered from our effort and would run concurrently with the continuing effort we have in the workforce planning from the past few years. Here is a recap of the top scoring topics.

Top Scoring Item:
ALTERNATE WORKFORCE OPTIONS - This CoHort needs to understand alternate resources addressing workforce. What are the available pools of workforce and how does this CoHort get access to these groups?

The Next Three Scored Equal:
NEXT LEVEL SKILL SETS - The CoHort should collectively work on broad opportunities addressing "skill sets to take to the next level" impacting manufacturing. Both internal and external.

TECHONOLOGY TRENDS - You believe that understanding new applications and trends with Technology would be valuable to the CoHort.

AUTOMATION - You believe that Automation would be an important area to explore.

The Third Highest Scoring item:
NEW HR COHORT - I would believe that the creation of an HR CoHort facilitated by the Anoka Area Chamber would be a valuable addition to Chamber members.

The Last Four Rounded Out The Questions:
FORECASTING - The CoHort should collectively work on broad forecasting questions impacting manufacturing.

COST OF GOODS - The CoHort peer to peer meeting would be a great way to identify common elements addressing Cost of Goods and ways to manage this issue.

TARRIFS - We need to understand how Tariffs impact Manufacturing.

LENDING RESOURCES - You may be or may not be in need of lending resources; but understanding and having a lending process in place would serve our current or future plans.

The moving forward plan will be to introduce the top sets of items in the next number of CoHort meetings.