City of Ramsey
Revised
Agenda
Regular City Council
Tuesday, September 10, 2019
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Economic Development Authority (EDA) Member Oath of Office

2. Proclamation Declaring October 2019 as *Domestic Violence Awareness Month*

3. Receive Update on Highway 10 Planning Efforts

3. Citizen Input

4. Consent Agenda

1. Note the Following Boards and Commissions Meeting Minutes:
   - Environmental Policy Board Meeting Minutes Dated June 17, 2019
   - Planning Commission Meeting Minutes Dated July 10, 2019
   - Park and Recreation Commission Meeting Minutes Dated July 11, 2019
   - Economic Development Authority Meeting Minutes Dated July 11, 2019

2. Approve the Following Meeting Minutes:

   1. City Council Work Session dated 7/23/2019
   2. City Council Regular Session dated 7/23/2019
   3. City Council Work Session dated 8/12/2019
   4. City Council Regular Session dated 8/12/2019
   5. City Council Special Meeting Canvassing Board dated 8/19/2019

3. Approve Licenses

4. Approve Rental Licenses

5. Authorize Replacement of Leaking Discharge Valve on Municipal Center HVAC System

6. Adopt Resolution # 19-212 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period August 22, 2019 through September 4, 2019

7. Adopt Resolution #19-205 Proclaiming October 2019 Domestic Violence Awareness Month

8. Adopt Resolution #19-204 Proclaiming September 17 - 23, 2019 as Constitution Week

9. Adopt Resolution #19-213 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

10. Adopt Resolution #19- 214 Authorizing Release of Encumbered HRA Funds for Bunker Lake Business Park

11. Adopt Resolution #19-220 Ordering Public Hearing for Wellhead Protection Plan Part 2 Amendment

12. ~~Adopt Resolution #19-189 to Backfill the Vacant Part-time Recreation Specialist Position~~ - Please Note: This case was moved from the Consent Agenda to the Regular Agenda as Item 7.0.

13. Adopt Resolution #19-221 Hiring a Fall Seasonal Public Works Maintenance Worker

5. Approve Agenda

6. Public Hearing

7. Council Business

0. Adopt Resolution #19-189 to Backfill the Vacant Part-time Recreation Specialist Position - Please Note: This case was moved from the Consent Agenda (Item 4.12) to the Regular Agenda as Item 7.0.

1. Authorization to Approve Construction Management Services for the New Public Works Facility

2. Adopt Ordinance #19-09 Vacating Right of Way and Resolution #19-190 Approving Final Plat and Development Agreement for River Walk Village; Case of Don Kveton/Village Bank (Project 18-163)

3. Adopt Resolution #19-216 Accepting Metropolitan Council Tax Base Revitalization Account (TBRA) Brownfield Cleanup Grant, Approving Grant Agreements, and Authorize Request for Anoka County Housing and Redevelopment Authority (ACHRA) Funds

4. Adopt Resolution #19-215 Approving Fair Housing Policy - A Requirement of the Metropolitan Council Cleanup Grant

5. Adopt Resolution #19-217 Ordering Assessment Roll and Calling Assessment Hearing for Improvement Project #19-01, Ford Brook Estates Street Reconstructions

6. Adopt Resolution #19-218 Ordering Assessment Roll and Calling Assessment Hearing for Improvement Project #19-03, Chestnut Ridge and Wood Pond Hills Street Reconstructions

7. Adopt Resolution #19-219 Approving Proposals for Topographic Survey and Geotechnical Report for Improvement Project #20-01, Variolite Street Reconstruction

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 09/10/2019

Information

Title:

Economic Development Authority (EDA) Member Oath of Office

Purpose/Background:

The purpose of this presentation is to officially welcome and swear-in new Economic Development Authority member Mr. Richard (Scott) Cords. As a result of a recent vacancy, Mr. Cords was appointed to a partial term on the EDA, effective through March 31, 2020.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	09/04/2019 01:41 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:55 AM
Form Started By: Katie Schmidt		Started On: 08/19/2019 08:23 AM
Final Approval Date: 09/05/2019		

CC Regular Session **2. 2.**

Meeting Date: 09/10/2019

Information

Title:

Proclamation Declaring October 2019 as *Domestic Violence Awareness Month*

Purpose/Background:

Purpose: To proclaim October 2019 as *Domestic Violence Awareness Month*.

Background: At the request of the Alexandra House, and the Purple Lights Initiative, the City Council will consider a resolution on their Consent Agenda this evening proclaiming October 2019 Domestic Violence Awareness Month. Mayor LeTourneau will read the proclamation at this time. The proclamation is attached.

A signed proclamation will be mailed to the Alexandra House for display at their *HopeFest event,* which takes place on Saturday, September 28, 2019 at the YMCA in Lino Lakes.

Attachments

Proclamation Domestic Violence Awareness Month

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	09/05/2019 08:46 AM
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:55 AM
Form Started By: Katie Schmidt		Started On: 08/16/2019 07:58 AM
Final Approval Date: 09/05/2019		

Proclamation Resolution

October of 2019 is proclaimed as

Domestic Violence Awareness Month

WHEREAS, the community problem of domestic violence has become a critical public health and welfare concern in Anoka County; and

WHEREAS, domestic violence is a crime, the commission of which will not be tolerated in Anoka County and perpetrators of said crime are subject to prosecution and conviction in accordance with the law; and

WHEREAS, over thousands of women, men and children have and will continue to access assistance from Alexandra House, Inc., a domestic violence service provider; and

WHEREAS, domestic violence will be eliminated through community partnerships of concerned individuals and organizations working together to prevent abuse while at the same time effecting social and legal change; and

WHEREAS, October is ***National Domestic Violence Awareness Month****;* and

WHEREAS, during ***National Domestic Violence Awareness Month****,* Anoka County organizations will inform area residents about domestic violence, its prevalence, consequences and what we, as a concerned community can do to eliminate its existence.

NOW THEREFORE, BE IT RESOLVED AND KNOWN TO ALL, that the City of Ramsey proclaims October to be Domestic Violence Awareness Month on this the 10th day of September, 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 **2. 3.**

Meeting Date: 09/10/2019

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on Highway 10 Planning Efforts

Purpose/Background:

The project team for the Highway 10/169 planning effort (Ramsey Gateway) will provide a status update on the final stages of the plan. The project team recently met with the Anoka County Board of Commissioners' Transportation Committee to discuss the City's preferred alternatives at Ramsey Boulevard and Sunfish Lake Boulevard. Representatives from the Anoka County Highway Department and Minnesota Department of Transportation (MnDOT) will also be on hand to provide perspective and respond to questions.

Recommendation:

No action is requested, this report is for update only.

Action:

No action is requested, this report is for update only.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:53 AM
Form Started By: Tim Gladhill		Started On: 08/02/2019 09:56 AM
Final Approval Date: 09/05/2019		

CC Regular Session **4. 1.**

Meeting Date: 09/10/2019

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Environmental Policy Board Meeting Minutes Dated June 17, 2019
- Planning Commission Meeting Minutes Dated July 10, 2019
- Park and Recreation Commission Meeting Minutes Dated July 11, 2019
- Economic Development Authority Meeting Minutes Dated July 11, 2019

Attachments

EPB 06 17 19

Planning 07 10 19

Park 07 11 19

EDA 07 11 19

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/29/2019 11:57 AM
Form Started By: JoAnn Shaw		Started On: 08/27/2019 04:11 PM
Final Approval Date: 08/29/2019		

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, June 17, 2019, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated May 20, 2019

Motion by Board Member Fetterley and seconded by Board Member Covart to approve the regular meeting minutes dated May 20, 2019.

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

5. POLICY BOARD BUSINESS

5.01: Consider Landscape Plan for Suite Living; Case of Hampton Companies

City Planner Anderson presented the staff report. He stated that the City has received an application from Hampton Companies for a Site Plan for Suite Living, a proposed 32 unit, assisted living facility located at the northeast corner of the intersection of Jaspar Street and 139th Lane. The Environmental Policy Board may recall reviewing a Sketch Plan earlier this year for Rivenwick 3rd Addition, which was to be a mix 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 already in place. He recommended that the Board recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter, and to support the requirement for a noise study and any applicable noise mitigation measures.

Board Member Hiatt asked if it is becoming common practice to request a noise study for development cases near Highway 10 because of potential improvements on the highway.

City Planner Anderson confirmed that would be similar for other residential projects along that corridor.

Chairperson Valentine asked for additional details on the noise study, specifically what is used for comparison.

City Planner Anderson stated that staff has a baseline to use for comparison purposes.

Board Member Fetterley stated that it does not seem there is a lot of room for additional plantings between the building and highway, should that be recommended from the noise study.

City Planner Anderson stated that modifications to the plan may be required dependent on the results of the noise study. He noted that berming could help and that would not require a wide strip of land. He noted that a combination of tactics could be used for noise mitigation, if that is necessary.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter, and to support the requirement for a noise study and any applicable noise mitigation measures.

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

5.02: Consider Landscape Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center, LLC

City Planner Anderson presented the staff report. He stated that the City has received an application from Bob Mikulak with Ramsey Storage Center, LLC, for Site Plan and Final Plat for a new indoor, climate controlled self-storage facility at the northeast corner of Ramsey Boulevard and Bunker Lake Boulevard. Over the past 15 years, there have been numerous self-storage projects proposed on the subject property, most recently in 2016. That project was granted final approvals for Site Plan and Final Plat. The approvals would have expired however the previous

developer had obtained extensions on both fronts. The current proposal has some slight changes from what was previously approved and thus, the applicant is going through the review process for Site Plan. He recommended that the Board approve the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Hiatt asked if there would be security fencing.

City Planner Anderson replied that although the previously approved plan had fencing, this applicant is not proposing any as access cannot be gained to any of the storage units unless you are inside the building. He stated that there is a fire lane around the building for emergency purposes but that will be posted as not for public use.

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

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

5.03: Consider Landscape Plan Associated with the Site Plan for Name Brand Storage (Project No. 19-120); Case of Josh Peterson

City Planner Anderson presented the staff report. He stated that the City has received an application from Josh Peterson for a Minor Plat and Site Plan for a proposed self-storage facility located near the western boundary of the City, north of 156th Avenue south/southwest of BNSF railroad tracks. He recommended that the Board recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Hiatt asked if there is an intention to expand the cul-de-sac.

City Planner Anderson explained that the intention will be to eventually make the connection to Alpine Drive as part of the Highway 10 access management plan.

Chairperson Valentine stated that it could be helpful for the Board to review the Highway 10 options that were recently reviewed at an open house, as that could help provide context for future planning cases that will be reviewed in that area.

City Planner Anderson confirmed that he would attempt to add that item to the July or August meeting.

City Councilmember Musgrove believed that there are upcoming meetings that will narrow down the choices as well.

City Planner Anderson noted that he can provide updates as future meetings occur. He advised that interested members of the Board are welcome to attend the meetings as well.

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

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

6. BOARD / STAFF INPUT

- **Paper Shredding Event Recap**

City Planner Anderson reported that the first standalone paper shredding event took place in conjunction with the City of Anoka. He stated that the event went well, noting that the driver of the shredding truck estimated that about four tons of paper had been collected a little over halfway through the event. He noted that a similar event will take place in October and advised that similar events will be held in Anoka between now and then and are also open to Ramsey residents.

7. ADJOURNMENT

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

The meeting adjourned at 7:14 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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 Peters, 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 residents.

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 site 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
Community Development Assistant

Drafted by Amanda Staple
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 July 11, 2019, at Pearson Park, 15070 Rabbit Street NW.

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Chair Bennett removed item 5.02 from the agenda, the Auxiliary Audio System from the Draw.

Motion by Commissioner Sis, seconded by Commissioner Barten, to approve the Park and Recreation Commission meeting agenda with the removal of Item 5.02.

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Chair Bennett noted the minutes from the May 9, 2019, meeting included an error that has since been corrected by staff.

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

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

Motion by Commissioner Leistico, seconded by Commissioner Barnes, to approve the June 13, 2019, Park and Rec Commission meeting minutes as presented.

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

5. COMMISSION BUSINESS

5.01: Dedication of Pearson Park

Chair Bennett recessed the meeting at 6:32 p.m. for the dedication of Pearson Park.

Chair Bennett reconvened the meeting at 7:32 p.m. following the dedication of Pearson Park.

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

This item was removed from the agenda upon adoption.

6. COMMISSION/STAFF INPUT

Chair Bennett reported that there is information available on the City website in regard to Ramsey's closed landfill site. Going forward, there will be several opportunities to learn about and engage with the closed landfill.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 7:35 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Allison Burr, *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, 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. 2.**

Meeting Date: 09/10/2019

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 7/23/2019
2. City Council Regular Session dated 7/23/2019
3. City Council Work Session dated 8/12/2019
4. City Council Regular Session dated 8/12/2019
5. City Council Special Meeting Canvassing Board dated 8/19/2019

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 7/23/2019
2. City Council Regular Session dated 7/23/2019
3. City Council Work Session dated 8/12/2019
4. City Council Regular Session dated 8/12/2019
5. City Council Special Meeting Canvassing Board dated 8/19/2019

Attachments

8-12-19 CC Minutes

7-23-19 CCWS Minutes

7-23-19 CC Minutes

8-12-19 CCWS Minutes

8-19-19 Canvassing Board Minutes

Form Review

Inbox	Reviewed By	Date

Colleen Lasher	Colleen Lasher	09/05/2019 01:47 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 03:50 PM
Form Started By: Katie Schmidt		Started On: 09/05/2019 08:03 AM
Final Approval Date: 09/05/2019		

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Monday, August 12, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Matt Kohner
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
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 regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Approve Licenses

4.02: Approve Rental Licenses
4.03: Adopt Resolution #19-186 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 18, 2019 through August 7, 2019
4.04: Adopt Resolution #19-161 Approving a Conditional Use Permit for an Oversized Accessory Building at 15800 Traprock St. NW, Case of James Couch
4.05: Adopt Resolution #19-163 Authorizing Letter of Support for Anoka Conservation District's Grant Application for Rum River Bank Stabilization Projects
4.06: Adopt Resolution #19-181 Granting an Interim Use Permit to a Religious Institution at 6937 Highway 10; Case of Freedom Church
4.07: Adopt Resolution #19-182 Granting an Interim Use Permit to Operate a Religious Institution at 7101 143rd Avenue NW; Case of St. Katharine Drexel
4.08: Adopt Resolution #19-183 to Grant a Conditional Use Permit for an Oversized Second Ground Sign at 8390 Highway 10 NW (Project No. 19-128); Case of LazyDays RV
4.09: Adopt Resolution #19-187 Approving Code Enforcement Action Plan at 5431 164th LN NW
4.10: Adopt Resolution #19-188 Approving Right of Re-Entry Agreement for Lot 1, Block 1, Anderson Dahlen South Addition; Case of Knoll Properties LLC
4.11: Adopt Resolution #19-192 Approving Development Agreement for Armstrong West Retail Mall, Case of PSD, LLC dba Armstrong West Retail Mall, LLC
4.12: Adopt Resolution #19-193 Approving Updated Development Agreement for Anderson Dahlen (Project #19-109); Case of Knoll Properties (Anderson Dahlen)
4.13: Adopt Resolution #19-194 Approving the Release of a Conditional Use Permit and Vacation of an Existing Drainage and Ponding Easement on Lot 1, Block 1, and Outlot A, Bury and Carlson Addition (Project #19-109); Case of Anderson Dahlen
4.14: Adopt Resolution #19-196 Approving Multiple Agreements Related to the Delta ModTech Project:
- Right of Entry Agreement
- Stormwater Treatment and Ponding Maintenance Agreement
- Trail Easement

4.15: Adopt Resolution #19-184 to Backfill the Engineering Technician II Position
4.16: Adopt Resolution #19-185 Promoting an Engineering Technician II to Engineering Technician IV
4.17: Adopt Resolution #19-195 Approving a Restructure to the Paid-on-call Firefighter Pay Scale
4.18: Report from Public Works Committee:
1) Update on Pavement Maintenance Plan for Ferret Street and 147th Avenue Intersection – *Ratify the recommendation of the Public Works Committee to approve the consensus of the Committee direction to suspend improvements to the intersection of Ferret Street and 147th Avenue in 2019.*
2) Update on Variolite Street Reconstruction Options – *Ratify the recommendation of the Public Works Committee to approve the consensus of the Committee direction for staff to proceed on development of the Variolite Street reconstruction project for 2020.*

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing: Introduce Ordinance #19-09 Vacating Right-of-Way for River Walk Village; Case of Don Kveton/Village Bank (Project 18-163)

Presentation

Community Development Director Gladhill reviewed the staff report and recommendation to approve Ordinance #19-09 vacating right-of-way for River Walk Village.

Councilmember Riley asked how the City would ensure there is trail access when vacating this right-of-way.

Community Development Director Gladhill noted that this ordinance would not be executed until the plat is provided with the trail.

Public Hearing

Mayor LeTourneau called the public hearing to order at 7:11 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:12 p.m.

Council Business

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to introduce Ordinance #19-09 Vacating Right-of-Way for River Walk Village.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution #19-197 Approving Amended and Restated Assessment Agreements for Hageman Holdings Related to Delta ModTech Project

Community Development Director Gladhill reviewed the staff report and recommendation to approve amendments to both Assessment Agreements as presented tonight.

Councilmember Musgrove asked where the payments of assessment would be allocated once received.

Finance Director Lund replied that the assessment would go into the debt service fund.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Resolution #19-197 Approving Amended and Restated Assessment Agreement (2011) and Release from Assessment Agreement (2017) for Lot 2, Block 1, Amsterdam Extension.

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

7.02: Introduce Proposed Ordinance #19-11 Implementing a Gas Franchise Fee on Centerpoint Energy for Providing Gas Service Within the City of Ramsey, Introduce Proposed Ordinance #19-12 Implementing an Electric Franchise Fee on Connexus Energy for Providing Electric Service Within the City of Ramsey and Introduce Proposed Ordinance #19-13 Implementing an Electric Franchise Fee on the City of Anoka Electric for Providing Electric Service Within the City of Ramsey

City Administrator Ulrich reviewed the staff report and recommendation for the Council to provide feedback and order a public hearing for September 10, 2019 to introduce the ordinances, should that be the direction the Council wishes to choose.

Councilmember Musgrove stated that when property owners paid their assessment, they also received a higher return on the investment in their property as the improved road would increase their property value.

City Administrator Ulrich confirmed that an assessment is linked to the amount of benefit that property received in return for the project. He explained that those paying assessments are paying the brunt of the cost for that project.

Councilmember Musgrove asked who would take the brunt if franchise fees are used.

City Administrator Ulrich stated that using franchise fees each property would pay an equal share, therefore each residential property would pay the same amount, $14 per month, which would be used for road improvements. He stated that everyone uses the roads the same amount in the community, regardless of property value.

Councilmember Musgrove stated that lower property values and those on a fixed income would have a higher cost as some of those people may not drive and therefore it may not be an equal split.

Councilmember Riley used the example of the Jarvis Street and Andre Street assessments. He explained that those are through streets where much of the wear and tear on the road is caused by others in the neighborhood rather than those property owners and yet their assessments exceeded $6,000.

Councilmember Heinrich asked the number of projects that residents have petitioned against in the past five years.

City Engineer Westby replied that there were two projects successfully petitioned against in the past five years.

Councilmember Heinrich asked if a franchise fee would tax nonprofit organizations.

City Engineer Westby confirmed that to be true.

Mayor LeTourneau asked the number of projects that were completed in the past five years and the percentage that those petitioned projects would be.

City Engineer Westby replied that there were 12 assessment projects in five years and therefore one sixth of the projects have been petitioned and canceled.

Councilmember Musgrove asked if businesses would pay less under the franchise fee model compared to an assessment.

City Administrator Ulrich confirmed the franchise fee would be less than an assessment. He explained that the assessment is only paid for a project that benefits the business, whereas franchise fees would collect an amount each month from the business to fund road improvements.

Councilmember Musgrove stated that businesses have an easier way of accommodating changes in fees, as they can pass charges onto their customers, whereas some residents do not have that option as they are on a fixed income. She stated that residents in lower tax brackets will have a higher impact compared to those in higher priced homes. She asked if the City would have to do a rebate for those residents that paid assessments during the past five years.

City Administrator Ulrich stated that the City would not have to do the rebate, explaining that was developed through the discussions that have occurred.

Councilmember Kuzma stated that the Council has looked at assessments and he does not feel comfortable passing on $6,000 assessments to property owners. He stated that the roads are the biggest asset in the community, and they need to be taken care of. He stated that everyone uses the roads, regardless of age or income level. He stated that garbage trucks and others use the roads in a neighborhood and yet the assessment is charged only to those residents that live on the road under the current model. He stated that the franchise fee is a tax and they are not trying to hide that. He stated that this would be a dedicated road funding source and would equate to $168 per year. He believed that this would be a better option than charging residents large assessment amounts. He stated that this program would be a five-year option that would give the City the option to try this method.

Councilmember Riley stated that this is a tax. He stated that this option would also have a cost savings as there would not be the interest that is currently charged on the bonds and the elements required for assessments would no longer be required. He stated that this is not an option of a franchise fee or nothing; this would be a franchise fee or a tax increase. He stated that the assessment numbers are real and range from $1,500 to $6,700, and eventually every road will need to be reconstructed and would therefore be assessed. He stated that while it is difficult to plan for a large assessment, is it much easier to plan for the franchise fee.

Mayor LeTourneau stated that this process began in 2013 when the Council took responsibility for a lack of or underfunded street maintenance program. He stated that the roads continue to be a problem as they continue to age. He stated that in 2013 a similar discussion took place and the City chose the assessment policy. He stated that the City also developed a very robust program to rate the roads and schedule maintenance in an attempt to increase the quality and lifespan of roadways. He noted that the decision was also made to review the issue after five years. He stated that they began to review the topic of road funding about 18 months ago as assessments seem to be an expensive way to fund roads. He stated that franchise fees would provide a better cost scenario because of the ability to not have to pay interest on bonds and the administrative costs that follow the assessment process. He stated that the City would like to review the franchise fee method for five years, noting that if the City is not fond of the funding method the choice can be made to change that at any time. He appreciated the large amount of time that has been spent learning about this topic and involving the public. He stated that tonight the Council has the responsibility to bring this forward and order a public hearing to gather more input.

Councilmember Musgrove asked if there would be an option to change the funding method during the five-year period if the franchise fee is implemented.

City Administrator Ulrich confirmed that the Council could change the funding method during the five-year period should that be the choice.

Councilmember Heinrich stated that she would like to open it up to a public hearing.

Mayor LeTourneau stated that tonight is not a public hearing. He explained that should this move forward; a notice would be provided for a public hearing on September 10.

Councilmember Riley noted that there are residents present that wanted to speak and he felt that they should be able to speak.

Mayor LeTourneau stated that he will stand firm as this is not a public hearing. He stated that residents will be given the opportunity to speak on this topic on September 10th, should this move forward. He noted that notice would be provided for the public hearing for all residents that would be interested in speaking on the topic.

Motion by Councilmember Kuzma to order a public hearing for September 10, 2019 to Introduce Ordinances #19-11 implementing a gas franchise fee on Centerpoint Energy for providing gas service within the City of Ramsey, #19-12 implementing an electric franchise fee on Connexus Energy for providing electric service within the City of Ramsey, and #19-13 implementing an electric franchise fee on the City of Anoka Electric for providing electric service within the City of Ramsey.

Motion failed for lack of a second.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to table this topic for a later date.

Further discussion: Mayor LeTourneau stated that he would prefer to follow the path and hold a public hearing on September 10th. Councilmember Heinrich thanked the residents that came tonight that were willing to speak publicly for or against franchise fees. Mayor LeTourneau echoed those comments but noted that he is attempting to be consistent and transparent and wants to ensure that everyone has a chance to share their voice at a public hearing.

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

Councilmember Kuzma stated that if the franchise fee is not implemented, that will not solve the topic of road financing. He stated that there could potentially be an increase of 26 percent if the road financing is added to the budget.

Finance Director Lund stated that if the total road funding were placed on the tax levy there would be a proposed 26 percent increase, with 18 percent of that related to road funding.

City Administrator Ulrich stated that a possible solution would be to consider September 10th an open house meeting rather than a public hearing, should that be preferred. He noted that the public could be invited to an open house/worksession. He stated that there have been three public open house meetings already, but another meeting of that type could be an option.

Mayor LeTourneau stated that the three public open house meetings that were held were productive but solid direction was not received from the residents that attended.

Councilmember Heinrich asked why the ordinance would not die at this time.

Mayor LeTourneau stated that it is his assumption that the action before the Council tonight was to call for a public hearing to introduce the ordinance and not to vote on the ordinance.

City Administrator Ulrich stated that any ordinance requires two readings. He stated that the item on the agenda tonight has failed but the item could still appear on a future Council meeting agenda.

Councilmember Kuzma stated that he is disappointed in his colleagues tonight for letting this lapse. He stated that the Council is elected to do a job, and this is not doing the job. He noted that there are many comments about the poor condition of roads and this action tonight was simply to call for a public hearing and the Council could not even pass that.

Councilmember Riley stated that he could not remember a case in six years where people from the public were not allowed to speak, until tonight.

Mayor LeTourneau stated that this is one of the most significant activities that the Council has undertaken in its career and the Council needs to sensitive to the process. He echoed the comments that the Council is not able to move forward on this topic. He stated that this is a challenging moment. He stated that they are committed to the issue of roads and challenged by the cost to maintain the asset. He hoped that the Council could come to a point tonight where the discussion could be continued to a public hearing. He stated that not fixing the roads is not an option.

7.03: Adopt Resolution #19-198 Denying a Massage Therapy License

Police Chief Katers reviewed the staff report and stated that after completion of the required background check, he recommends denial of the licenses for Therapeutic Massage Establishment for "The Gateway Massage" to be located at 14037 St. Francis Boulevard NW and denial of the license for Therapeutic Massage Therapist for the applicant, Qu Xiaoxin. The basis for the denial recommendation is the missing or incomplete information provided in the application(s). In addition, the applicant failed to disclose involvement in other massage businesses in other cities.

Don Cho, attorney representing the applicant, asked if the applicant should have received a letter alerting them to attend the meeting. He stated that the applicant was not notified of the recommended denial.

Police Chief Katers stated that his involvement is with the background check and a recommendation based on that information.

Mr. Cho stated that they checked the website and found the agenda item, which is how they were alerted to the possible denial of the request.

Community Development Director Gladhill noted that a letter was sent to the applicant to the address on the license application. He noted that perhaps that letter was not yet received by the applicant.

Mr. Cho stated that his client filled out one application for the business and one for personal. He stated that on the business application stated to list previous business involvement within the past five years, which the applicant listed two locations. He noted that on the personal application she listed several other locations where she had worked, so combining the two lists would equate her experience. He submitted a letter from the owner of a massage establishment in White Bear Lake stating that she never worked at that location. He explained that she did obtain a license in White Bear Lake when she was going to accept a job but did not accept the position. He noted that there was another location in Oklahoma where she had worked but could not remember the name. He stated that the incomplete application was not intentional and asked that perhaps more time be given to allow additional discussion.

Councilmember Musgrove asked if there is a process to withdraw the license.

City Administrator Ulrich noted that this could be tabled to allow Police Chief Katers to follow up on the information provided tonight.

Councilmember Heinrich asked if Police Chief Katers could state if the current application and the establishments linked to the omitted information were linked to criminal activity.

Police Chief Katers stated that he could not say if there was a link to establishments. He could only state that he found additional information in his search that was omitted from the applicant. He stated that his recommendation would stand at denial because of the information in the background check and the information submitted.

Councilmember Riley asked if the applicant could reapply in the future if this is denied tonight.

Police Chief Katers stated that there is not a preclusion that the applicant could not reapply.

Motion by Councilmember Heinrich, seconded by Councilmember Musgrove, to adopt Resolution #19-198 Denying Application from The Massage Gateway for a Massage Establishment License and Denying Application from Qu Xiaoxin for a Therapeutic Massage Therapist License.

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

7.04: Adopt Resolution #19-176 Approving PRIME Advertising Contracts for Ramsey Resident Newsletter and Annual Community Resource Guide

Communication and Event Coordinator Thorstad reviewed the staff report and recommendation to adopt Resolution #19-176 approving PRIME Advertising contracts for Ramsey Resident newsletter and the annual community resource guide.

Councilmember Riley commented that this case is being sold as a savings of money, but it really is not a savings in money but a reduction in service. He stated that residents now receive six issues per year, and this would be a reduction to four issues. He stated that the Ramsey Resident is a good source of information and therefore he will not be supporting this item.

Councilmember Heinrich stated that she does see this as a cost savings, noting that the City would still meet the requirements of the Charter. She noted that this would also free up additional staff time.

Councilmember Kuzma stated that he is not in support of this process as he likes having the Ramsey Resident and believes that there are cost savings measures that could be gained keeping the item in house.

Councilmember Musgrove stated that she supports this action as this would be a cost savings and would free valuable time for City staff to complete other tasks.

Motion by Councilmember Musgrove, seconded by Councilmember Heinrich, to Adopt Resolution #19-176 Approving PRIME Advertising Contracts for the Ramsey Resident Newsletter and Annual Community Resource Guide.

Further discussion: Councilmember Heinrich thanked staff for increasing communication on social media as well. Mayor LeTourneau stated that he agrees with all the comments made tonight. He stated that this would provide a cost savings and would create efficiency. He stated that the Ramsey Resident is a great source of information for residents and would hate to see the number of issues reduced. He agreed that social media is also gathering speed as a communication tool.

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

7.05: Adopt Resolution #19-189 to Backfill the Vacant Part-Time Recreation Specialist Position

Administrative Services Director Lasher reviewed the staff report and recommendation to hire Ms. Abigail Proulx as the City's Part-Time Recreation Specialist, effective on or near August 19, 2019 at Step 1 of the 2019 wage scale.

Councilmember Musgrove asked for the experience of the applicant.

Administrative Services Director Lasher stated that the applicant has far more experience than the position requires and is completing these duties for another city.

Parks and Assistant Public Works Superintendent Riverblood stated that he is excited to have the applicant join his team and read some excerpts from the applicant's cover letter.

Councilmember Heinrich stated that she was opposed to filling this position this year and is still not convinced that this is a needed position and therefore is not going to support this action.

Councilmember Kuzma stated that as part of the Ramsey Foundation he knows that having this person to work with is instrumental in making the community events possible. He stated that community events and park programming are important parts of the community.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #19-189 to Hire a Part-Time Recreation Specialist Filling the Vacant Position.

Further discussion: Councilmember Musgrove asked who would handle these duties if this person is not hired. Parks and Assistant Public Works Superintendent Riverblood provided background information on this topic. He explained that if the position is not hired, he would be ceasing almost all recreation programs.

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

7.06: Adopt Resolution #19-191 Approving Centralized Water Treatment Request for Proposals and Authorizing Solicitation of Proposals

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-191 approving the draft Centralized Water Treatment Request for Proposals and authorizing solicitation of proposals.

Councilmember Riley asked if this study would have separate components that would allow the Council to choose the elements it would like to move forward with.

City Engineer Westby confirmed that a price would be requested for each of the areas and those elements could then be chosen.

Councilmember Riley stated that he would like to see the water softener element removed as that is an expensive option and people can choose to do that for their own home.

Motion by Councilmember Musgrove, seconded by Councilmember Riley, to Adopt Resolution #19-191 Approving Request for Proposal to Analyze Source Water, Develop Water Model, Prepare Preliminary Design Report, and Authorize Solicitation of Proposals for Centralized Water Treatment Facility, separating the water softener item to a separate line item.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:11 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 WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 23, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau (arrived at 5:45 p.m.)
Councilmember Nadine Heinrich
Councilmember Mark Kuzma
Councilmember Debra Musgrove
Councilmember Chris Riley

Also Present: Community Development Director Timothy Gladhill
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
City Engineer Bruce Westby
City Planner Chloe McGuire Brigl
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Receive Update on 15415 St Francis Blvd NW Code Enforcement Case (Case of Ken's Repair and Sales)

Community Development Director Gladhill reviewed the staff report.

Councilmember Kuzma referenced the statement that the owner was not willing to allow soil testing and stated that perhaps equipment is required to be removed if soil testing is not allowed. He stated that he would be willing to allow the trailers behind the barn. He asked for input on the camper and whether that would be allowed to stay.

Community Development Director Gladhill stated that in order to allow the camper to remain, that would require an ordinance change related to accessory dwelling units.

Councilmember Kuzma asked if a variance could be issued.

Community Development Director Gladhill noted that would not be applicable. He noted that the zoning change could be stringent to only allow on certain size lots.

Councilmember Heinrich stated that she was onsite for the inspection. She referenced the deck platform and asked if the ordinance interpretation would be different if the deck platform is removed.

Community Development Director Gladhill noted that while that could help, the ordinance language applies to the use and therefore removing the deck would not solve the issue.

Dave Niles, 15415 St. Francis Blvd. NW, stated that the deck on the camper is not permanent or attached to the camper. He stated that his brother is not in the camper all the time but uses the camper as a place to relax and smoke as smoking is not allowed in the home. He referenced the vehicles behind the garage, noting that all the vehicles will start and drive. He stated that the vehicles are not leaking fluids and are not different from any other vehicles at any other home in Ramsey.

Mayor LeTourneau arrived.

Councilmember Kuzma asked if the resident would be willing to lay gravel for that parking surface.

Mr. Niles confirmed that he would be open to placing gravel in that area. He noted that he would also be willing to install a fence to help screen that area when the leaves fall. He provided details on the material and equipment stored in the trailers, noting that he could move those behind the barn.

Councilmember Kuzma stated that he would support the gravel for the parking area along with the fence for screening. He stated that he would also not have a problem with the camper. He asked that the trailers be shifted behind the barn.

Councilmember Musgrove asked if the camper could be moved into the lawful noncompliance loop.

Community Development Director Gladhill stated that if the Council would like to allow the activities, staff can review the mechanics of how to best allow the activity.

Councilmember Musgrove stated that she has concern that if a fence is put up and the trailers moved, that could encourage the resident to multiply that activity. She stated that she would also be concerned with possible contamination of soils. She noted that perhaps both short-term and long-term solutions are reviewed. She agreed that perhaps moving the trailers behind the barn, with the specification that additional vehicles are not added, could be a short-term solution.

Councilmember Heinrich stated that she would support moving the trailers as discussed. She stated that if the property owner is willing to install the fence and gravel, she would also support that. She stated that in regards to the camper, she would have a difficult time telling the property owner to remove that item as there are several properties in Ramsey where residents have campers that they hang out in. She stated that perhaps the deck could be removed to minimize the perception that the camper is a permanent structure.

Acting Mayor Riley agreed that removing the deck would lessen the perception that the camper is a livable structure.

Community Development Director Gladhill confirmed the consensus of the Council to clean up the hill area and move the items to the storage area, limit the number of items able to be stored in that area, gravel surfacing and fencing of the inoperable vehicle storage area, and the camper could be allowed with the deck removed. He noted that most of those items could be addressed through a Conditional Use Permit for expansion of the lawful nonconforming use. He noted that one of the conditions could include reinspection.

Mr. Niles stated that he would also like to have something that both parties can agree upon. He stated that he would not be in favor of reinspection timelines.

Councilmember Heinrich recognized that there have been problems with this property in the past. She stated that both parties are working together to resolve the issues and once resolved she would support returning to the complaint-based approach.

Acting Mayor Riley stated that he would support reinspection at least every other year.

Councilmember Kuzma stated that perhaps reinspection occurs after two years and if in compliance that extends to five years.

Community Development Director Gladhill stated that the hope would be that in the future there would not be citations. He stated that if there is a complaint, an inspection would occur at that time as well.

Mr. Niles stated that he has made a lot of changes to keep the City happy and will continue to work to keep the property in the improved state.

Councilmember Musgrove agreed with the suggestion by Councilmember Kuzma to inspect after two years and then extend that timeline out if there are no issues.

Mayor LeTourneau stated that his suspicion is that the community will continue to inform staff if there are issues that arise and therefore it would be nice to have a good working relationship between the parties moving forward. He stated that in the likely case that the situation escalates, the complaints will bring staff back for inspection and therefore he was not certain that a reinspection clause is necessary.

Acting Mayor Riley confirmed the consensus of the Council to not require future inspections and leave that on a complaint basis.

Acting Mayor Riley turned control of the meeting over to Mayor LeTourneau.

2.02: Discuss Temporary Outdoor Membrane Structures

Community Development Director Gladhill reviewed the staff report.

Councilmember Riley commented that these types of structures should not be allowed in the zoning ordinance.

Councilmember Musgrove stated that she could support the size of the hoop tent and the size of the lot being linked, using an example of the larger the lot the larger size of hoop tent that could be allowed. She noted that she would not support these on smaller lots but could support them on larger lots.

Councilmember Heinrich stated that she would not support these types of structures on city lots. She stated that she would be willing to be flexible with residents that already have these structures and receive a complaint, which would then start the clock on a set timeline in which the structure must be removed.

Community Development Director Gladhill asked for clarification on the statement stating that his understanding of Councilmember Heinrich's comment would be not to allow new structures but to provide an extended timeline for existing structures to be removed, such as one year. He stated that staff has historical aerial photographs that can be used to verify when the structures were installed.

Mayor LeTourneau confirmed Councilmember Heinrich's comment to be that the ordinance will remain as it stands, there will not be proactive prosecution and staff will remain reactive on a complaint basis but can provide an extended timeline for residents to come into compliance after a complaint is received.

Councilmember Kuzma stated that he could support this type of structure on larger lots but would not support these on smaller lots. He stated that he would be opposed to this type of structure being ripped or in disrepair.

Mayor LeTourneau stated that he would not support this type of structure and would agree with the comments of Councilmembers Riley and Heinrich.

Community Development Director Gladhill confirmed the consensus of the Council to leave the ordinance as written and continue to operate on a complaint basis.

2.03: Receive Update on Public Works Water Supply and Manganese Levels

Public Works Superintendent Riemer reviewed the staff report.

Community Development Director Gladhill noted that at the Public Works Committee meeting there was a comment made to reach out to the schools. He reported that Ramsey Elementary has a filtration system for the cafeteria. He reviewed the filtration systems available at PACT Charter School. He noted that both school sites will be added as testing locations.

Councilmember Heinrich thanked staff for the quick follow-up with the schools. She asked if the drinking fountains have filtration systems.

Community Development Director Gladhill read the response from the School District, which states that they only filter the hot water used by the cafeteria.

Councilmember Heinrich stated that she would support sharing the mapping data with residents as proposed.

Councilmember Riley agreed that it is important to continue to share this data with residents.

Mayor LeTourneau stated that he also supports regular updates to the public. He stated that as a resident he would also be interested in the long-term plans and noted that perhaps a statement could be added to continue to communicate that the City continues to work on this issue.

Councilmember Heinrich stated that there was a great article in the recent newsletter that addressed the issue of manganese and the future planning efforts.

City Engineer Westby stated that the RFP will be presented to the Council on August 12th and that will be televised.

Councilmember Kuzma stated that his concern would be whether the water treatment would become more important than the public works facility.

Mayor LeTourneau stated that would be a fair curiosity but would be dependent on cost and funding sources.

Councilmember Musgrove stated that she also supports sharing the map and feels that the presentation on August 12 will also be helpful. She asked and received confirmation that the hotline remains open for residents to call with questions as well.

Councilmember Heinrich noted that perhaps there could be a short social media element as well.

Mayor LeTourneau stated that while he supports being concerned about the schools, he would question the authority and responsibility of the City. He noted that it would be the responsibility of the school to ensure their water is safe and it is the job of the City to ensure that the City water is safe. He noted that perhaps additional comment should be made that these statements apply to City water and that private wells should be tested as well.

City Planner McGuire Brigl stated that perhaps it could be helpful to include a statement that the County recommends testing private wells each year, as some people have commented that they believed testing of private wells should occur every five years.

2.04: Receive Staff Update on Future Anoka County Highway Improvement Projects in the City of Ramsey

City Engineer Westby reviewed the staff report related to the proposed Alpine and Armstrong intersection improvement.

Councilmember Riley asked why the timeline is delayed, noting the recent accidents at that location.

City Engineer Westby explained that the funding application was for 2022/2023 funds and the application specified 2023 construction. He noted that projects can be advanced and therefore that opportunity may exist and could be pursued through discussions with Anoka County.

Councilmember Riley stated that he would be interested in investigating the option to advance the project.

Councilmember Musgrove stated that she travels that intersection daily and it is difficult to come off Alpine onto Armstrong and would agree with attempting to advance the project.

City Engineer Westby continued to review the staff report related to the proposed Bunker Lake Boulevard and Highway 47 intersection.

Councilmember Musgrove stated that these improvements will be very helpful as a lot of traffic moves through that area.

Mayor LeTourneau stated that he is also excited, as this is a needed improvement. He believed that it would make sense to move this forward as described to get ahead of the Highway 10 construction. He noted that could be another reason to move the Alpine/Armstrong project ahead as well.

Community Development Director Gladhill stated that the City of Anoka has been working on improvement concepts for the railroad crossing on Ferry Street as well as improvements on Highway 47 to Bunker Lake Boulevard that should be made available for comment in September or October.

Councilmember Riley asked if Ramsey could have input prior to sharing those concepts to the public.

Community Development Director Gladhill stated that staff will ask the question again to Anoka but noted that sometimes, other municipalities do not want to share their concepts earlier in the process, as the other municipality may not agree.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Councilmember Riley stated that he would like to have a discussion related to the future construction of apartments and how the Council may want to limit that type of construction.

Councilmember Heinrich stated that she would also support that topic based on resident input she has received.

Councilmember Musgrove stated that she is a part of the Happy Days Committee and that organization is looking to gain input on which floats the City Council members may have an interest in riding.

Mayor LeTourneau stated that it is his understanding that in the past an email is sent asking for response.

Councilmember Musgrove noted that the email was already sent out.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:46 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 23, 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: Community Development Director Timothy Gladhill
Police Chief Jeff Katers
City Planner Chloe McGuire Brigl
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive Cash and Investments for Period Ending June 30, 2019
4.02: Receive June 2019 Financial Reports – General Fund and Enterprise Funds
4.03: 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

4.04: Approve the following Meeting Minutes:
1) City Council Work Session dated July 9, 2019
2) City Council Regular dated July 9, 2019
3) City Council Special Work Session dated July 16, 2019

4.05: Approve Licenses

4.06: 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

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

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

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

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

4.11: 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 Mukulak)

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

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

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

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

4.16: 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.

4.17: 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 Trunk Utility Improvements

4.18: 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)

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

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: 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

City Planner McGuire Brigl reviewed the staff report and recommendation of the Planning Commission to adopt Resolution #19-174 approving the amended development agreement as proposed.

Councilmember Heinrich asked for additional details on the City Code, which addresses texturization and accent colors.

City Planner McGuire Brigl stated that each section of the City Code provides design materials, noting that the language is subjective in this district. She stated that there have not been comments that the regulation is too strict. She explained that the language is written broadly with the ability for the City Council to approve.

Steve Young, applicant, stated that he has been disappointed by this process. He explained that he currently has a business, which he cannot expand because of future highway expansion which forces him to move and limits the value of the property. He stated that this was the only available location in Ramsey. He stated that looking back he wishes that he would have chosen a site in Elk River rather than Ramsey. He stated that Ramsey residents and employees within the city still have to leave the community to shop and eat. He noted that staff first requested $144,000 in surety, which has since been dropped to $75,000. He stated that amount is still much higher than any surrounding community and explains why the City is not seeing the desired development. He stated that he is a local business owner that supports other local communities and contributes to Happy Days. He noted that most other communities allow panels and there are two other recently constructed businesses that use similar materials.

Mayor LeTourneau thanked Mr. Young for his comments. He stated that there was a specific question from the Council regarding the opportunity to provide latitude to the City Code language. He stated that City staff takes direction from the City Council and therefore the Council is responsible for the actions of City staff. He commended City staff for the great job

that they do. He stated that this is an ongoing process and the City will continue to work with Mr. Young to work in a positive direction to embrace his business in the community.

Councilmember Musgrove stated that she appreciates the feedback from the business owner. She stated that she was not aware of the fees and asked if there can be a future discussion related to those fees for builders and developers. She stated that she likes the combination of colors and proposed model and will be supporting the application.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Resolution #19-174 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, contingent upon final review by the City Engineer and City Attorney as well as modifying the site plan to widen the driveway access.

Further discussion: Councilmember Heinrich thanked Mr. Young for his feedback and stated that she would also be interested in having further discussion on the topic of fees. Mayor LeTourneau stated that the issue around the fees is not something the City takes lightly, and the fees are reviewed on a regular basis, noting that new members Musgrove and Heinrich may have not yet had an opportunity to be part of that process. He stated that the City also receives positive feedback from businesses but noted that the Council does appreciate this feedback tonight as well.

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

7.02: Adopt Resolution #19-180 Approving Appeal for a Denied Variance to Bufferyard Setbacks and Resolution #19-152 Approving Development Agreement; Case of Delta ModTech

Community Development Director Gladhill reviewed the staff report and noted that 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. He stated that staff originally recommended approval of the variance. When looking at this area on the macro-scale, and not as one individual project, the entire site would be impacted by the change. Unlike the industrial development to the south, this site is impacted by an existing residential lot insert to the overall block. This residential site was originally recommended for rezoning to the E-3 Employment consistent with the project site. At that time, 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.

Councilmember Riley asked what the setback would be if the adjacent residential parcel were zoned E-3.

Community Development Director Gladhill replied that there would be a building setback and the buffer yard requirement would not exist as both properties would be zoned the same.

Councilmember Riley asked if the residential property owner was supportive of the variance.

Community Development Director Gladhill stated that staff understands that property owner is supportive and noted that property owner is in the audience tonight.

Kevin Groothousen, 14915 Puma Street NW, confirmed that he is supportive of the request. He stated that the developer has stated that they will plant trees that will provide screening.

Councilmember Kuzma asked if the issue would be resolved by rezoning the adjacent parcel to E-3.

Community Development Director Gladhill confirmed that would be true but noted that process would take 60 to 90 days and this was seen as a compromise.

Councilmember Kuzma asked if the residential property owner would be willing to change the zoning of their property.

Mary Groothousen, 14915 Puma Street NW, stated that they would like their parcel to remain residential as previously discussed.

Councilmember Kuzma stated that there are ordinances in place, and he will continue to support the position of the Planning Commission.

Mayor LeTourneau stated that tonight's discussion is about the variance in the setback and not the change in zoning for the residential property. He noted that the homeowner has stated that they are comfortable with the variance.

Councilmember Kuzma stated that he supports the decision of the Planning Commission.

Councilmember Musgrove stated that this is a unique situation with one residential property in the area. She stated that the residential property owner is comfortable with the proposed setback and screening so she would then support the variance. She stated that this business will bring additional jobs to the community.

Mayor LeTourneau asked for clarification on the action tonight.

Community Development Director Gladhill explained that the Council can grant the appeal, which would approve the variance, should that be desired.

Councilmember Riley stated that the residential parcel zoning is not up for discussion tonight, this is simply a discussion of the buffer yard variance for the neighboring commercial property. He asked the reasons the Planning Commission denied the request.

Planning Commission Chair Randy Bauer stated that in full transparency he is a neighboring property owner that received notification of the request. He stated that when he received the notification, he believed it to be a reasonable request. He stated that during the public hearing the applicant spoke and two members of the public. He noted that one resident spoke about the necessity to follow an ordinance as variations can set precedent for future requests. He stated that the other property owner was a commercial developer that had requested a similar variance and had to stick with the required setback. He reviewed the ordinance and variance language and noted that the applicant provided an economic reason for wanting the variance.

Councilmember Riley asked staff for additional information on whether this request would qualify for a variance.

Community Development Director Gladhill stated that it would come down to the physical conditions, noting that this is a unique shaped lot with stormwater pond locations. He stated that there are unique situations in this request that may not apply in other requests.

Councilmember Heinrich asked for information on the maneuverability mentioned in the staff report.

Community Development Director Gladhill stated that the maneuverability of trucks was mentioned in the staff report and explained how large trucks would access and flow through the site to the loading dock area. He explained that if 20 feet were lost it would be difficult or impossible to make the move into the loading dock area.

Councilmember Kuzma stated that it appears that more information has been shared tonight compared to the Planning Commission review and therefore would suggest that this be sent back to the Planning Commission for further review.

Mayor LeTourneau stated that perhaps the representative from the business come forward to provide input.

Dan Schleck, attorney representing the applicant, stated that he has worked in zoning and land use issues for the past 20 years and previously worked as a City Attorney for another community. He stated that there has been a lot of discussion and case law surrounding the ability of cities to grant variances. He stated that in 2011 the legislature changed the undue hardship test to the current practical difficulties test that exists in ordinances now. He noted that he was not at the Planning Commission meeting and was caught off guard with the comments made. He advised that staff recommend approval of the variance at that meeting and still recommends approval tonight. He stated that there are three prongs that recommend when a variance should be granted. He noted that a decision regarding a variance does not create precedent, as every piece of property is unique and must come forward on its own merit. He stated that this site does have practical difficulties associated with development, noting that previous zoning decisions in respect to the property to the west is a practical difficulty. He stated that stormwater ponding, access and curb cuts have already been established and because the design is not the previously proposed use of the site, that also creates practical difficulty. He noted that there are also topographical issues associated with the property between the property and Bunker Lake

Boulevard and between the property and the property to the west. He noted that these items were not created by the applicant but are challenges that exist in developing the property. He advised that he also submitted a letter, which states why it would be appropriate to grant a variance. He noted that staff has done a great job listing these facts in the proposed resolution as well. He noted that this use and setback supports the intent of the Comprehensive Plan and will help to improve the tax base of the community. He asked the Council to approve the variance for the reasons discussed tonight, as it will not affect the essential character of the neighborhood or future uses of the property around it.

Councilmember Musgrove stated that she reviewed the minutes from the Planning Commission meeting from June and noted that there was discussion of the desired setback and the Site Plan was approved at that time. She noted that she did not see the discussion related to the variance as discussed tonight.

Mayor LeTourneau noted that the variance discussion occurred at the July Planning Commission meeting.

Councilmember Heinrich stated that with the support of the residential property owner, she does not see a reason to deny the request.

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to Adopt Resolution #19-180 Approving Appeal for a Variance to Buffer Yard Setbacks for Delta ModTech.

Further discussion: Councilmember Kuzma stated that he would like to support the Planning Commission and therefore would like to see this go back to the Planning Commission. He stated that the law is applied to everyone and he would want to see it done equally. Community Development Director Gladhill stated that the review was done based on the current statute and explained that the decision was based on the information shared or lack thereof.

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

Motion by Councilmember Musgrove, seconded by Councilmember Heinrich, to Adopt Resolution #19-152 Approving Development Agreement and Releasing and Restating Associated Agreements for Delta ModTech.

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

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

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

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to Adopt Resolution #19-085 Authorizing Submission of the City of Ramsey's 2040 Comprehensive Plan Update to the Metropolitan Council.

Further discussion: Councilmember Heinrich appreciated the additional work done by staff to implement the previous feedback of the Council. Councilmember Riley echoed the comments from Councilmember Heinrich stating that this is a document that everyone can live with.

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

7.04: Adopt Resolution #19-179 Approving Manufactures Cohort 2019 Renewal

Mayor LeTourneau stated that he is directly related to this case and therefore recused himself from the discussion.

Acting Mayor Riley took control of the case.

Economic Development Manager Sullivan reviewed the staff report and recommendation from the EDA to approve the resolution and continue to support the Anoka Area Chamber of Commerce Manufacture Cohort.

Councilmember Musgrove asked the number of years Ramsey has participated in the program and the previous contributions.

Economic Development Manager Sullivan stated that it is his understanding that Ramsey has participated in the program beginning in 2016. He assumed that the contribution has remained the same.

Community Development Director Gladhill confirmed that he believed that the contribution has been the same each year the City has participated.

Acting Mayor Riley confirmed that this would be the third year Ramsey has participated at the same level of contribution. He stated that as a member of the EDA, he was present for the presentation from Mayor LeTourneau. He explained that this cohort helps to support the local manufacturing businesses and bring together education to prepare youth in the community.

Councilmember Kuzma stated that he was also present for the presentation as a member of the EDA. He stated that the success in bringing prepared students to the workforce has been excellent and therefore he is in full support.

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to Adopt Resolution #19-179 Approving Manufacturers Cohort 2019 Renewal.

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

Mayor LeTourneau rejoined the Council.

8. MAYOR, COUNCIL AND STAFF INPUT

Community Development Director Gladhill announced upcoming meetings and events.

Councilmember Riley stated that there is a special election on Tuesday, August 13 and encouraged residents to vote on that day or any day prior for in person absentee voting.

Councilmember Kuzma reminded residents that the concert series at The Draw will occur on Thursday.

Councilmember Musgrove stated that the Lower Rum River Water Management Organization is looking for citizens to participate in the Citizens Advisory Committee and encouraged interested residents to contact City Engineer Westby.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:09 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a City Council Work Session on Monday, August 12, 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
Fire Chief Matt Kohner
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: 2020 General Fund/Levy Review – Continued Discussion

Finance Director Lund reviewed the staff report.

Councilmember Musgrove recognized the steps that staff has taken to lower the budget in different areas. She asked if the Council could review the end of year policy for fund distribution.

Finance Director Lund replied that the policy was changed four years ago and provided additional clarification on the current percentage splits.

Councilmember Kuzma asked the percentage of the budget that is due to new personnel requests.

Finance Director Lund replied that the total personnel requested would be an increase of about $67,534.

City Administrator Ulrich stated that the Police Officer position was included in the 2019 budget but was carried over as the choice was made to delay that hire.

Councilmember Riley asked for additional details on the figures shown on the nondiscretionary/discretionary information.

Finance Director Lund provided additional clarification, noting that there is currently $350,000 that is non-restricted at this time. She continued to review the staff report.

Councilmember Heinrich asked for additional details on the part-time police records technician.

Police Chief Katers stated, that as the department grows, they need to ensure that there is sufficient staff for records and records retention, along with the changes to data retention. He stated that there are currently three full-time and one part-time records employees in that department. He stated that service that is more efficient could be provided to citizens with the additional staff. He noted that the department receives many records requests not only from residents but other outside entities, such as insurance companies or others. He stated that there is an alarm ordinance and this person would also assist in following up on those calls. He noted that his department has been asked for more metrics and this person would be able to assist with that and crime analysis. He stated that there are tools available that are not utilized because there is not sufficient staff. He stated that as the community and his department grow, he needs to ensure that there are sufficient support staff in place.

Councilmember Heinrich asked if his support staff is struggling to complete the current workload.

Police Chief Katers confirmed that to be true.

Councilmember Heinrich asked for additional information on the reclassification of the Community Development Director to Deputy City Administrator.

City Administrator Ulrich explained that position currently acts in his place when he is not in the office. He noted that this change is a succession management tool and helps to provide that staff person with additional growth opportunities. He explained that the position would also have more cross-department activity.

Councilmember Heinrich stated that she is not in support of the reclassification at this time from a budgeting standpoint. She stated that she appreciates the level of expertise and motivation that the employee has and did not want to discourage the employee, but simply does not support the request at this time.

Councilmember Musgrove asked for additional input on the current role and the implication that employee would have for handling more duties.

City Administrator Ulrich stated that Community Development Director Gladhill currently handles a broad task of duties in development and as Acting City Administrator; this would

simply provide additional duties and the recognition. He stated that the employee has been effective in increasing the efficiency and productivity of his department and growing his staff to handle additional tasks as well.

Councilmember Musgrove asked if there would be a threat of burnout adding additional tasks to that employee.

City Administrator Ulrich stated that he would consult with the employee to ensure that he would not feel that way. He noted that there are always opportunities for additional support if an employee feels burned out.

Community Development Director Gladhill stated that his role has expanded over the years. He stated that his department has grown and each of the three divisions now has a Manager, whom will handle their Commission work. He stated that delegation has allowed him to focus on other tasks. He referenced the Highway 10 project management that he has assisted with, which translates well into handling other similar projects that he would handle with the reclassification.

Councilmember Musgrove stated that she has received one comment from a developer that the process is long for smaller things, rather than sorting those out from the larger projects. She appreciated that Community Development Director Gladhill is willing to handle more responsibility.

Councilmember Kuzma stated that he would support that reclassification as that is smart planning for the future.

Community Development Director Gladhill and other City staff left the room.

Councilmember Heinrich reviewed some of the comments that she has received from residents regarding how Community Development Director Gladhill interacts with the community. She stated that those residents feel that his communication skills could be improved and therefore she would be hesitant to support the reclassification. She stated that she would like that image to be improved prior to making the reclassification.

Councilmember Riley stated that he has heard some of those comments as well but explained that those comments should be taken with a grain of salt. He explained that it is Community Development Director Gladhill's job to say no at times and those residents often take it out on the employee rather than the City policy.

Councilmember Heinrich commented that her experience with Community Development Director Gladhill has always been positive and professional; she is simply representing resident comments.

City Administrator Ulrich stated that part of the reclassification is also to provide additional opportunities outside of code enforcement. He noted the code enforcement is a task that can create burnout and Community Development Director Gladhill receives the brunt of resident

frustration based on the code enforcement direction from the Council. He believed that this would be a good opportunity for growth.

Mayor LeTourneau stated that this is a great discussion on how to create a better presence on those issues, specifically how code enforcement is communicated and how those cases are worked on. He stated the time in code enforcement is a new world, noting that as the community has changed over the past ten years, residents have different expectations and it is a learning experience.

Councilmember Kuzma stated that the problem comments typically come back from the residents that have repeat issues and there are not positive comments received from the great projects that Community Development Director Gladhill is involved in, using the example of Affinity and Highway 10.

Community Development Director Gladhill and the other City staff members rejoined the meeting.

Councilmember Riley asked for additional information on the fire truck request.

Fire Chief Kohner explained that there is a replacement schedule of 20 years on the large fire equipment, noting that they attempt to extend the lifespan of that equipment through maintenance. He stated that this vehicle scheduled for replacement is a 1999, which will be 23 years old at time of replacement. He stated that when the annual maintenance is completed, he receives a report on the overall condition. He noted that they are starting to spend more on repairs and therefore its time is due for replacement.

Councilmember Musgrove asked for more information on the mower.

Parks and Assistant Public Works Superintendent Riverblood stated that this is a large area mower that is used daily during the summer season. He stated that while they originally thought that the lifespan would be ten years, because of the frequent use they are reaching the mark much earlier because of the repairs needed after four or five years. He explained that when the mower is down, they fall behind on the mowing and have actually had to rent/lease at times when the mower is being repaired.

Councilmember Musgrove asked if the purchase was made through the State contract and whether there would be an option to receive a better deal.

Parks and Assistant Public Works Superintendent Riverblood confirmed that almost all of the equipment purchases are made through the State contract because of the lower prices that can be obtained. He recognized that these are expensive pieces of equipment that are heavily used. He noted that this mower is six years old.

Councilmember Musgrove stated that she was thinking that perhaps a lower cost could be obtained by looking outside of the State contract.

Parks and Assistant Public Works Superintendent Riverblood provided additional details on the State contract.

City Administrator Ulrich noted that the State contract is typically the best price. He noted that staff can always look outside for pricing details as well.

Parks and Assistant Public Works Superintendent Riverblood stated that perhaps at a future worksession there could be a short presentation on the maintenance tracking system that is used to determine the expected lifespan of equipment.

Finance Director Lund stated that she would need input on the option that the Council is comfortable with moving forward.

Councilmember Riley stated that he would want to see the PIR used for the road improvements. He stated that he liked that the report included option three, highlighting what it would look like to place road financing on the general fund, which equates to an 18 percent tax increase.

Councilmember Heinrich stated that she would support option two, which uses PIR funds.

Councilmember Kuzma stated that preliminarily he would support option two with use of the PIR fund. He noted that some things will depend on the franchise fee and how that will move forward.

Councilmember Riley stated that he is not willing to start with an eight percent increase. He stated that he would support six percent.

Councilmember Heinrich stated that she would like to see that percentage decrease further from the options provided, which will lead to tough decision making.

Mayor LeTourneau stated that it appears there will need to be another discussion for the Council to decide where to make cuts.

Councilmember Kuzma asked what would happen if there is a deadlock on the decision.

Finance Director Lund confirmed that the budget would revert to the last approved budget, but the City would still be liable for the contracted increases, which would then need to be taken from other line items.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:58 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 MEETING (CANVASSING)
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a Canvassing Board Meeting to canvass the results of the Special General Election, on Monday, August 19, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis G. Ulrich
Administrative Services Director Colleen Lasher

Members Absent: Councilmember Nadine Heinrich

1. CALL TO ORDER

Mayor LeTourneau called the City Council Canvassing Board to order at 5:33 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Consensus was to approve the agenda as presented.

4. COMMISSION BUSINESS

4.01: Declare the Results of the August 13, 2019 Special General Election

Administrative Services Director Lasher explained the purpose of this evening's Canvassing Board meeting is to accept and declare the results of the City's Special General Election to fill the At-Large vacancy. She noted the results as follows: there were16,102 registered voters as of 7:00 a.m. on Election Day and 15 new persons registered either during the absentee balloting period or on Election Day. There were 131 accepted absentee ballots. Ms. Lasher reported that a total of 655 Ramsey residents voted in the Special General Election.

The City Council proceeded to canvass the City election returns from all City precincts, reporting ballots cast as follows:

Office of Councilmember At-Large	Ballot Count
Jeffrey Menth	343
Richard Wulf	310
Write Ins	2

The Abstract of Votes Cast is attached to this set of minutes.

Motion by Councilmember Musgrove and seconded by Councilmember Kuzma to accept the results of the 2019 Special General Election as indicated above.

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

5. MAYOR/COUNCIL STAFF INPUT

Councilmember Musgrove commented that there were up to 8 election judges at the polls and wondered about reducing the number of judges for special elections. She also inquired about combining polling places for special elections.

Administrative Services Director Lasher stated there are a minimum number of judges required per polling location but staff will look into the matter. She also stated that staff requested Anoka County to draft language to start the legislative process of allowing combined polling places for special elections.k

Councilmember Kuzma asked how we could increase voter turn-out.

City Administrator Ulrich stated the turn-out of 4.07% was better than the last special election. He stated that additional signage was put out in City and directly outside of City Hall, which may have helped.

Councilmember Musgrove asked what the turn-out was for the last special election.

Administrative Services Director Lasher stated it was 1.48%.

6. ADJOURNMENT

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

Motion carried.

The Canvassing Board adjourned at 5:42 p.m.

Respectfully submitted,

_____
Colleen Lasher
Administrative Services Manager

Minutes Drafted by Colleen Lasher, Administrative Services Director

	Precinct	Precinct	Precinct	Precinct	Precinct	Precinct	Precinct	Precinct	Absentee	Absentee	Absentee	Absentee	Absentee	Absentee	Absentee	COUNTY	COUNTY
	Election Judges	Voting Booths	Regis @ 7 am	Election Day Registrants	Spoiled	Duplicate	Signatures on Roster	# Ballots Counted	Election Day Regis AB Voters	Spoiled	Duplicate	Rejected	Regular/ Military/ Overseas	Federal	Total Accepted Absentee Ballots	Total Persons Voting	Turnout
CITY-WIDE	51	59	16,102	13	0	0	524	524	2	0	0	0	131	0	131	655	4.07%
RAMSEY W1 P1	8	8	2,946	5	0	0	88	88	0	0	0	0	20	0	20	108	3.67%
RAMSEY W1 P2	6	5	885	0	0	0	33	33	0	0	0	0	7	0	7	40	4.52%
RAMSEY W2 P1	6	7	1,492	1	0	0	70	70	1	0	0	0	17	0	17	87	5.83%
RAMSEY W2 P 2	7	9	2,815	0	0	0	114	114	0	0	0	0	42	0	42	156	5.54%
RAMSEY W3 P1	7	8	2,951	4	0	0	71	71	0	0	0	0	19	0	19	90	3.05%
RAMSEY W3 P2	5	7	1,130	0	0	0	26	26	1	0	0	0	5	0	5	31	2.74%
RAMSEY W4 P1	6	8	1,963	3	0	0	50	50	0	0	0	0	11	0	11	61	3.11%
RAMSEY W4 P2	6	7	1,920	0	0	0	72	72	0	0	0	0	10	0	10	82	4.27%

CC Regular Session **4. 3.**

Meeting Date: 09/10/2019

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 be approved

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	09/04/2019 10:06 AM
Tim Gladhill	Tim Gladhill	09/04/2019 10:09 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:57 AM
Form Started By: Wendy Schlueter		Started On: 08/27/2019 11:06 AM
Final Approval Date: 09/05/2019		

Report Name: License Report - License Types
Council Dates: 9/10/2019 to 9/10/2019
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Status
Temporary Intoxicating					
St. Katharine Drexel Church	7101 143rd Ave NW	Church of St Katharine Drexel	10/13/2019	9/10/2019	A
St. Katharine Drexel Church	7101 143rd Ave NW	Church of St Katharine Drexel	11/17/2019	9/10/2019	A
			Temporary Intoxicating License Count: 2		
Tobacco					
Cloud X Vapes Forest Lake LLC	13939 St Francis Blvd NW		12/31/2019	9/10/2019	A
			Tobacco License Count: 1		
Transient Merchant/Peddler/Solicitor					
Legacy Restoration LLC (Elwin Detzler)			12/31/2019	9/10/2019	A
Legacy Restoration LLC (Jeff Kent-Schneider)			12/31/2019	9/10/2019	A
American Dream Home Improvement Inc (Chris Vacha)			12/31/2019	9/10/2019	A
America's Best Remodeling (Matthew Gernetzke)			12/31/2019	9/10/2019	A
America's Best Remodeling (Nick Wolff)			12/31/2019	9/10/2019	A
America's Best Remodeling (Rebecca Gernetzke)			12/31/2019	9/10/2019	A
America's Best Remodeling (Jess Erickson)			12/31/2019	9/10/2019	A
			Transient Merchant/Peddler/Solicitor License Count: 7		

Total Licenses: 10

CC Regular Session **4. 4.**

Meeting Date: 09/10/2019

By: JoAnn Shaw, Community Development

Information

Title

Approve Rental Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve rental license requests for 2019.

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplexes, etc.) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of City Code).

Multi-Family Units (apartments, condos, etc.) will continue to be subject to the license and inspection program as required today, but the inspection frequency will be reduced.

New license application requests are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve rental license applications.

Attachments

Rental License Applications

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/29/2019 11:57 AM
Form Started By: JoAnn Shaw		Started On: 08/26/2019 11:30 AM
Final Approval Date: 08/29/2019		

Report Name: License Report - License Types
Council Dates: 9/10/2019 to 9/10/2019
Status: Active, Inactive
License Type(s): Rental

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Status
Rental					
HPA US1, LLC	8871 162nd La NW		9/10/2022	9/10/2019	A
Robert Reis	15433 Radium St NW		9/10/2022	9/10/2019	A
Krista Coffin	14605 Rhinestone St NW		9/10/2022	9/10/2019	A

Rental License Count: 3

Total Licenses: 3

CC Regular Session **4. 5.**

Meeting Date: 09/10/2019

By: Grant Riemer, Engineering/Public Works

Information

Title

Authorize Replacement of Leaking Discharge Valve on Municipal Center HVAC System

Purpose/Background:

Purpose:

The purpose of this case is to inform the council of the of the HVAC repair and the use of the Capital Maintenance Fund as the funding source.

Background:

Carrier Commercial Service was brought in to diagnosis a problem that maintenance staff had discovered with the cooling system. Carrier found that a discharge valve on the A circuit was malfunctioning and needs to be replaced. We are currently running on the B circuit , but that circuit is not sufficient to handle the load and we have no backup, if that circuit were to fail.

Notification:

N/A

Observations/Alternatives:

Cost of the replacement parts and labor will be $9,410.00

Funding Source:

Funding source will be the Capital Maintenance Fund

Recommendation:

Staff recommendation is to hire Carrier Commercial Service to replace the valve and all labor costs associated with the repair.

Action:

Motion to hire Carrier Commercial Service to replace the valve and all labor costs associated with the repair. Funding will come from the Capitol Maintenance fund in the amount not-to-exceed $9,410.00

Attachments

Repair Quote

Service Report

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:13 AM
Form Started By: Grant Riemer		Started On: 09/04/2019 12:43 PM
Final Approval Date: 09/05/2019		

Address 953 Westgate Dr.
Suite 101
St. Paul MN 55114
Phone 612-697-7232
Fax (860) 755-4608
E-mail quincey.moman@carrier.utc.com

Contact Name Dan Bray
Account CITY OF RAMSEY
Phone (763) 433-9815
Site Address 7550 Sunwood Dr NW
Anoka, MN, 55303-5137

Estimate Date 08/19/2019
Quote Number 00493026

Job Description B - 30XA 240 Ton Discharge Valve Replacement

Scope of Work

Carrier is pleased to provide to you our proposal to replace the leaking discharge valve on the A circuit on Carrier M:30XAA2406F-0-073 & S: 4905Q90522. Carrier will reclaim the remaining refrigerant from the A circuit and weigh it to see how short of factory charge this circuit is holding. Carrier will pressurize the system and remove oil from oil separator. Carrier will remove the defective discharge valve and install the new discharge valve. Carrier will then pressure test and leak check circuit A. Once there are no leaks found we will pump in the new factory oil charge. Carrier will then perform nitrogen test and evacuate the system. When the vacuum test pass we will install the remaining charge that was weighed and recovered, start, and verify operation. Carrier will also provide a change order proposal once the refrigerant is weighed to purchase the remaining amount of refrigerant needed to bring this circuit back to the factory charge.

Exclusions / Clarifications

This quote does not include the waste disposal and labor performed outside normal business hours unless otherwise noted. In addition, the quoted price does not include any sales, excise, or similar taxes, any that apply will be added at cost.

The proposal excludes refrigerant so any additional refrigerant that is required will be quoted separately.

Total Quoted Price

Total Price for Scope of Work excluding applicable taxes: $9,410.00

This proposal is valid for 30 days from the date of proposal. Carrier's terms and conditions will govern in lieu of any other terms and conditions contained in any resulting Purchase, Order, Contract, Agreement, etc. Carrier would like to thank you for the continuing opportunity to be of service.

Sincerely,

Quincey Moman

Carrier Commercial Service

Title

Customer Acceptance (signature) Date

Purchase Order

The attached Terms & Conditions shall govern.

CARRIER CORPORATION
TERMS AND CONDITIONS OF SALE – EQUIPMENT AND/OR SERVICE

1. PAYMENT AND TAXES - Payment shall be made net 30 days from date of invoice. Carrier reserves the right to require cash payment or other alternative method of payment prior to shipment or completion of work if Carrier determines, in its sole discretion, that Customer or Customer's assignee's financial condition at any time does not justify continuance of the net 30 days payment term. In addition to the price, Customer shall pay Carrier any taxes or government charges arising from this Agreement. If Customer claims that any such taxes or government charges do not apply to the transactions governed by this Agreement, Customer shall provide Carrier with acceptable tax exemption certificates or other applicable documents.

2. EXTRAS - Equipment, parts or labor in addition to those specified in this Agreement will be provided upon receipt of Customer's written authorization, paid for as an extra at Carrier's prevailing labor rates and equipment/parts charges, and subject to the terms of this Agreement.

3. RETURNS - No items will be accepted for return without prior written authorization. Returned goods may be subject to a restocking charge. Special order and non-stock items cannot be returned.

4. SHIPMENT - All shipments shall be F.O.B. shipping point, freight prepaid and allowed to the job site. Shipment dates quoted are approximate. Carrier does not guarantee a particular date for shipment or delivery.

5. PARTIAL SHIPMENT - Carrier shall have the right to ship any portion of the equipment, goods or other materials included in this Agreement and invoice Customer for such partial shipment.

6. DELAYS - Carrier shall not be liable for delays in manufacturing, shipping or delivery by causes beyond the control and without the fault or negligence of Carrier, including but not restricted to acts of God, acts of a public enemy, acts of government, acts of terrorism, fires, floods, epidemics, quarantine restrictions, freight embargoes, supplier delays, strikes, or labor difficulties (collectively "Force Majeure Events"). Carrier agrees to notify Customer in writing as soon as practicable of the causes of such delay. In the event that any materials or equipment to be provided by Carrier under this Agreement become permanently unavailable as a result of a Force Majeure Event, Carrier shall be excused from furnishing such materials or equipment.

7. WARRANTY - Carrier warrants that all equipment manufactured by Carrier Corporation and all Carrier equipment, parts or components supplied hereunder will be free from defects in material and workmanship. Carrier shall at its option repair or replace, F.O.B. point of sale, any equipment, part or component sold by Carrier and determined to be defective within one (1) year from the date of initial operation or eighteen (18) months from date of shipment, whichever is earlier. Carrier does not warrant products not manufactured by Carrier Corporation, but it does pass on to Customer any transferrable manufacturer warranties for those products. Carrier warrants that all service provided by Carrier hereunder shall be performed in a workmanlike manner. In the event any such service is determined to be defective within ninety (90) days of completion of that service, Carrier shall at its option re-perform or issue a credit for such service. Carrier's obligation to repair or replace any defective equipment, parts or components during the warranty period shall be Customer's exclusive remedy. Carrier shall not be responsible for labor charges for removal or reinstallation of defective equipment, parts or components, for charges for transportation, handling and shipping or refrigerant loss, or for repairs or replacement of such equipment, parts or components, required as a consequence of faulty installation, misapplication, vandalism, abuse, exposure to chemicals, improper servicing, unauthorized alteration or improper operation by persons other than Carrier. THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

8. WORKING HOURS - All services performed under this Agreement, including but not limited to, major repairs, are to be provided during Carrier's normal working hours unless otherwise agreed.

9. CUSTOMER RESPONSIBILITIES (Service Contracts only) - Customer shall:

- Provide safe and reasonable equipment access and a safe work environment.
- Permit access to Customer's site, and use of building services including but not limited to: water, elevators, receiving dock facilities, electrical service and local telephone service.
- Keep areas adjacent to equipment free of extraneous material, move any stock, fixtures, walls or partitions that may be necessary to perform the specified service.
- Promptly notify Carrier of any unusual operating conditions.
- Upon agreement of a timely mutual schedule, allow Carrier to stop and start equipment necessary to perform service.
- Provide adequate water treatment.
- Provide the daily routine equipment operation (if not part of this Agreement) including availability of routine equipment log readings.
- Where Carrier's remote monitoring service is provided, provide and maintain a telephone line with long distance direct dial and answer capability.
- Operate the equipment properly and in accordance with instructions.
- Promptly address any issues that arise related to mold, fungi, mildew or bacteria.
- Identify and label any asbestos containing material that may be present. The customer will provide, in writing, prior to the start of a job, a signed statement regarding the absence or presence of asbestos for any job where the building or the equipment to be serviced is older than 1981. Should this document state that no asbestos is present, the customer will also provide in writing the method used to determine the absence of asbestos.

10. EXCLUSIONS - Carrier is not responsible for items not normally subject to mechanical maintenance including but not limited to: duct work, casings, cabinets, fixtures, structural supports, grillage, water piping, steam piping, drain piping, cooling tower fill, boiler tubes, boiler refractory, disconnect switches and circuit breakers. Carrier is not responsible for repairs, replacements, alterations, additions, adjustments, repairs by others, unscheduled calls or emergency calls, any of which may be necessitated by negligent operation, abuse, misuse, prior improper maintenance, vandalism, obsolescence, building system design, damage due to freezing weather, chemical/electrochemical attack, corrosion, erosion, deterioration due to unusual wear and tear, any damage related to the presence of mold, fungi, mildew, or bacteria, damage caused by power reductions or failures or any other cause beyond Carrier's control. Carrier shall not be required to perform tests, install any items of equipment or make

modifications that may be recommended or directed by insurance companies, government, state, municipal or other authority. However, in the event any such recommendations occur, Carrier, at its option, may submit a proposal for Customer's consideration in addition to this Agreement. Carrier shall not be required to repair or replace equipment that has not been properly maintained.

11. EQUIPMENT CONDITION & RECOMMENDED SERVICE (Service Contracts only) - Upon the initial scheduled operating and/or initial annual stop inspection, should Carrier determine the need for repairs or replacement, Carrier will provide Customer in writing an 'equipment condition' report including recommendations for corrections and the price for repairs in addition to this Agreement. In the event Carrier recommends certain services (that are not included herein or upon initial inspection) and if Customer does not elect to have such services properly performed in a timely fashion, Carrier shall not be responsible for any equipment or control failures, operability or any long-term damage that may result. Carrier at its option will either continue to maintain equipment and/or controls to the best of its ability, without any responsibility, or remove such equipment from this Agreement, adjusting the price accordingly.

12. PROPRIETARY RIGHTS (Service Contracts only) - During the term of this Agreement and in combination with certain services, Carrier may elect to install, attach to Customer equipment, or provide portable devices (hardware and/or software) that shall remain the personal proprietary property of Carrier. No devices installed, attached to real property or portable device(s) shall become a fixture of the Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices that are used in connection with providing service on Customer equipment.

13. DATA RIGHTS (Service Contracts only) - Customer hereby grants and agrees to grant to Carrier a worldwide, non-exclusive, non-terminable, irrevocable, perpetual, paid-up, royalty free license to any Source Data, with the right to sub-license to its affiliates and suppliers for (i) Carrier's performance of services pursuant to this Agreement, (ii) the improvement of Carrier services, and Carrier's Analytics Platform; (iii) improving product performance, operation, reliability, and maintainability; (iv) to create, compile, and/or use datasets and/or statistics for the purposes of benchmarking, development of best practices, product improvement; (v) the provision of services to third parties, (vi) research, statistical, and marketing purposes, and/or (vii) in support of Carrier agreements.

Source Data – shall mean data that is produced directly from a system, or device and received at a collection point or a central server (e.g. a Carrier database, data lake, or third party cloud service).

Analytics Platform – shall mean server algorithms or web interface systems used to (i) interpret, convert, manipulate, or calculate data, (ii) perform data processing, and/or (iii) the delivery of data to Carrier, affiliates or suppliers of Carrier, and/or Customer.

14. RETURN OF DATA (Service Contracts only) - Customer understands and acknowledges that the portable devices will collect Source Data that will be stored on and/or transmitted to Carrier's servers and to suppliers or affiliates that are contracted by Carrier and used to transmit, process, extract or store such Source Data for purposes of Carrier's performance of the service in accordance with this Agreement. Once such data and information has been stored and/or transmitted to Carrier's servers, Customer agrees that such data and information shall become part of Carrier's database and therefore subject to the license terms under section 13.

15. DATA DELIVERY - During the term of the Agreement Customer shall (i) make reasonable efforts to ensure that the hardware remains powered on, (ii) avoid intentional action to impede, block or throttle collection and transmission of Source Data by Carrier, and (iii) avoid intentional action to disable, turn off, or remove the hardware without Carrier's express written consent, which consent shall not be unreasonably withheld.

16. REVERSE ENGINEERING - Customer shall not extract, decompile or reverse engineer any software included with, incorporated in, or otherwise associated with the hardware and shall not reverse engineer any reports or analytics provided to or received by Customer from Carrier.

17. WAIVER OF DAMAGES - Under no circumstances shall Carrier be liable for any incidental, special or consequential damages, including loss of revenue, loss of use of equipment or facilities, or economic damages based on strict liability or negligence.

18. LIMITATION OF LIABILITY - Carrier's maximum liability for any reason (except for personal injuries) arising from this Agreement shall not exceed the value of the payments received by Carrier under this Agreement.

19. CANCELLATION - Customer may cancel this Agreement only with Carrier's prior written consent, and upon payment of reasonable cancellation charges. Such charges shall take into account costs and expenses incurred, and purchases or contract commitments made by Carrier and all other losses due to the cancellation including a reasonable profit.

20. CUSTOMER TERMINATION FOR CARRIER NON-PERFORMANCE - Customer shall have the right to terminate this Agreement for Carrier's non-performance provided Carrier fails to cure such non-performance within thirty (30) days after having been given prior written notice of the non-performance. Upon early termination or expiration of this Agreement, Carrier shall have free access to enter Customer locations to disconnect and remove any Carrier personal proprietary property or devices as well as remove any and all Carrier-owned parts, tools and personal property. Additionally, Customer agrees to pay Carrier for all incurred but unamortized service costs performed by Carrier including overheads and a reasonable profit.

21. CARRIER TERMINATION - Carrier reserves the right to discontinue its service any time payments have not been made as agreed or if alterations, additions or repairs are made to equipment during the term of this Agreement by others without prior agreement between Customer and Carrier.

22. CLAIMS - Any lawsuits arising from the performance or nonperformance of this Agreement, whether based upon contract, negligence, strict liability or otherwise, shall be brought within one (1) year from the date the claim arose.

23. GOVERNMENT PROCUREMENTS - The components, equipment and services provided by Carrier are "commercial items" as defined in Section 2.101 of the Federal Acquisition Regulations ("FAR"), and the prices of such components, equipment and services are based on Carrier's commercial pricing policies and practices (which do not consider any special requirements of U.S. Government cost principles, FAR Part 31, or any similar procurement regulations). As such, Carrier will not agree to provide or certify cost or pricing data, nor will Carrier agree to comply with the Cost Accounting Standards (CAS). In addition, no government procurement regulations, such as FARs or DFARs, shall apply to this Agreement except those regulations expressly accepted in writing by Carrier.

24. HAZARDOUS MATERIALS - Carrier is not responsible for the identification, detection, abatement, encapsulating or removal of asbestos, products or materials containing asbestos, similar hazardous substances, or mold, fungi, mildew, or bacteria. If Carrier encounters any asbestos or other hazardous material while performing this Agreement, Carrier may suspend its work and remove its employees from the project, until such material and any hazards associated with it are abated. The time for Carrier's performance shall be extended accordingly, and Carrier shall be compensated for the delay.

25. WASTE DISPOSAL - Customer is wholly responsible for the removal and proper disposal of waste oil, refrigerant and any other material generated during the term of this Agreement.

26. SUPERSEDURE, ASSIGNMENT and MODIFICATION - This Agreement contains the complete and exclusive statement of the agreement between the parties and supersedes all previous or contemporaneous, oral or written, statements. Customer may assign this Agreement only with Carrier's prior written consent. No modification to this Agreement shall be binding unless in writing and signed by both parties. Orders shall be binding upon Carrier when accepted in writing by an authorized representative of Carrier. CARRIER'S ACCEPTANCE OF CUSTOMER'S ORDER IS CONDITIONED UPON CUSTOMER'S ACCEPTANCE OF THE TERMS AND CONDITIONS SET FORTH HEREIN (THIS "AGREEMENT") AND CUSTOMER'S AGREEMENT TO BE BOUND BY AND COMPLY WITH THIS AGREEMENT. THIS AGREEMENT AND ALL REFERENCED ATTACHMENTS CONSTITUTE THE ENTIRE AGREEMENT BETWEEN CARRIER AND CUSTOMER, AND NO AMENDMENT OR MODIFICATION SHALL BE BINDING ON CARRIER UNLESS SIGNED BY AN OFFICER OR AUTHORIZED EMPLOYEE OF CARRIER. THE FAILURE OF CARRIER TO OBJECT TO PROVISIONS CONTAINED IN ANY PURCHASE ORDER OR OTHER DOCUMENT OF CUSTOMER SHALL NOT BE CONSTRUED AS A WAIVER BY CARRIER OF THE TERMS IN THIS AGREEMENT OR AN ACCEPTANCE OF ANY OF CUSTOMER'S PROVISIONS. **ANY CONFLICTING OR ADDITIONAL TERMS OR CONDITIONS SET FORTH BY CUSTOMER IN A PURCHASE ORDER OR OTHER DOCUMENT SHALL NOT BE BINDING UPON CARRIER, AND CARRIER HEREBY EXPRESSLY OBJECTS THERETO**.

27. CUSTOMER CONSENT - Customer consents and agrees that Carrier may, from time to time, publicize Carrier related projects with Customer, including the value of such projects, in all forms and media for advertising, trade, and any other lawful purposes.

28. FOR WORK BEING PERFORMED IN CALIFORNIA - Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.

29. INTELLECTUAL PROPERTY – Notwithstanding anything to the contrary stated herein, Carrier retains ownership of its intellectual property and no license to Carrier's intellectual property is granted except as necessary for Customer to use any deliverables and/or services provided hereunder.

30. DATA PRIVACY – Each party will comply with applicable data privacy laws governing personal information collected and processed under this Agreement.

31. FACTORY ACCEPTANCE TESTS AND INSPECTIONS – The nature and extent of factory acceptance tests or factory inspections, including without limitation, the number and identity of participants, locations visited, and activities undertaken, shall be limited to activities directly related to the performance of this Agreement. The tests or inspections will be subject to mutual agreement of the parties, Carrier policy and internal pre-approval requirements, and strictly comply with Customer's policies as well as all applicable laws and regulations including, without limitation, all applicable laws and regulations prohibiting corruption.

COMMERCIAL SERVICE REPORT

Company Name	CITY OF RAMSEY,	Report Date	8/19/2019
Site Name	CITY OF RAMSEY	Customer PO Number	Dan Bray
Site Address	7550 Sunwood Dr NW	Order Number	025B15294 / WO-01033184
	ANOKA,MN 55303-5137	Site Contact	Dan Bray

Work Requested

Description	763-286-1294 The chiller is tripping out on low oil.

Site Safety Assessment

Identified Concerns	None

Equipment

Serial Number	Manufacturer	Equipment Type (Model Number)
4905Q90522	Carrier	Air Cooled Chiller (30XAA2406F-0-073)

Work Performed

Serial Number	Date	Work Description	Technician	Labor Type	Qty
4905Q90522	08/15/2019	Arrived on site, checked in with customer. Checked chiller and found B circuit running and A circuit in alarm, P.75 circuit A low oil level. Trouble shoot chiller, found leak on A circuit at the discharge valve. Found packing to be leaking, will need to replace the valve. Low oil level alarm may be cause from low refrigerant charge. Will need to reclaim and weigh remaining charge, at this time we can change the oil. Pressurize system and blew out oil from oil separator and compressor. Install new discharge valve, external oil filter and filter cores.	Anthony V Sparrow	ST	2
			Labor Sub-Totals	ST	2
				TH	0
				DT	0
				TVL	0

Customer Signature	Date	Carrier Signature	Date
	8/19/2019		8/19/2019

COMMERCIAL SERVICE REPORT

CARRIER CORPORATION
TERMS AND CONDITIONS OF SALE - EQUIPMENT AND/OR SERVICE

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10. EXCLUSIONS - Carrier is not responsible for items not normally subject to mechanical maintenance including but not limited to: duct work, casings, cabinets, fixtures, structural supports, grillage, water piping, steam piping, drain piping, cooling tower fill, boiler tubes, boiler refractory, disconnect switches and circuit breakers. Carrier is not responsible for repairs, replacements, alterations, additions, adjustments, repairs by others, unscheduled calls or emergency calls, any of which may be necessitated by negligent operation, abuse, misuse, prior improper maintenance, vandalism, obsolescence, building system design, damage due to freezing weather, chemical/electrochemical attack, corrosion, erosion, deterioration due to unusual wear and tear, any damage related to the presence of mold, fungi, mildew, or bacteria, damage caused by power reductions or failures or any other cause beyond Carrier's control. Carrier shall not be required to perform tests, install any items of equipment or make modifications that may be recommended or directed by insurance companies, government, state, municipal or other authority. However, in the

12. PROPRIETARY RIGHTS (Service Contracts only) - During the term of this Agreement and in combination with certain services, Carrier may elect to install, attach to Customer equipment, or provide portable devices (hardware and/or software) that shall remain the personal proprietary property of Carrier. No devices installed, attached to real property or portable device(s) shall become a fixture of the Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices that are used in connection with providing service on Customer equipment.

13. DATA RIGHTS (Service Contracts only) - Customer hereby grants and agrees to grant to Carrier a worldwide, will non-exclusive, non-terminable, irrevocable, perpetual, paid-up, royalty free license to any Source Data, with the right to sub-license to its affiliates and suppliers for (i) Carrier's performance of services pursuant to this Agreement, (ii) the improvement of Carrier services, and Carrier's Analytics Platform; (iii) improving product performance, operation, reliability, and maintainability; (iv) to create, compile, and/or use datasets and/or statistics for the purposes of benchmarking, development of best practices, product improvement; (v) the provision of services to third parties, (vi) research, statistical, and marketing purposes, and/or (vii) in support of Carrier agreements. Source Data – shall mean data that is produced directly from a system, or device and received at a collection point or a central server (e.g. a Carrier database, data lake, or third party cloud service). Analytics Platform – shall mean server algorithms or web interface systems used to (i) interpret, convert, manipulate, or calculate data, (ii) perform data processing, and/or (iii) the delivery of data to Carrier, affiliates or suppliers of Carrier, and/or customer.

14. RETURN OF DATA (Service Contracts only) - Customer understands and acknowledges that the portable devices will collect Source Data that will be stored on and/or transmitted to Carrier's servers and to suppliers or affiliates that are contracted by Carrier and used to transmit, process, extract or store such Source Data for purposes of Carrier's performance of the service in accordance with this Agreement. Once such data and information has been stored and/or transmitted to Carrier's servers, Customer agrees that such data and information shall become part of Carrier's database and therefore subject to the license terms under section 13.

15. DATA DELIVERY - During the term of the Agreement Customer shall (i) make reasonable efforts to ensure that the hardware remains powered on, (ii) avoid intentional action to impede, block or throttle collection and transmission of Source Data by Carrier, and (iii) avoid intentional action to disable, turn off, or remove the hardware without Carrier's express written consent, which consent shall not be unreasonably withheld.

16. REVERSE ENGINEERING - Customer shall not extract, decompile or reverse engineer any software included with, incorporated in, or otherwise associated with the hardware and shall not reverse engineer any reports or analytics provided to or received by Customer from Carrier.

17. WAIVER OF DAMAGES - Under no circumstances shall Carrier be liable for any incidental, special or consequential damages, including loss of revenue, loss of use of equipment or facilities, or economic damages based on strict liability or negligence.

18. LIMITATION OF LIABILITY - Carrier's maximum liability for any reason (except for personal injuries) arising from this Agreement shall not exceed the value of the payments received by Carrier under this Agreement.

19. CANCELLATION - Customer may cancel this Agreement only with Carrier's prior written consent, and upon payment of reasonable cancellation charges. Such charges shall take into account costs and expenses incurred, and purchases or contract commitments made by Carrier and all other losses due to the cancellation including a reasonable profit.

20. CUSTOMER TERMINATION FOR CARRIER NON-PERFORMANCE - Customer shall have the right to terminate this Agreement for Carrier's non-performance provided Carrier fails to cure such non-performance within thirty (30) days after having been given prior written notice of the non-performance. Upon early termination or expiration of this Agreement, Carrier shall have free access to enter Customer locations to disconnect and remove any Carrier personal proprietary property or devices as well as remove any and all Carrier-owned parts, tools and personal property. Additionally, Customer agrees to pay Carrier for all incurred but unamortized service costs performed by Carrier including overheads and a reasonable profit.

21. CARRIER TERMINATION - Carrier reserves the right to discontinue its service any time payments have not been made as agreed or if alterations, additions or repairs are made to equipment during the term of this Agreement by others without prior agreement between Customer and Carrier.

22. CLAIMS - Any lawsuits arising from the performance or nonperformance of this Agreement, whether based upon contract, negligence, and strict liability or otherwise, shall be brought within one (1) year from the date the claim arose.

23. GOVERNMENT PROCUREMENTS - The components, equipment and services provided by Carrier are "commercial items" as defined in Section 2.101 of the Federal Acquisition Regulations ("FAR"), and the prices of such components, equipment and services are based on Carrier's commercial pricing policies and practices (which do not consider any special requirements of U.S. Government cost principles, FAR Part 31, or any similar procurement regulations). As such, Carrier will not agree to provide or certify cost or pricing data, nor will Carrier agree to comply with the Cost Accounting Standards (CAS). In addition, no government procurement regulations, such as FARs or DFARs, shall apply to this Agreement except those regulations expressly accepted in writing by Carrier.

24. HAZARDOUS MATERIALS - Carrier is not responsible for the identification, detection, abatement, encapsulating or removal of asbestos, products or materials containing asbestos, similar hazardous substances, or mold, fungi, mildew, or bacteria. If Carrier encounters any asbestos or other hazardous material while performing this Agreement, Carrier may suspend its work and remove its employees from the project, until such material and any hazards associated with it are abated. The time for Carrier's performance shall be extended accordingly, and Carrier shall be compensated for the delay.

25. WASTE DISPOSAL - Customer is wholly responsible for the removal and proper disposal of waste oil, refrigerant and any other material generated during the term of this Agreement.

26. SUPERSEDURE, ASSIGNMENT and MODIFICATION - This Agreement contains the complete and exclusive statement of the agreement between the parties and supersedes all previous or contemporaneous, oral or written, statements. Customer may assign this Agreement only with Carrier's prior written consent. No modification to this Agreement shall be binding unless in writing and signed by both parties.

event any such recommendations occur, Carrier, at its option, may submit a proposal for Customer's consideration in addition to this Agreement. Carrier shall not be required to repair or replace equipment that has not been properly maintained.

11. EQUIPMENT CONDITION & RECOMMENDED SERVICE (Service Contracts only) - Upon the initial scheduled operating and/or initial annual stop inspection, should Carrier determine the need for repairs or replacement, Carrier will provide Customer in writing an 'equipment condition' report including recommendations for corrections and the price for repairs in addition to this Agreement. In the event Carrier recommends certain services (that are not included herein or upon initial inspection) and if Customer does not elect to have such services properly performed in a timely fashion, Carrier shall not be responsible for any equipment or control failures, operability or any long-term damage that may result. Carrier at its option will either continue to maintain equipment and/or controls to the best of its ability, without any responsibility, or remove such equipment from this Agreement, adjusting the price accordingly.

27. CUSTOMER CONSENT - Customer consents and agrees that Carrier may, from time to time, publicize Carrier related projects with Customer, including the value of such projects, in all forms and media for advertising, trade, and any other lawful purposes.

28. FOR WORK BEING PERFORMED IN CALIFORNIA: Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento,California 95826.

29. INTELLECTUAL PROPERTY - Notwithstanding anything to the contrary stated herein, Carrier retains ownership of its intellectual property and no license to Carrier's intellectual property is granted except as necessary for Customer to use any deliverables and/or services provided hereunder.

CC Regular Session **4. 6.**

Meeting Date: 09/10/2019

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 19-212 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period August 22, 2019 through September 4, 2019

Action:

Motion to Adopt Resolution # 19-212 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period August 22, 2019 through September 4, 2019.

Attachments

Bills List 9/10/2019

Resolution 9/10/2019

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/04/2019 01:20 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:14 AM
Form Started By: Jackie Lipski		Started On: 09/04/2019 01:13 PM
Final Approval Date: 09/05/2019		

CITY OF RAMSEY - FINANCE OFFICE Printed 9/4/2019

RAMSEY CITY COUNCIL MEETING

9/10/2019

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 8/22/19-9/4/19	275,440.79
Accounts Payable 8/22/19-9/4/19	256,010.47
Payroll 8/23/19	196,616.89
Debt Service	69,788.75

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) **$ 797,856.90**

		APPROVED PREV. MTG	2019 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$ 172,884.02	$ 2,808,703.32
-	CORRECTION TO PAYROLL		
	PREPAIDS	484,934.53	4,970,637.23
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		929,567.10
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	114,698.09	4,671,942.01
	ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	283,882.53	1,137,367.96
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 1,056,399.17**	**$ 14,518,217.62**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

8/22/2019 -- 12/31/2019

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
109284	8/22/2019		117133 BOSS, AMANDA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		98180	082119	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
109285	8/22/2019		106583 DELTA DENTAL PLAN OF MINNESOTA						
		3,627.70	SEPT 19 DENTAL INS		98181	7738107	9101.2170		DENTAL/DISABILITY/LIFE
		3,627.70							
109286	8/22/2019		106859 DOMINGUEZ, SHAYLE						
		155.00	REFUND DAMAGE/KEY DEPOSIT		98177	081519	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
109287	8/22/2019		100871 FBI NAA NORTHWEST CHAPTER						
		100.00	FBI PISTOL TRAIN 4 SHOOTERS		98182	082119	0211.6335		TRAINING
		100.00							
109288	8/22/2019		115574 HEALTHPARTNERS						
		51,380.50	SEPT 19 HEALTH INS		98185	91612220	9101.2176		LIFE/HEALTH-EMPLOYEE
		51,380.50							
109289	8/22/2019		116677 LEVEL CONTRACTING LLC						
		1,500.00	REF ERO ESC 5671 152ND LN NW		98186	082219	9804.6433	00116508	REFUNDS
		1,500.00	REF ERO ESC 15102 152ND TER		98187	082219A	9804.6433	00116901	REFUNDS
		3,000.00							
109290	8/22/2019		116169 LIFE INSURANCE CO OF NORTH AMERICA						
		19.40	ACCIDENT SEPT 2019		98188	AI960634 SEPT 19	9101.2170		DENTAL/DISABILITY/LIFE
		17.04	CRITICAL ILL SEPT 2019		98188	AI960634 SEPT 19	9101.2170		DENTAL/DISABILITY/LIFE
		36.44							
109291	8/22/2019		100327 MN DEPT OF PUBLIC SAFETY						
		25.00	TITLE AND REG SQUAD 392		98189	082119	0211.6249		MISCELLANEOUS OPER/
		25.00							
109292	8/22/2019		100345 NAPA AUTO PARTS ELK RIVER						
		42.99	MIRROR/VINYL SHINE		98190	021102	0211.6227		LUBRICANTS & ADDITIVE
		6.58	MIRROR/VINYL SHINE		98190	021102	0211.6281		SMALL TOOLS & MINOR E
		49.57							
109293	8/22/2019		100351 NCPERS GROUP LIFE INS						
		416.00	LIFE INS SEPT 2019		98191	704800092019	9101.2170		DENTAL/DISABILITY/LIFE
		416.00							
109294	8/22/2019		108662 UPS						
		27.85	DEL TO CRAVING COMPS LLC		98202	00003529RW339-2019	0192.6405		OFFICE & DATA PROCES:
		27.85							
109341	8/29/2019		111377 ANOKA MUNICIPAL UTILITY						
		56.80	RAMSEY STREET LIGHTS		98205	22-990005-01 JUL 19	9603.6371		ELECTRIC UTILITIES
		56.80							
109342	8/29/2019		110734 CITY OF RAMSEY						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
109342	8/29/2019		110734 CITY OF RAMSEY						
		150.74	#729064		98209	082919	9601.4651		WATER REVENUE
		220.00	#717804277		98209	082919	9601.4651		WATER REVENUE
		155.00	#730083		98209	082919	9601.4651		WATER REVENUE
		26.17	#53874404		98209	082919	9601.4651		WATER REVENUE
		551.91							
109343	8/29/2019		100116 CONNEXUS ENERGY						
		880.16	16300 ST FRANCIS BLVD-IRRG		98210	444931-267449 AUG 19	0452.6371		ELECTRIC UTILITIES
		880.16							
109344	8/29/2019		115409 DESERT SNOW						
		599.00	CLASS-B. HESSE		98211	7797	0211.6335		TRAINING
		599.00							
109345	8/29/2019		117144 FLAGSHIP BANK						
		99.00	REFUND 1 GOLF REG.		98212	082819	9230.6249		MISCELLANEOUS OPERA
		99.00							
109346	8/29/2019		114861 GENDRON, CURTIS						
		155.00	REF DAMAGE/KEY DEPOSIT		98229	082919	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
109347	8/29/2019		117143 GIRL SCOUT TROOP 14644						
		155.00	REF DAMAGE/KEY DEPOSIT		98213	082619	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
109348	8/29/2019		117053 HEADWATER HOMES LLC						
		1,500.00	REF ERO ESC 6992 168TH LN		98214	082919	9804.6433	00116902	REFUNDS
		1,500.00							
109349	8/29/2019		112564 HEALTH PARTNERS GROUP HEALTH-WORKSITE						
		314.00	JULY 19 EAP/BAL DUE		98215	W816231	0130.6315		MISCELLANEOUS PROFE
		314.00							
109350	8/29/2019		115328 LENNAR						
		1,500.00	REF ERO ESC 15935 PERIDOT ST		98216	082919	9804.6433	00116838	REFUNDS
		1,500.00	REF ERO ESC 7359 159TH AVE		98217	082919A	9804.6433	00116852	REFUNDS
		1,500.00	REF ERO ESC 15994 PERIDOT CT		98218	082919B	9804.6433	00116704	REFUNDS
		7,000.00	REF DRIVE/LAND 16054 SAPPHIRE		98219	082919C	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	REF ERO ESC 16054 SAPPHIRE ST		98220	082919D	9804.6433	00116599	REFUNDS
		13,000.00							
109351	8/29/2019		114036 MAJESTIC TENTS AND EVENTS						
		1,700.00	TABLES HAPPY DAYS 9/7/19		98221	07287	0296.6249		MISCELLANEOUS OPERA
		1,700.00							
109352	8/29/2019		108066 PACT CHARTER SCHOOL						
		420.00	RELEASE OF SECURITY DEPOSIT		98223	082619	9410.6315	00041001	MISCELLANEOUS PROFE
		420.00							
109353	8/29/2019		103663 SUPERIOR HEATING AC						
		150.00	PERMIT ERROR REF RA040899		98225	082119	9101.4214		ELECTRICAL INSPECTIOI
		1.00	PERMIT ERROR REF RA040899		98225	082119	9101.2081		SURCHARGES-PERMITS
		151.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
109353	8/29/2019		103663 SUPERIOR HEATING AC						Continued.
109354	8/29/2019		113028 THE MUSIC WORKS INC						
		4,000.00	MAIN STAGE HAPPY DAYS		98222	082719	0296.6249		MISCELLANEOUS OPERA
		4,000.00							
109355	8/29/2019		111532 USA INFLATABLES						
		4,763.53	HAPPY DAYS INFLATABLES		98227	082719	0296.6249		MISCELLANEOUS OPERA
		4,763.53							
1000423	8/23/2019		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		143.08	SEPT 19 VISION		98176	2369809	9101.2170		DENTAL/DISABILITY/LIFE
		143.08							
1000424	8/23/2019		100647 BOLTON AND MENK INC						
		14,670.00	FORD BROOK RECON JUNE 19		98178	0236469	9435.6530	00201901	IMPROVEMENTS OTHER
		99.75	RIVERDALE DRIVE JUNE 19		98179	0236075	9601.1730	00201814	IMPROVEMENTS OTHER
		99.75	RIVERDALE DRIVE JUNE 19		98179	0236075	9602.1730	00201814	IMPROVEMENTS OTHER
		14,869.50							
1000425	8/23/2019		104021 HASSEL, CHERYL						
		3.72	TRAINING LUNCH		98183	082119	0211.6331		TRAVEL & LODGING
		3.72							
1000426	8/23/2019		107244 NORTHLAND TRUST SERVICES INC						
		65,000.00	BONDS 2013A/AGENT FEE		98193	RAMS13A 7/3/19	9348.6602		BOND PRINCIPAL
		4,293.75	BONDS 2013A/AGENT FEE		98193	RAMS13A 7/3/19	9348.6611		BOND INTEREST
		495.00	BONDS 2013A/AGENT FEE		98193	RAMS13A 7/3/19	9348.6310		FISCAL AGENT FEES
		69,788.75							
1000427	8/23/2019		106418 PURMORT HOMES INC						
		5,000.00	REF LAND/DRIVE ESC 7772 148TH		98194	082219	9252.1155.1		MANUAL-ACCOUNTS REC
		2,000.00	REF LAND/DRIVE ESC 7772 148TH		98194	082219	9252.1155.1		MANUAL-ACCOUNTS REC
		1,500.00	REF ERO ESC 7772 148TH LN		98195	082219A	9804.6433	00116454	REFUNDS
		2,000.00	REF DRIVE ESCROW 7784 148TH LN		98196	082219B	9252.1155.1		MANUAL-ACCOUNTS REC
		3,500.00	REF LAND ESC 7784 148TH LN		98197	082219C	9252.1155.1		MANUAL-ACCOUNTS REC
		500.00	REF WALK/STOOP 7784 148TH LN		98198	082219D	9252.1155.1		MANUAL-ACCOUNTS REC
		1,500.00	REF ERO ESC 7784 148TH LN		98199	082219E	9804.6433	00116610	REFUNDS
		1,500.00	REF GRADE ESC 7764 148TH LN		98200	082219F	9252.1155.1		MANUAL-ACCOUNTS REC
		17,500.00							
1000428	8/23/2019		115383 SCHLENDER, SHANNON						
		6.43	TRAINING LUNCH		98201	082019	0211.6331		TRAVEL & LODGING
		6.43							
1000429	8/23/2019		100510 VERIZON WIRELESS						
		95.60	JUL/AUG 19 SERVICES		98203	9835204309	0280.6323		CELLULAR PHONES
		800.65	JUL/AUG 19 SERVICES		98203	9835204309	0211.6323		CELLULAR PHONES
		498.14	JUL/AUG 19 SERVICES		98203	9835204309	0211.6415		OTHER EQUIPMENT REN
		27.95	JUL/AUG 19 SERVICE		98204	9835720506	0130.6323		CELLULAR PHONES
		70.75	JUL/AUG 19 SERVICE		98204	9835720506	0192.6321		TELEPHONE
		165.79	JUL/AUG 19 SERVICE		98204	9835720506	0191.6323		CELLULAR PHONES
		118.82	JUL/AUG 19 SERVICE		98204	9835720506	0194.6323		CELLULAR PHONES
		182.20	JUL/AUG 19 SERVICE		98204	9835720506	0220.6323		CELLULAR PHONES
		47.80	JUL/AUG 19 SERVICE		98204	9835720506	0240.6323		CELLULAR PHONES
		165.88	JUL/AUG 19 SERVICE		98204	9835720506	0301.6323		CELLULAR PHONES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1000429	8/23/2019		100510 VERIZON WIRELESS						Continued.
		290.93	JUL/AUG 19 SERVICE		98204	9835720506	0311.6323		CELLULAR PHONES
		229.76	JUL/AUG 19 SERVICE		98204	9835720506	0452.6323		CELLULAR PHONES
		287.02	JUL/AUG 19 SERVICE		98204	9835720506	9601.6323		CELLULAR PHONES
		2,981.29							
1000430	8/27/2019		100257 LAW ENFORCEMENT LABOR SRV INC						
		637.50			97983	0808191325322	9101.2177		UNION DUES
		637.50			98168	0821191544372	9101.2177		UNION DUES
		1,275.00							
1000431	8/27/2019		100298 MN AFSCME COUNCIL 5						
		551.32			97984	0808191325323	9101.2177		UNION DUES
		551.32			98169	0821191544373	9101.2177		UNION DUES
		1,102.64							
1000467	8/30/2019		112663 CAPSTONE HOMES INC						
		1,500.00	REF ERO ESC 14964 SNOWY OWL ST		98206	082919	9804.6433	00116966	REFUNDS
		1,500.00	REF ERO ESC 16914 TIGER ST NW		98207	082919A	9804.6433	00116900	REFUNDS
		5,000.00	REF LAND ESC 16914 TIGER ST		98208	082919B	9252.1155.1		MANUAL-ACCOUNTS REC
		8,000.00							
1000468	8/30/2019		105706 TINKLENBERG GROUP INC						
		3,300.00	SEPT 19 3 OF 12		98226	2088	9400.6315		MISCELLANEOUS PROFE
		3,300.00							
1000469	8/30/2019		100510 VERIZON WIRELESS						
		385.11	JULY/AUG 19 SERVICE		98228	9835820815	0220.6323		CELLULAR PHONES
		385.11							
90522734	8/23/2019		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			98127	0820191133171	9101.2174		PERA-EMPLOYEE
		50.00			98128	0820191133172	9101.2183		PERA-EMPLOYER
		21,304.93			98170	0821191544374	9101.2174		PERA-EMPLOYEE
		28,571.69			98171	0821191544375	9101.2183		PERA-EMPLOYER
		49,976.62							
91036448	8/23/2019		100601 MN DEPT OF REV WH						
		303.23			98096	0819191453161	9101.2172		STATE WITHHOLDING
		50.00			98129	0820191133173	9101.2172		STATE WITHHOLDING
		11,966.40			98172	0821191544376	9101.2172		STATE WITHHOLDING
		12,319.63							
94194868	8/23/2019		101306 IRS						
		166.65			98097	0819191453162	9101.2171		FEDERAL WITHHOLDING
		892.31			98098	0819191453163	9101.2173		FICA & MEDICARE-EMPL(
		892.31			98099	0819191453164	9101.2182		FICA & MEDICARE-EMPL(
		327.71			98130	0820191133174	9101.2171		FEDERAL WITHHOLDING
		204.84			98131	0820191133175	9101.2173		FICA & MEDICARE-EMPL(
		204.84			98132	0820191133176	9101.2182		FICA & MEDICARE-EMPL(
		24,951.57			98173	0821191544377	9101.2171		FEDERAL WITHHOLDING
		13,844.23			98174	0821191544378	9101.2173		FICA & MEDICARE-EMPL(
		13,844.23			98175	0821191544379	9101.2182		FICA & MEDICARE-EMPL(
		55,328.69							
98082319	8/23/2019		115568 ALERUS FINANCIAL NA						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
98082319	**8/23/2019**		**115568 ALERUS FINANCIAL NA**						
		3,155.52			98167	08211915443714	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,155.52							
99082319	**8/23/2019**		**107962 TOTAL ADMINISTRATIVE SERVICE CORP**						
		2,055.86			98163	08211915443710	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,055.86							
99185349	**8/23/2019**		**100223 ICMA RETIREMENT TRUST 457**						
		2,333.53			98162	0821191544371	9101.2175		DEFERRED COMPENSAT
		2,333.53							
99724819	**8/23/2019**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						
		851.66			97979	08081913253211	9101.2176		LIFE/HEALTH-EMPLOYEE
		851.49			98164	08211915443711	9101.2176		LIFE/HEALTH-EMPLOYEE
		14.65	COBRA Life		98164	08211915443711	9101.2176		LIFE/HEALTH-EMPLOYEE
		883.10			98164	08211915443711	9101.2170		DENTAL/DISABILITY/LIFE
		2,600.90							
99825658	**8/23/2019**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		7,772.20			98165	08211915443712	9101.2175		DEFERRED COMPENSAT
		7,772.20							
99826393	**8/23/2019**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		3,012.61			98166	08211915443713	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,012.61							
		345,229.54	Grand Total						

Payment Instrument Totals

Checks	87,318.46
EFT Payments	138,555.56
A/P ACH Payment	119,355.52
Total Payments	345,229.54

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2922		
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
100011	ACE SALES	AWARD- ANDERSON DAHLEN	PV	98278	001	09230	8/19/2019	2785	97.50
	ACE SALES					Summary Total			97.50
	17555 UNICORN STREET NW								
	RAMSEY MN 55303					Payment Amount			97.50
100029	ANOKA AREA CHAMBER OF COMMERCE	3 AUG 19 LUNCHEON	PV	98232	001	09101	8/19/2019	25420	10.00
	ANOKA AREA CHAMBER OF COMMERCE	3 AUG 19 LUNCHEON	PV	98232	002	09101	8/19/2019	25420	10.00
	12 BRIDGE SQUARE	3 AUG 19 LUNCHEON	PV	98232	003	09101	8/19/2019	25420	10.00
	ANOKA MN 55303					Summary Total			30.00
						Payment Amount			30.00
100058	ANOKA RAMSEY FARM AND GARDEN	EDGING	PV	98233	001	09101	8/20/2019	082019	29.98
	ANOKA RAMSEY FARM AND GARDEN					Summary Total			29.98
	7435 HIGHWAY 10	SHADY GRASS SEED	PV	98321	001	09101	9/3/2019	090319	69.75
	RAMSEY MN 55303					Summary Total			69.75
						Payment Amount			99.73
100063	ASPEN MILLS	NAME TAG L. NIEMELA	PV	98234	001	09101	8/21/2019	242220	22.85
	ASPEN MILLS					Summary Total			22.85
	8201 C CENTRAL AVE NE	NAME TAG- A. NELSON	PV	98235	001	09101	8/21/2019	242221	22.85
	SPRING LAKE PARK MN 55432					Summary Total			22.85
						Payment Amount			45.70
116646	BASIC	2019 ACA REPORT	PV	98280	001	09101	8/24/2019	10-513046	373.50
	BENEFIT ADMINISTRATIVE SERVICES INT'L CO					Summary Total			373.50
	PO BOX 775339								
	CHICAGO IL 60677-5339					Payment Amount			373.50
117014	BRO TEX CO INC	RECYCLE CARPET/FOAM	PV	98239	001	09604	8/15/2019	522369	450.00
	BRO TEX CO INC					Summary Total			450.00
	800 HAMPDEN AVENUE								
	ST PAUL MN 55114								

CITY OF RAMSEY
Create Payment Control Groups

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Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	PO BOX 1808	MISC CITY ACCTS	PV	98288	001	09230	8/21/2019	759126-303107 AUG 19	72.85
	MINNEAPOLIS MN 55480-1808	MISC CITY ACCTS	PV	98288	002	09230	8/21/2019	759126-303107 AUG 19	1,212.89
		MISC CITY ACCTS	PV	98288	003	09230	8/21/2019	759126-303107 AUG 19	30.99
		MISC CITY ACCTS	PV	98288	004	09230	8/21/2019	759126-303107 AUG 19	861.53
		MISC CITY ACCTS	PV	98288	005	09230	8/21/2019	759126-303107 AUG 19	14,546.75
		MISC CITY ACCTS	PV	98288	006	09230	8/21/2019	759126-303107 AUG 19	3,284.88
		MISC CITY ACCTS	PV	98288	007	09230	8/21/2019	759126-303107 AUG 19	73.64
				Summary Total					20,083.53
		SIRENS	PV	98289	001	09101	8/21/2019	759126-303095 AUG 19	85.00
				Summary Total					85.00
		MISC PW ACCTS	PV	98290	001	09101	8/21/2019	759126-303106 AUG 19	775.53
		MISC PW ACCTS	PV	98290	002	09101	8/21/2019	759126-303106 AUG 19	258.51
		MISC PW ACCTS	PV	98290	003	09101	8/21/2019	759126-303106 AUG 19	258.51
		MISC PW ACCTS	PV	98290	004	09101	8/21/2019	759126-303106 AUG 19	258.50
		MISC PW ACCTS	PV	98290	005	09101	8/21/2019	759126-303106 AUG 19	2,582.79
				Summary Total					4,133.84
		TRAFFIC LIGHTS	PV	98291	001	09101	8/21/2019	759126-303100 AUG 19	921.01
				Summary Total					921.01
		WTR TWR/WELLS/LIFT STAT	PV	98292	001	09601	8/21/2019	759126-303102 AUG 19	16,446.71
		WTR TWR/WELLS/LIFT STAT	PV	98292	002	09601	8/21/2019	759126-303102 AUG 19	900.23
				Summary Total					17,346.94
				Payment Amount					52,375.58
100122	COOP'S LOCKSMITH SERVICES	BAIT CAR KEYS	PV	98324	001	09101	8/21/2019	50971	100.00
	COOP'S LOCKSMITH SERVICES			Summary Total					100.00

Payment Group Control Number	2922		
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
	3601 THURSTON AVENUE ANOKA MN 55303-1063								
						Payment Amount			500.00
110386	HEALTH PARTNERS	PRE EMPLY- L. CZECH	PV	98254	001	09101	8/9/2019	900042282	288.00
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726					Summary Total			288.00
						Payment Amount			288.00
115760	HENRY SCHEIN INC	MISC FIRE DEPT SUPPLIES	PV	98305	001	09101	8/19/2019	68199003	115.83
	HENRY SCHEIN INC DEPT CH 10241					Summary Total			115.83
		VENT COMPACT CHEST SEALS	PV	98330	001	09101	8/20/2019	68241738	30.24
	PALATINE IL 60055-0241					Summary Total			30.24
						Payment Amount			146.07
117140	HOUSE RESCUERS LLC	2 BEAVERS- RAM BIKE CORR	PV	98255	001	09101	8/26/2019	082619	1,149.00
	HOUSE RESCUERS LLC					Summary Total			1,149.00
	29809 137TH STREET NW	2 BEAVERS- 14260 JUNKITE STREE	PV	98256	001	09101	8/26/2019	082619A	1,204.68
	PRINCETON MN 55371					Summary Total			1,204.68
						Payment Amount			2,353.68
100256	LANO EQUIPMENT INC	STIHL CUTOFF SAW	PV	98258	001	09101	8/20/2019	02-696612	978.08
	LANO EQUIPMENT INC					Summary Total			978.08
	6140 HIGHWAY 10 NW	BEARING/BOLTS/PLATE	PV	98306	001	09101	8/27/2019	02-698402	180.59
	ANOKA MN 55303	BEARING/BOLTS/PLATE	PV	98306	002	09101	8/27/2019	02-698402	180.59
						Summary Total			361.18
						Payment Amount			1,339.26
100258	LEAGUE OF MINNESOTA CITIES	CITY DUES 2019-2020	PV	98332	001	09101	8/30/2019	297620	20,627.00
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST					Summary Total			20,627.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2922		
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
	MUTT MITT 12316 WORLD TRADE DRIVE SUITE 102 SAN DIEGO CA 92128			Summary Total					1,164.86
				Payment Amount					1,164.86
100345	NAPA AUTO PARTS ELK RIVER	MISC SUPPLIES	PV	98264	001	09101	8/21/2019	027697	17.99
	NAPA AUTO PARTS ELK RIVER			Summary Total					17.99
	17137 YALE STREET NW	BULB	PV	98336	001	09101	8/30/2019	029005	24.90
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					24.90
				Payment Amount					42.89
113815	NEOPOST USA	METER RENTAL SEPT 19/20	PV	98265	001	09101	8/7/2019	56909511	987.63
	NEOPOST USA			Summary Total					987.63
	DEPT 3689	METER RENTAL SEPT/DEC 19	PV	98308	001	09101	8/21/2019	56941371	108.90
	P O BOX 123689 DALLAS TX 75312-3689			Summary Total					108.90
				Payment Amount					1,096.53
100368	OFFICE DEPOT	BINDERS	PV	98310	001	09101	8/16/2019	363668153001	41.98
	OFFICE DEPOT			Summary Total					41.98
	P O BOX 88040	GOLD FOIL SEALS	PV	98311	001	09101	8/19/2019	363667575001	41.97
	CHICAGO IL 60680-1040			Summary Total					41.97
				Payment Amount					83.95
100393	PRAIRIE RESTORATIONS INC	BROOKFIELD VEGETATION	PV	98337	001	09101	8/9/2019	19829	174.08
	PRAIRIE RESTORATIONS INC			Summary Total					174.08
	31646 128TH STREET	MONARCH TRAIL	PV	98338	001	09101	8/16/2019	20052	1,004.36
	PRINCETON MN 55371			Summary Total					1,004.36
		THE DRAW VEGETATION MAN.	PV	98339	001	09605	8/16/2019	20071	456.40
				Summary Total					456.40
		CENTRAL PARK-VEGETATION MAN.	PV	98340	001	09101	8/9/2019	19828	234.26

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2922		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
100529	WENDELL'S INC	J. MENTH/M. THORSTAD MISC	PV	98274	001	09101	8/20/2019	2419988	11.68
	WENDELL'S INC	J. MENTH/M. THORSTAD MISC	PV	98274	002	09101	8/20/2019	2419988	6.45
	6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458							Summary Total	18.13
								Payment Amount	18.13
								Total Amount to be Processed	140,697.18
								Total Number of Payments to be Processed	38

Payment Group Control Number 2923
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
107587	ANOKA COUNTY TREASURY DEPARTMENT	SEPT 19 BROADBAND	PV	98231	001	09101	8/20/2019	B190819M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303					Summary Total			604.50
						Payment Amount			604.50
110751	BARR ENGINEERING COMPANY	PART 2 WHPP JUNE/JULY 19	PV	98236	001	09601	8/9/2019	23021081.00-3	8,060.00
	BARR ENGINEERING COMPANY 4300 MARKETPOINT DRIVE SUITE 200 MINNEAPOLIS MN 55435					Summary Total			8,060.00
						Payment Amount			8,060.00
106346	BAUER BUILT INCORPORATED	WORK ON CASE LOADER	PV	98283	001	09101	8/23/2019	940060777	160.00
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR BLAINE MN 55449					Summary Total			160.00
						Payment Amount			160.00
100647	BOLTON AND MENK INC	FORD BROOK JULY 9	PV	98237	001	09435	8/13/2019	0237416	10,208.00
	BOLTON AND MENK INC					Summary Total			10,208.00
	1960 PREMIER DRIVE	PRIV DEVELP JULY 2019	PV	98238	001	09804	8/13/2019	0237415	1,396.50
	MANKATO MN 56001-5900	PRIV DEVELP JULY 2019	PV	98238	002	09804	8/13/2019	0237415	3,458.00
		PRIV DEVELP JULY 2019	PV	98238	003	09804	8/13/2019	0237415	3,591.00
						Summary Total			8,445.50
		COR INFIL PROJECT JULY 19	PV	98322	001	09605	8/13/2019	0237414	2,426.50
						Summary Total			2,426.50
						Payment Amount			21,080.00
103641	BOYER TRUCKS ROGERS	BELT/TENSIONER	PV	98281	001	09101	8/29/2019	67879R	122.36
	BOYER TRUCKS					Summary Total			122.36
	P O BOX 18338	WORK ON 672	PV	98282	001	09101	8/13/2019	481908	1,211.27
	MINNEAPOLIS MN 55418	WORK ON 672	PV	98282	002	09101	8/13/2019	481908	1,816.89

Payment Group Control Number 2923
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2019

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SUITE 120	COPIER							
	BLOOMINGTON MN 55431				Summary Total				250.00
		2 SHARP COPIERS	PV	98328	001	09101	8/28/2019	INV188210	4,184.00
					Summary Total				4,184.00
					Payment Amount				4,686.07
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	98295	001	09101	8/27/2019	73887	2,083.13
	DEHN OIL COMPANY				Summary Total				2,083.13
	6735 141ST AVENUE NW								
	RAMSEY MN 55303				Payment Amount				2,083.13
101185	DO ALL PRINTING COM INC	EDA GOLF- SHIRTS	PV	98245	001	09230	8/16/2019	44535	75.12
	DO ALL PRINTING COM INC	EDA GOLF- SHIRTS	PV	98245	002	09230	8/16/2019	44535	131.53
	6360 HIGHWAY 10 NW				Summary Total				206.65
	RAMSEY MN 55303	EDA GOLF- SPONSOR FOAMCORE	PV	98246	001	09230	8/14/2019	44523	48.00
					Summary Total				48.00
		BUSINESS OF THE YEAR BANNER	PV	98247	001	09230	8/19/2019	44550	119.50
					Summary Total				119.50
		NITE TO UNITE DOOR HANGERS	PV	98329	001	09101	7/10/2019	44039	340.04
					Summary Total				340.04
					Payment Amount				714.19
100158	ECM PUBLISHERS INC	CENTRALIZED WATER TREAT FAC	PV	98296	001	09601	8/23/2019	718862	172.00
	ECM PUBLISHERS INC				Summary Total				172.00
	4095 COON RAPIDS BLVD	RE: HOPE FELLOWSHIP	PV	98297	001	09804	8/23/2019	718864	80.63
	COON RAPIDS MN 55433				Summary Total				80.63
		RE: 16158 NOWTHEN BLVD	PV	98298	001	09804	8/23/2019	718863	134.38
					Summary Total				134.38
					Payment Amount				387.01
113321	FACTORY MOTOR PARTS CO	AIR FILTER	PV	98301	001	09101	8/27/2019	6-1543475	5.99

Payment Group Control Number	2923		
Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100341	MTI DISTRIBUTING INC	TIRE	PV	98261	001	09101	8/21/2019	1230831-00	304.40
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					304.40
				Payment Amount					304.40
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC RAMP LIGHTING	PV	98266	001	09240	8/20/2019	113016	348.19
	NORTHWEST LIGHTING SYSTEMS CO.			Summary Total					348.19
	746 CRAIG AVENUE	BULBS/BALLAST	PV	98309	001	09101	8/27/2019	113093	215.00
	TRACY MN 56175			Summary Total					215.00
				Payment Amount					563.19
113444	PRECISE	JULY 19 SERVICE	PV	98312	001	09101	8/29/2019	200-1022463	541.56
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					541.56
				Payment Amount					541.56
113241	RANGER CHEVROLET	19 CHEV TAHOE 392	PV	98341	001	09101	8/19/2019	20029	36,059.46
	RANGER CHEVROLET 1502 E. HOWARD STREET HIBBING MN 55746			Summary Total					36,059.46
				Payment Amount					36,059.46
113737	RATWIK ROSZAK AND MALONEY PA	RETAINER JULY 2019	PV	98269	001	09214	7/31/2019	64791	101.50
	RATWIK ROSZAK AND MALONEY PA	RETAINER JULY 2019	PV	98269	002	09214	7/31/2019	64791	261.00
	300 U.S. TRUST BUILDING	RETAINER JULY 2019	PV	98269	003	09214	7/31/2019	64791	2,774.50
	730 SECOND AVENUE SOUTH			Summary Total					3,137.00
	MINNEAPOLIS MN 55402	JULY 2019 SERVICES	PV	98270	001	09400	7/31/2019	64790	58.00
		JULY 2019 SERVICES	PV	98270	002	09400	7/31/2019	64790	58.00
		JULY 2019 SERVICES	PV	98270	003	09400	7/31/2019	64790	3,612.50
				Summary Total					3,728.50
				Payment Amount					6,865.50

CITY OF RAMSEY
Create Payment Control Groups

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

Payee		Stub	Document				Due	Invoice	Payment
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
		1 TIRE 353	PV	98320	001	09101	8/27/2019	72593	131.53

Summary Total	131.53
Payment Amount	528.19
Total Amount to be Processed	115,313.29
Total Number of Payments to be Processed	28

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

RECEIVED
JUL 11 2019

INVOICE

pay 8/22

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

/03/2019
RAMS13A

#107244

RE: CITY OF RAMSEY, MINNESOTA
$635,000 GENERAL OBLIGATION EQUIPMENT
CERTIFICATES OF INDEBTEDNESS,
SERIES 2013A

9348 · 6602
9348 · 6611
9348 · 6910
9348.

65000
4293.75
495
69788.75

Debt Service: 09/01/2019

Principal:	65,000.00
Interest:	4,293.75
Total Principal & Interest:	69,293.75
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	495.00

Total Amount Due: 69,788.75

If paying by wire, please notify us via email

CHECK PAYMENTS due: 08-26-2019

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 08-28-2019

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 #19-212

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF AUGUST 22, 2019 THROUGH SEPTEMBER 4, 2019

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of August 22, 2019, through September 4, 2019, in the amount of $ 797,856.90 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 August 22, 2019, through September 4, 2019, in the amount of $ 797,856.90.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September 2019.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 7.**

Meeting Date: 09/10/2019

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #19-205 Proclaiming October 2019 Domestic Violence Awareness Month

Purpose/Background:

Purpose: To adopt a resolution showing the City of Ramsey's support in proclaiming Domestic Violence Awareness Month.

Background: A request was received from Connie Moore, Executive Director of Alexandra House, to formally recognize October as Domestic Violence Awareness Month. A request for Domestic Violence Awareness was also received from the Purple Lights initiative. Each year, throughout Anoka Country, October is officially recognized as Domestic Violence Awareness Month. Counties and cities all over the United States take this opportunity to honor this month through an official proclamation. In choosing to locally proclaim October as Domestic Violence Awareness Month, the City of Ramsey shows its recognition of both the gravity of the problem and the importance of the ongoing work to create a violence-free community in Anoka County. Council has adopted such resolution in the past, and staff is requesting Council do so for 2019 as well. The proclamation will add to the chorus of voices insisting that women, men, and children all have a right to seek peace and safety in their lives. This year, the City will also be acting in partnership with the Purple Lights Initiative to light-up City Hall for the month of October in recognition of domestic violence awareness.

A copy of Ramsey's proclamation will be forwarded to Ms. Moore and will be displayed at the *HopeFest Event,* which will be held on September 28th at the YMCA in Lino Lakes. The event, attended by over 500 participants every year, challenges communities to confront the impact of domestic and sexual violence. Additionally, it provides a space for survivors, family members, friends, and allies to honor those who have lost their lives as a result of domestic violence. Following the*HopeFest Event*, the City's proclamation will be displayed at the Alexandra House.

Funding Source:

Not Applicable.

Recommendation:

Staff recommends Council adopt the resolution proclaiming October as Domestic Violence Awareness Month.

Action:

Motion to adopt Resolution #19-205 Proclaiming October 2019 Domestic Violence Awareness Month

Attachments

Resolution #19-205

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	09/05/2019 08:47 AM
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:55 AM

Form Started By: Katie Schmidt Started On: 08/16/2019 10:00 AM
Final Approval Date: 09/05/2019

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-205

RESOLUTION PROCLAIMING OCTOBER 2019 AS DOMESTIC VIOLENCE AWARENESS MONTH

WHEREAS, the community problem of domestic violence has become a critical public health and welfare concern in Anoka County; and

WHEREAS, domestic violence is a crime, the commission of which will not be tolerated in Anoka County and perpetrators of said crime are subject to prosecution and conviction in accordance with the law; and

WHEREAS, over thousands of women, men, and children have and will continue to access assistance from Alexandra House, Inc., a domestic violence service provider; and

WHEREAS, domestic violence will be eliminated through community partnerships of concerned individuals and organizations working together to prevent abuse while at the same time effecting social and legal change; and

WHEREAS, October is ***National Domestic Violence Awareness Month;*** and

WHEREAS, during ***National Domestic Violence Awareness Month,*** Anoka County organizations will inform area residents about domestic violence, its prevalence, consequences and what we, as a concerned community can do to eliminate its existence.

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

1) That the City Council of the City of Ramsey proclaims October to be Domestic Violence Awareness Month.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 8.**

Meeting Date: 09/10/2019

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #19-204 Proclaiming September 17 - 23, 2019 as Constitution Week

Purpose/Background:

Purpose: To consider adoption of a resolution proclaiming September 17 - 23, 2019 as Constitution Week.

Background: As per a request by the Daughters of the American Revolution, the City Council is asked to consider adopting the attached resolution proclaiming September 17 - 23, 2019 as Constitution Week.

Funding Source:

Not applicable.

Recommendation:

Staff recommends adoption of the resolution proclaiming Constitution Week as has been done for the past several years by the Ramsey City Council.

Action:

Motion to adopt Resolution #19-204 Proclaiming September 17 - 23, 2019 as Constitution Week.

Attachments

Resolution Proclaiming Constitution Week

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	09/05/2019 08:30 AM
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:54 AM
Form Started By: Katie Schmidt		Started On: 08/15/2019 01:51 PM
Final Approval Date: 09/05/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-204

RESOLUTION PROCLAIMING SEPTEMBER 17 – 23, 2019 AS CONSTITUTION WEEK

WHEREAS, September 17, 2019, marks the two hundred thirty-second anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

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

1) That the City Council of the City of Ramsey hereby proclaims the week of September 17 through 23, 2019, as **CONSTITUTION WEEK.**

2) That the City Council of the City of Ramsey asks its citizens to reaffirm the ideals of the Framers of the Constitution by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be gained.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 9.**

Meeting Date: 09/10/2019

By: Diana Lund, Finance

Information

Title

Adopt Resolution #19-213 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

Purpose/Background:

Annually, the city certifies to the following year's property tax, any accounts receivable (either utility or invoiced) that are more than sixty days delinquent as of September 1 and not paid by November of that same year.

The number of accounts that will be receiving a delinquent notice with possible certification to property taxes increased in comparison to 2018 (1,041 accounts vs 1,066 accounts in 2018).

With the increase in the number of delinquent accounts from 2018 to 2019 the total delinquent amount to be assessed has increased approximately $34,781. The increase could be attributed to the January 1, 2019 rate increases on water, sewer and storm water utilities and the fact that municipal utility bills stay with a property when it is sold and do not follow the homeowner like gas and electric bills do.

Notification:

Utility bills are sent quarterly to all residents and commercial businesses within the city. If an account is more than 30 days past due, a follow up collection notice stating delinquency is sent. In September, the city follows up with a letter to respective delinquent properties (more than 60 days past due on September 1) outlining the process to cure the delinquent account and to avoid certification to the following years property tax. This letter was sent on September 5.

Action:

Motion to Adopt Resolution #19-213 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

Attachments

Certification list 9-10-19

Certification Summary 2019

Resolution #19-213

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:04 AM
Form Started By: Diana Lund		Started On: 09/03/2019 08:14 AM
Final Approval Date: 09/05/2019		

Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
728791	Property Owner	City Services	5560 153rd Ct Nw		20.29	30.00	1.42	51.71
712998746	Property Owner	City Services	9100 181st Ave Nw		20.51	30.00	1.43	51.94
712230960	Property Owner	City Services	15520 Zirconium St Nw		20.67	30.00	1.45	52.12
673817014	Property Owner	City Services	16862 Jackel St Nw		21.12	30.00	1.48	52.60
730092	Property Owner	City Services	7273 147th Ter Nw		21.64	30.00	1.51	53.15
728269	Property Owner	City Services	14190 Xenon St Nw	Unit 12	24.29	30.00	1.70	55.99
55934610	Property Owner	City Services	7530 151st Ave Nw		24.90	30.00	1.74	56.64
730051	Property Owner	City Services	14731 Cobalt St Nw	Unit 31	25.29	30.00	1.77	57.06
722351	Property Owner	City Services	14503 Bowers Dr Nw		26.04	30.00	1.82	57.86
727418	Property Owner	City Services	5206 150th Ln Nw		26.17	30.00	1.83	58.00
730262	Property Owner	City Services	7036 156th Ave Nw		26.17	30.00	1.83	58.00
642737953	Property Owner	City Services	15120 Waco St Nw		27.65	30.00	1.93	59.58
39482965	Property Owner	City Services	9081 167th Ln Nw		28.24	30.00	1.97	60.21
697630212	Property Owner	City Services	5533 153RD CT NW		28.26	30.00	1.98	60.24
722442	Property Owner	City Services	7825 148TH LN NW		28.38	30.00	1.98	60.36
728847	Property Owner	City Services	16880 Wolverine Ct Nw		28.79	30.00	2.01	60.80
719543	Property Owner	City Services	5433 180th Ave Nw		28.79	30.00	2.01	60.80
728874	Property Owner	City Services	6820 159th Ave Nw		28.79	30.00	2.01	60.80
723762	Property Owner	City Services	7631 172nd Ln Nw		28.79	30.00	2.01	60.80
728319	Property Owner	City Services	7720 168th Ave Nw		28.79	30.00	2.01	60.80
720655	Property Owner	City Services	14931 Willemite St Nw		28.80	30.00	2.01	60.81
729162	Property Owner	City Services	15040 Garnet St Nw		28.80	30.00	2.01	60.81
722247	Property Owner	City Services	15040 Uranimite St Nw		28.80	30.00	2.01	60.81
726393	Property Owner	City Services	15131 ALPACA ST NW		28.80	30.00	2.01	60.81
725007	Property Owner	City Services	15150 Kangaroo St Nw		28.80	30.00	2.01	60.81
720057	Property Owner	City Services	15220 Waco St Nw		28.80	30.00	2.01	60.81
651233738	Property Owner	City Services	15256 Garnet St Nw		28.80	30.00	2.01	60.81
951250653	Property Owner	City Services	15337 Nowthen Blvd Nw		28.80	30.00	2.01	60.81
485158339	Property Owner	City Services	15611 Marmoset St Nw		28.80	30.00	2.01	60.81
48193836	Property Owner	City Services	16222 Ramsey Blvd Nw		28.80	30.00	2.01	60.81
490351895	Property Owner	City Services	16320 Olivine St Nw		28.80	30.00	2.01	60.81
726383	Property Owner	City Services	16345 Zirconium St Nw		28.80	30.00	2.01	60.81
626683565	Property Owner	City Services	16431 Uranium St Nw		28.80	30.00	2.01	60.81
728111	Property Owner	City Services	16520 Germanium St Nw		28.80	30.00	2.01	60.81
728880	Property Owner	City Services	16551 Alpaca St Nw		28.80	30.00	2.01	60.81
640805671	Property Owner	City Services	16551 Dolomite St Nw		28.80	30.00	2.01	60.81
43093326	Property Owner	City Services	16716 Radium St Nw		28.80	30.00	2.01	60.81
697736349	Property Owner	City Services	16736 Radium St Nw		28.80	30.00	2.01	60.81
716187025	Property Owner	City Services	16855 St Francis Blvd Nw		28.80	30.00	2.01	60.81
43543371	Property Owner	City Services	16918 Sodium St Nw		28.80	30.00	2.01	60.81
63305341	Property Owner	City Services	16941 Zeolite St Nw		28.80	30.00	2.01	60.81
623274211	Property Owner	City Services	17051 Yttrium St Nw		28.80	30.00	2.01	60.81
725521	Property Owner	City Services	17130 Baugh St Nw		28.80	30.00	2.01	60.81
683385437	Property Owner	City Services	17130 Zeolite St Nw		28.80	30.00	2.01	60.81
667012776	Property Owner	City Services	17320 Driscoll St Nw		28.80	30.00	2.01	60.81
437244446	Property Owner	City Services	17740 Fluorine St Nw		28.80	30.00	2.01	60.81
542407389	Property Owner	City Services	17800 Sodium St Nw		28.80	30.00	2.01	60.81

"Delinquent Amount" is due 11/15/2019. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2020 property taxes.

Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
722336	Property Owner	City Services	17910 Tonto St Nw		28.80	30.00	2.01	60.81
729924	Property Owner	City Services	17951 Vanadium St Nw		28.80	30.00	2.01	60.81
709834362	Property Owner	City Services	18055 Waco St Nw		28.80	30.00	2.01	60.81
729063	Property Owner	City Services	4720 153rd Ln Nw		28.80	30.00	2.01	60.81
728723	Property Owner	City Services	4830 Salish Cir Nw		28.80	30.00	2.01	60.81
727669	Property Owner	City Services	5021 179th Ave Nw		28.80	30.00	2.01	60.81
383580976	Property Owner	City Services	5261 154th Ln Nw		28.80	30.00	2.01	60.81
724451	Property Owner	City Services	5565 164th Ave Nw		28.80	30.00	2.01	60.81
727928	Property Owner	City Services	5620 170th Ln Nw		28.80	30.00	2.01	60.81
723075	Property Owner	City Services	5730 148th Ln Nw		28.80	30.00	2.01	60.81
727661	Property Owner	City Services	6112 178th Ln Nw		28.80	30.00	2.01	60.81
727478	Property Owner	City Services	6141 160th Ln Nw		28.80	30.00	2.01	60.81
726585	Property Owner	City Services	6355 154th Ln Nw		28.80	30.00	2.01	60.81
729217	Property Owner	City Services	6501 Green Valley Rd Nw		28.80	30.00	2.01	60.81
725544	Property Owner	City Services	6811 154th Ln Nw		28.80	30.00	2.01	60.81
728903	Property Owner	City Services	6981 180TH AVE NW		28.80	30.00	2.01	60.81
437986394	Property Owner	City Services	7041 175th Ave Nw		28.80	30.00	2.01	60.81
725978	Property Owner	City Services	7230 151st Ln Nw		28.80	30.00	2.01	60.81
723274	Property Owner	City Services	7250 175th Ave Nw		28.80	30.00	2.01	60.81
728807	Property Owner	City Services	7411 149th Ln Nw		28.80	30.00	2.01	60.81
723807	Property Owner	City Services	7500 149th Ln Nw		28.80	30.00	2.01	60.81
55024519	Property Owner	City Services	7531 152nd Ave Nw		28.80	30.00	2.01	60.81
730148	Property Owner	City Services	7551 149th Ave Nw		28.80	30.00	2.01	60.81
722041	Property Owner	City Services	7619 158th Ave Nw		28.80	30.00	2.01	60.81
665036069	Property Owner	City Services	7630 169th Ln Nw		28.80	30.00	2.01	60.81
676393434	Property Owner	City Services	7651 172nd Ln Nw		28.80	30.00	2.01	60.81
694738093	Property Owner	City Services	7700 169th Ln Nw		28.80	30.00	2.01	60.81
725958	Property Owner	City Services	7835 158th Ave Nw		28.80	30.00	2.01	60.81
728094	Property Owner	City Services	8100 151st Ln Nw		28.80	30.00	2.01	60.81
67255737	Property Owner	City Services	8141 153rd Ln Nw		28.80	30.00	2.01	60.81
728592	Property Owner	City Services	8204 159th Ln Nw		28.80	30.00	2.01	60.81
727111	Property Owner	City Services	8435 167TH LN NW		28.80	30.00	2.01	60.81
51964213	Property Owner	City Services	8971 160th Ln Nw		28.80	30.00	2.01	60.81
723311	Property Owner	City Services	9061 168th Ave Nw		28.80	30.00	2.01	60.81
70486059	Property Owner	City Services	9225 164th Ln Nw		28.80	30.00	2.01	60.81
37522769	Property Owner	City Services	9240 Ermine Blvd Nw		28.80	30.00	2.01	60.81
728223	Property Owner	City Services	9404 Hwy 10 Nw		28.80	30.00	2.01	60.81
719174	Property Owner	City Services	14105 AZURITE ST NW		29.10	30.00	2.03	61.13
727099	Property Owner	City Services	14761 Cobalt St Nw	Unit 11	30.30	30.00	2.12	62.42
722377	Property Owner	City Services	16465 Driscoll Cir		30.73	30.00	2.15	62.88
724810	Property Owner	City Services	13928 Garnet Ter Nw		30.94	30.00	2.16	63.10
659575899	Property Owner	City Services	5651 154TH AVE NW		31.24	30.00	2.18	63.42
698954810	Property Owner	City Services	6850 151st Ave Nw		31.30	30.00	2.19	63.49
54414458	Property Owner	City Services	15320 Rhinestone St Nw		31.31	30.00	2.19	63.50
68035815	Property Owner	City Services	17711 Vicuna St Nw		31.31	30.00	2.19	63.50
33882405	Property Owner	City Services	4941 179th Ave Nw		31.31	30.00	2.19	63.50
44873504	Property Owner	City Services	5720 164th Ave Nw		31.31	30.00	2.19	63.50

"Delinquent Amount" is due 11/15/2019. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2020 property taxes.

Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
725004	Property Owner	City Services	6284 144TH AVE NW		31.31	30.00	2.19	63.50
69565968	Property Owner	City Services	6921 156th Ave Nw		31.31	30.00	2.19	63.50
603234106	Property Owner	City Services	7250 181st Ave Nw		31.31	30.00	2.19	63.50
727911	Property Owner	City Services	7480 150th Ln Nw		31.31	30.00	2.19	63.50
714508103	Property Owner	City Services	7601 171st Ave Nw		31.31	30.00	2.19	63.50
701802263	Property Owner	City Services	8140 153rd Ln Nw		31.31	30.00	2.19	63.50
625872729	Property Owner	City Services	8400 181st Ave Nw		31.31	30.00	2.19	63.50
40293046	Property Owner	City Services	8755 168th Ave Nw		31.31	30.00	2.19	63.50
718274	Property Owner	City Services	8765 176th Ave Nw		31.31	30.00	2.19	63.50
37942811	Property Owner	City Services	9420 181st Ave Nw		31.31	30.00	2.19	63.50
721416	Property Owner	City Services	6918 139th Ln Nw	Unit 4	34.50	30.00	2.41	66.91
725260	Property Owner	City Services	15353 IODINE ST NW		34.74	30.00	2.43	67.17
728640	Property Owner	City Services	6200 152ND AVE NW		36.52	30.00	2.55	69.07
56304647	Property Owner	City Services	7411 151st Ln Nw		37.06	30.00	2.59	69.65
729823	Property Owner	City Services	8870 162nd Ln Nw		37.29	30.00	2.61	69.90
729208	Property Owner	City Services	15582 XKIMO CT NW		37.36	30.00	2.61	69.97
729958	Property Owner	City Services	5636 172ND LN NW		37.53	30.00	2.62	70.15
726323	Property Owner	City Services	13915 Garnet Ter Nw		38.30	30.00	2.68	70.98
726743	Property Owner	City Services	17362 Rabbit St Nw		38.57	30.00	2.70	71.27
689643146	Property Owner	City Services	13923 Garnet Ter Nw		38.71	30.00	2.71	71.42
727170	Property Owner	City Services	13927 Garnet Ter Nw		38.71	30.00	2.71	71.42
727900	Property Owner	City Services	14583 Olivine Way Nw		38.71	30.00	2.71	71.42
727805	Property Owner	City Services	14647 RHINESTONE WAY		38.71	30.00	2.71	71.42
729289	Property Owner	City Services	14700 Cobalt St Nw	Unit 20	38.71	30.00	2.71	71.42
728044	Property Owner	City Services	6974 139th Ave Nw		38.71	30.00	2.71	71.42
726766	Property Owner	City Services	7023 139th Ave Nw		38.71	30.00	2.71	71.42
728037	Property Owner	City Services	7034 139th Ave Nw		38.71	30.00	2.71	71.42
729316	Property Owner	City Services	7208 147th Ter Nw		38.71	30.00	2.71	71.42
729273	Property Owner	City Services	7256 147th Ter Nw		38.71	30.00	2.71	71.42
730042	Property Owner	City Services	7257 147th Ter Nw		38.71	30.00	2.71	71.42
727400	Property Owner	City Services	7261 147th Ter Nw		38.71	30.00	2.71	71.42
727522	Property Owner	City Services	7266 147th Ln Nw		38.71	30.00	2.71	71.42
722860	Property Owner	City Services	7380 147th Ln Nw		38.71	30.00	2.71	71.42
49713988	Property Owner	City Services	16021 Xenolith St Nw		38.92	30.00	2.72	71.64
720866	Property Owner	City Services	14791 Cobalt St Nw	Ste 19	38.94	30.00	2.72	71.66
665908786	Property Owner	City Services	14400 Iodine St Nw		40.47	30.00	2.83	73.30
729816	Property Owner	City Services	14641 RHINESTONE ST NW		41.06	30.00	2.87	73.93
727357	Property Owner	City Services	6150 145TH LN NW		41.06	30.00	2.87	73.93
728372	Property Owner	City Services	5711 164th Ln Nw		42.03	30.00	2.94	74.97
719798	Property Owner	City Services	7096 139th Ave Nw		42.12	30.00	2.94	75.06
719450	Property Owner	City Services	6337 143rd Ln Nw		42.18	30.00	2.95	75.13
729850	Property Owner	City Services	14381 Uranium St Nw		42.36	30.00	2.96	75.32
728770	Property Owner	City Services	13942 Ironstone Ter Nw		44.56	30.00	3.12	77.68
729906	Property Owner	City Services	7108 159th Ln Nw		46.35	30.00	3.24	79.59
729889	Property Owner	City Services	14311 BOWERS DR NW		46.87	30.00	3.28	80.15
721017	Property Owner	City Services	7961 150th Ln Nw		47.99	30.00	3.36	81.35
633488521	Property Owner	City Services	5920 159th Ln Nw		48.42	30.00	3.39	81.81

"Delinquent Amount" is due 11/15/2019. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2020 property taxes.

Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
675430728	Property Owner	City Services	5305 140th Ave Nw		50.66	30.00	3.54	84.20
720501	Property Owner	City Services	5254 180th Ave Nw		51.30	30.00	3.59	84.89
724623	Property Owner	City Services	15959 Ironstone St Nw		53.29	30.00	3.73	87.02
697183298	Property Owner	City Services	16020 St. Andrews Ln		53.42	30.00	3.74	87.16
729770	Property Owner	City Services	6044 174th Ave Nw		54.41	30.00	3.80	88.21
6113335	Property Owner	City Services	6230 167th Ave Nw		55.00	30.00	3.85	88.85
700951707	Property Owner	City Services	7090 159th Ln Nw		55.08	30.00	3.85	88.93
725194	Property Owner	City Services	5620 149TH LN NW		55.61	30.00	3.89	89.50
727201	Property Owner	City Services	14101 Fluorine St Nw		56.30	30.00	3.94	90.24
61275144	Property Owner	City Services	14341 Uranium St Nw		56.30	30.00	3.94	90.24
726997	Property Owner	City Services	14450 Bowers Dr Nw		56.30	30.00	3.94	90.24
729747	Property Owner	City Services	15130 Kangaroo St Nw		56.30	30.00	3.94	90.24
727573	Property Owner	City Services	15210 Yakima St Nw		56.30	30.00	3.94	90.24
726095	Property Owner	City Services	15255 Garnet St Nw		56.30	30.00	3.94	90.24
53424359	Property Owner	City Services	15320 Kangaroo St Nw		56.30	30.00	3.94	90.24
725816	Property Owner	City Services	15354 Argon St Nw		56.30	30.00	3.94	90.24
660626305	Property Owner	City Services	15520 Nutria St Nw		56.30	30.00	3.94	90.24
665145659	Property Owner	City Services	15942 Ironstone St Nw		56.30	30.00	3.94	90.24
726049	Property Owner	City Services	16150 Royal Rd Nw		56.30	30.00	3.94	90.24
720751	Property Owner	City Services	16326 Dysprosium St Nw		56.30	30.00	3.94	90.24
615573068	Property Owner	City Services	16591 Variolite St Nw		56.30	30.00	3.94	90.24
42953312	Property Owner	City Services	16836 Sodium St Nw		56.30	30.00	3.94	90.24
728541	Property Owner	City Services	17151 Willemite St Nw		56.30	30.00	3.94	90.24
726048	Property Owner	City Services	17201 Tungsten St Nw		56.30	30.00	3.94	90.24
729326	Property Owner	City Services	17264 Sodium St Nw		56.30	30.00	3.94	90.24
727328	Property Owner	City Services	17295 Variolite St Nw		56.30	30.00	3.94	90.24
725027	Property Owner	City Services	17359 Puma St		56.30	30.00	3.94	90.24
721790	Property Owner	City Services	17410 Wolverine St Nw		56.30	30.00	3.94	90.24
724441	Property Owner	City Services	17521 Chameleon St Nw		56.30	30.00	3.94	90.24
63875397	Property Owner	City Services	17531 Chameleon St Nw		56.30	30.00	3.94	90.24
37245410	Property Owner	City Services	17960 Ermine Blvd Nw		56.30	30.00	3.94	90.24
727867	Property Owner	City Services	5406 165th Ln Nw		56.30	30.00	3.94	90.24
32252269	Property Owner	City Services	5520 140TH LN NW		56.30	30.00	3.94	90.24
495497520	Property Owner	City Services	5951 160th Ln Nw		56.30	30.00	3.94	90.24
700054169	Property Owner	City Services	6259 144th Ln Nw		56.30	30.00	3.94	90.24
41913208	Property Owner	City Services	6420 169th Ln Nw		56.30	30.00	3.94	90.24
672208712	Property Owner	City Services	6746 159th Ave Nw		56.30	30.00	3.94	90.24
47803797	Property Owner	City Services	6860 164th Ln Nw		56.30	30.00	3.94	90.24
57024719	Property Owner	City Services	7025 151st Ave Nw		56.30	30.00	3.94	90.24
721604	Property Owner	City Services	7087 159th Ln Nw		56.30	30.00	3.94	90.24
54204437	Property Owner	City Services	7201 149th Ave Nw		56.30	30.00	3.94	90.24
678110935	Property Owner	City Services	7210 163rd Ave Nw		56.30	30.00	3.94	90.24
56274644	Property Owner	City Services	7240 150th Ln Nw		56.30	30.00	3.94	90.24
660951883	Property Owner	City Services	7240 162nd Ln Nw		56.30	30.00	3.94	90.24
631140083	Property Owner	City Services	7600 166th Ave Nw		56.30	30.00	3.94	90.24
726179	Property Owner	City Services	7650 163rd Ln Nw		56.30	30.00	3.94	90.24
721327	Property Owner	City Services	7721 168th Ave Nw		56.30	30.00	3.94	90.24

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
221891871	Property Owner	City Services	7831 168th Ln Nw		56.30	30.00	3.94	90.24
723135	Property Owner	City Services	8070 ALPINE DR NW		56.30	30.00	3.94	90.24
725146	Property Owner	City Services	8306 155th Ln Nw		56.30	30.00	3.94	90.24
65035514	Property Owner	City Services	8467 158th Ln Nw		56.30	30.00	3.94	90.24
52424259	Property Owner	City Services	9138 Collins Dr Nw		56.30	30.00	3.94	90.24
728267	Property Owner	City Services	16042 URANIMITE ST NW		56.42	30.00	3.94	90.36
729667	Property Owner	City Services	7229 153rd Ln Nw		57.42	30.00	4.01	91.43
730054	Property Owner	City Services	7027 Riverdale Dr		58.39	30.00	4.08	92.47
716520651	Property Owner	City Services	16337 Coquina St Nw		58.80	30.00	4.11	92.91
637825496	Property Owner	City Services	16000 St Francis Blvd Nw		58.81	30.00	4.11	92.92
639301883	Property Owner	City Services	17725 Baugh St Nw		58.81	30.00	4.11	92.92
57364754	Property Owner	City Services	6421 154th Ln Nw		58.81	30.00	4.11	92.92
450826892	Property Owner	City Services	7652 158th Ave Nw		58.81	30.00	4.11	92.92
66415652	Property Owner	City Services	8860 167th Ln Nw		58.81	30.00	4.11	92.92
619942281	Property Owner	City Services	5021 143RD LN NW		59.81	30.00	4.18	93.99
725656	Property Owner	City Services	17010 Driscoll St Nw		60.10	30.00	4.20	94.30
729877	Property Owner	City Services	7372 Bunker Lake Blvd Nw		60.43	30.00	4.23	94.66
723526	Property Owner	City Services	6891 170TH AVE NW		60.80	30.00	4.25	95.05
715319864	Property Owner	City Services	14830 Nowthen Blvd Nw		61.30	30.00	4.29	95.59
722227	Property Owner	City Services	6300 Bunker Lake Blvd Nw		62.27	30.00	4.35	96.62
729610	Property Owner	City Services	16300 Ramsey Blvd Nw		63.53	30.00	4.44	97.97
721431	Property Owner	City Services	6902 139TH LN NW	APT 2	63.53	30.00	4.44	97.97
44583475	Property Owner	City Services	5713 164th Ave Nw		63.81	30.00	4.46	98.27
730259	Property Owner	City Services	15019 SNOWY OWL STREET NW		66.35	30.00	4.64	100.99
725766	Property Owner	City Services	9480 Inverness Ct		66.39	30.00	4.64	101.03
722638	Property Owner	City Services	6850 147TH AVE NW		66.52	30.00	4.65	101.17
1284346	Property Owner	City Services	15557 WACO ST NW		67.14	30.00	4.69	101.83
34572474	Property Owner	City Services	5143 179th Ln Nw		67.69	30.00	4.73	102.42
720726	Property Owner	City Services	6820 158th Ln Nw		68.80	30.00	4.81	103.61
722054	Property Owner	City Services	6962 139th Ave		69.72	30.00	4.87	104.59
691037499	Property Owner	City Services	14173 ARGON ST NW		69.94	30.00	4.89	104.83
660091398	Property Owner	City Services	5344 140th Ln Nw		70.43	30.00	4.92	105.35
730013	Property Owner	City Services	16706 LIMONITE ST NW		71.17	30.00	4.98	106.15
730059	Property Owner	City Services	5665 154TH AVE NW		72.99	30.00	5.10	108.09
730026	Property Owner	City Services	7080 137TH AVE NW		72.99	30.00	5.10	108.09
726417	Property Owner	City Services	14806 WACO ST NW		73.00	30.00	5.10	108.10
727568	Property Owner	City Services	5860 141ST LN NW		73.45	30.00	5.14	108.59
724045	Property Owner	City Services	6840 164th Ln Nw		73.73	30.00	5.16	108.89
706885755	Property Owner	City Services	14640 Peridot Ter		76.12	30.00	5.32	111.44
659355557	Property Owner	City Services	14661 Cobalt St Nw	Unit 11	76.12	30.00	5.32	111.44
729258	Property Owner	City Services	14765 Peridot St		76.12	30.00	5.32	111.44
726715	Property Owner	City Services	6918 139th Ln Nw	Unit 3	76.12	30.00	5.32	111.44
722862	Property Owner	City Services	7311 147TH LN NW		76.12	30.00	5.32	111.44
726859	Property Owner	City Services	7326 147th Ln Nw		76.12	30.00	5.32	111.44
683522909	Property Owner	City Services	7360 147th Ln Nw		76.12	30.00	5.32	111.44
720408	Property Owner	City Services	7368 147th Ln Nw		76.12	30.00	5.32	111.44
728273	Property Owner	City Services	7371 147th Ln Nw		76.12	30.00	5.32	111.44

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
407456763	Property Owner	City Services	16254 Kamacite St Nw		76.18	30.00	5.33	111.51
730043	Property Owner	City Services	7359 146TH CROSSING NW		76.44	30.00	5.34	111.78
723804	Property Owner	City Services	7059 139th Ave		76.53	30.00	5.35	111.88
723769	Property Owner	City Services	14255 Bowers Dr Nw		76.55	30.00	5.35	111.90
729275	Property Owner	City Services	14701 Cobalt St Nw	Unit 43	79.53	30.00	5.56	115.09
729805	Property Owner	City Services	14884 QUINTANA CIRCLE NW		83.35	30.00	5.83	119.18
474357980	Property Owner	City Services	17211 Willemite St Nw		83.74	30.00	5.85	119.59
672343397	Property Owner	City Services	14713 Bowers Dr Nw		83.80	30.00	5.86	119.66
724899	Property Owner	City Services	15211 JACKEL ST NW		83.80	30.00	5.86	119.66
725959	Property Owner	City Services	15831 Eland St Nw		83.80	30.00	5.86	119.66
50434060	Property Owner	City Services	16101 Ferret St Nw		83.80	30.00	5.86	119.66
383670962	Property Owner	City Services	16170 Olivine St Nw		83.80	30.00	5.86	119.66
411706146	Property Owner	City Services	16201 Llama St Nw		83.80	30.00	5.86	119.66
724379	Property Owner	City Services	16233 Marble St Nw		83.80	30.00	5.86	119.66
727110	Property Owner	City Services	16305 Coquina St Nw		83.80	30.00	5.86	119.66
729147	Property Owner	City Services	16324 Coquina St Nw		83.80	30.00	5.86	119.66
718442	Property Owner	City Services	16361 Ferret St Nw		83.80	30.00	5.86	119.66
491271946	Property Owner	City Services	16421 Olivine St Nw		83.80	30.00	5.86	119.66
728591	Property Owner	City Services	16521 Xenolith St Nw		83.80	30.00	5.86	119.66
719681	Property Owner	City Services	16650 Dolomite St Nw		83.80	30.00	5.86	119.66
705656989	Property Owner	City Services	16822 Rabbit St Nw		83.80	30.00	5.86	119.66
727321	Property Owner	City Services	17001 Helium St Nw		83.80	30.00	5.86	119.66
728039	Property Owner	City Services	17020 Helium St Nw		83.80	30.00	5.86	119.66
724491	Property Owner	City Services	17150 Baugh St Nw		83.80	30.00	5.86	119.66
726890	Property Owner	City Services	17431 St Francis Blvd Nw		83.80	30.00	5.86	119.66
724910	Property Owner	City Services	17525 Nowthen Blvd Nw		83.80	30.00	5.86	119.66
44243441	Property Owner	City Services	5519 161st Ln Nw		83.80	30.00	5.86	119.66
726662	Property Owner	City Services	5651 170th Ln Nw		83.80	30.00	5.86	119.66
626830391	Property Owner	City Services	5711 170th Ln Nw		83.80	30.00	5.86	119.66
47983815	Property Owner	City Services	6855 162nd Ln Nw		83.80	30.00	5.86	119.66
58054823	Property Owner	City Services	7030 151st Ave Nw		83.80	30.00	5.86	119.66
55274544	Property Owner	City Services	7231 151st Ln Nw		83.80	30.00	5.86	119.66
728330	Property Owner	City Services	7620 171st Ave Nw		83.80	30.00	5.86	119.66
727465	Property Owner	City Services	7651 178th Ln Nw		83.80	30.00	5.86	119.66
724525	Property Owner	City Services	7712 161st Ave Nw		83.80	30.00	5.86	119.66
728424	Property Owner	City Services	8051 163rd Ave Nw		83.80	30.00	5.86	119.66
639180310	Property Owner	City Services	8240 151st Ln Nw		83.80	30.00	5.86	119.66
664105424	Property Owner	City Services	8610 171st Ave Nw		83.80	30.00	5.86	119.66
729493	Property Owner	City Services	8910 178th Ave Nw		83.80	30.00	5.86	119.66
727513	Property Owner	City Services	9116 175th Ln Nw		83.80	30.00	5.86	119.66
647544218	Property Owner	City Services	9340 164th Ln Nw		83.80	30.00	5.86	119.66
724807	Property Owner	City Services	8455 176th Ave Nw		85.10	30.00	5.95	121.05
729212	Property Owner	City Services	7131 166th Ave Nw		85.27	30.00	5.96	121.23
722458	Property Owner	City Services	7710 156th Ave Nw		86.30	30.00	6.03	122.33
634053276	Property Owner	City Services	14553 Bowers Dr Nw		86.31	30.00	6.03	122.34
728542	Property Owner	City Services	16380 Hedgehog St Nw		86.31	30.00	6.03	122.34
408799324	Property Owner	City Services	6341 167th Ave Nw	Unit B	86.31	30.00	6.03	122.34

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35912608	Property Owner	City Services	7009 175th Ave Nw		86.31	30.00	6.03	122.34
447450668	Property Owner	City Services	7261 149th Ave Nw		86.31	30.00	6.03	122.34
723726	Property Owner	City Services	7920 157th Ave Nw		86.31	30.00	6.03	122.34
639638001	Property Owner	City Services	15585 Krypton St Nw		86.92	30.00	6.08	123.00
727435	Property Owner	City Services	6451 160th Ln Nw		87.00	30.00	6.08	123.08
34302447	Property Owner	City Services	5400 177th Ln Nw		87.81	30.00	6.14	123.95
724126	Property Owner	City Services	14731 Cobalt St Nw	Unit 15	91.43	30.00	6.39	127.82
729597	Property Owner	City Services	14700 Cobalt St Nw	Unit 24	92.94	30.00	6.50	129.44
46943711	Property Owner	City Services	16321 Yttrium St Nw		94.50	30.00	6.61	131.11
730029	Property Owner	City Services	14666 SODIUM ST NW		100.35	30.00	7.02	137.37
40283045	Property Owner	City Services	8506 173rd Ave Nw		101.23	30.00	7.08	138.31
728461	Property Owner	City Services	13892 Ironstone Trl Nw		104.96	30.00	7.34	142.30
58014819	Property Owner	City Services	6728 153rd Ln Nw		105.18	30.00	7.35	142.53
730110	Property Owner	City Services	5655 152ND LANE NW		105.83	30.00	7.40	143.23
624777053	Property Owner	City Services	15768 Okapi St Nw		108.80	30.00	7.61	146.41
728271	Property Owner	City Services	5637 154th Ln Nw		109.22	30.00	7.64	146.86
727730	Property Owner	City Services	15730 Radium St Nw		109.66	30.00	7.67	147.33
729750	Property Owner	City Services	6936 Riverdale Dr Nw		110.12	30.00	7.70	147.82
718886	Property Owner	City Services	7271 148TH LN NW		110.74	30.00	7.74	148.48
728711	Property Owner	City Services	9000 159TH LN NW		111.29	30.00	7.78	149.07
719366	Property Owner	City Services	14021 MAGNESIUM ST NW		111.30	30.00	7.78	149.08
722667	Property Owner	City Services	14051 Fluorine St Nw		111.30	30.00	7.78	149.08
461530292	Property Owner	City Services	14100 GERMANIUM ST		111.30	30.00	7.78	149.08
724680	Property Owner	City Services	14120 JUNKITE ST NW		111.30	30.00	7.78	149.08
32682305	Property Owner	City Services	14160 JUNKITE ST NW		111.30	30.00	7.78	149.08
718161	Property Owner	City Services	14210 Fluorine St Nw		111.30	30.00	7.78	149.08
726964	Property Owner	City Services	14620 Bowers Dr Nw		111.30	30.00	7.78	149.08
62505261	Property Owner	City Services	14760 Bowers Dr Nw		111.30	30.00	7.78	149.08
726130	Property Owner	City Services	14765 Nowthen Blvd Nw		111.30	30.00	7.78	149.08
495535769	Property Owner	City Services	14900 Kamacite St Nw		111.30	30.00	7.78	149.08
68415853	Property Owner	City Services	14905 Willemite St Nw		111.30	30.00	7.78	149.08
479839440	Property Owner	City Services	14950 PERIDOT ST NW		111.30	30.00	7.78	149.08
722362	Property Owner	City Services	15000 Garnet St Nw		111.30	30.00	7.78	149.08
721043	Property Owner	City Services	15010 Kamacite St Nw		111.30	30.00	7.78	149.08
57794797	Property Owner	City Services	15030 Garnet St Nw		111.30	30.00	7.78	149.08
56044621	Property Owner	City Services	15061 Willemite St Nw		111.30	30.00	7.78	149.08
721504	Property Owner	City Services	15067 Yakima St Nw		111.30	30.00	7.78	149.08
648784012	Property Owner	City Services	15119 Zuni St Nw		111.30	30.00	7.78	149.08
69275939	Property Owner	City Services	15120 Kangaroo St Nw		111.30	30.00	7.78	149.08
482232058	Property Owner	City Services	15122 Zuni St Nw		111.30	30.00	7.78	149.08
65465557	Property Owner	City Services	15131 Chameleon St Nw		111.30	30.00	7.78	149.08
720463	Property Owner	City Services	15181 Salish St Nw		111.30	30.00	7.78	149.08
725566	Property Owner	City Services	15200 Willemite St Nw		111.30	30.00	7.78	149.08
720660	Property Owner	City Services	15211 Waco St Nw		111.30	30.00	7.78	149.08
726151	Property Owner	City Services	15220 Alpaca St Nw		111.30	30.00	7.78	149.08
645477066	Property Owner	City Services	15230 Uranimite St Nw		111.30	30.00	7.78	149.08
53174334	Property Owner	City Services	15231 Kangaroo St Nw		111.30	30.00	7.78	149.08

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486589948	Property Owner	City Services	15231 Waco St Nw		111.30	30.00	7.78	149.08
708075369	Property Owner	City Services	15243 Yakima St Nw		111.30	30.00	7.78	149.08
686579016	Property Owner	City Services	15253 Yakima St Nw		111.30	30.00	7.78	149.08
719220	Property Owner	City Services	15310 Zirconium St Nw		111.30	30.00	7.78	149.08
727499	Property Owner	City Services	15330 Marmoset St Nw		111.30	30.00	7.78	149.08
53984415	Property Owner	City Services	15355 Eland St Nw		111.30	30.00	7.78	149.08
721849	Property Owner	City Services	15410 Kangaroo St Nw		111.30	30.00	7.78	149.08
727360	Property Owner	City Services	15421 Kangaroo St Nw		111.30	30.00	7.78	149.08
719113	Property Owner	City Services	15431 Iguana St Nw		111.30	30.00	7.78	149.08
722236	Property Owner	City Services	15505 Ramsey Blvd Nw		111.30	30.00	7.78	149.08
718800	Property Owner	City Services	15511 Coquina St Nw		111.30	30.00	7.78	149.08
669678276	Property Owner	City Services	15599 Hedgehog St Nw		111.30	30.00	7.78	149.08
58134831	Property Owner	City Services	15611 Dolomite St Nw		111.30	30.00	7.78	149.08
722318	Property Owner	City Services	15621 Barium St Nw		111.30	30.00	7.78	149.08
724938	Property Owner	City Services	15730 Kangaroo St Nw		111.30	30.00	7.78	149.08
661664849	Property Owner	City Services	15739 Ramsey Blvd Nw		111.30	30.00	7.78	149.08
701988698	Property Owner	City Services	15781 Azurite Ct Nw		111.30	30.00	7.78	149.08
389850754	Property Owner	City Services	15861 Dolomite St Nw		111.30	30.00	7.78	149.08
722322	Property Owner	City Services	15959 Ebony St Nw		111.30	30.00	7.78	149.08
725977	Property Owner	City Services	16021 Ramsey Blvd Nw		111.30	30.00	7.78	149.08
720352	Property Owner	City Services	16101 RAMSEY BLVD NW		111.30	30.00	7.78	149.08
47523769	Property Owner	City Services	16111 Azurite St Nw		111.30	30.00	7.78	149.08
48843901	Property Owner	City Services	16156 Olivine St Nw		111.30	30.00	7.78	149.08
615049714	Property Owner	City Services	16207 Azurite St Nw		111.30	30.00	7.78	149.08
726452	Property Owner	City Services	16220 Dysprosium St Nw		111.30	30.00	7.78	149.08
723927	Property Owner	City Services	16231 Jarvis St Nw		111.30	30.00	7.78	149.08
50244041	Property Owner	City Services	16320 Ferret St Nw		111.30	30.00	7.78	149.08
49473964	Property Owner	City Services	16330 Yolite St Nw		111.30	30.00	7.78	149.08
718759	Property Owner	City Services	16331 Yttrium St Nw		111.30	30.00	7.78	149.08
49113928	Property Owner	City Services	16350 Yolite St Nw		111.30	30.00	7.78	149.08
221774498	Property Owner	City Services	16361 Nowthen Blvd Nw		111.30	30.00	7.78	149.08
69015913	Property Owner	City Services	16391 Yttrium St Nw		111.30	30.00	7.78	149.08
49343951	Property Owner	City Services	16400 Uranimite St Nw		111.30	30.00	7.78	149.08
619763801	Property Owner	City Services	16400 Zirconium St Nw		111.30	30.00	7.78	149.08
650625926	Property Owner	City Services	16410 Quartz St Nw		111.30	30.00	7.78	149.08
659704939	Property Owner	City Services	16411 Olivine St Nw		111.30	30.00	7.78	149.08
681251915	Property Owner	City Services	16427 Chameleon St Nw		111.30	30.00	7.78	149.08
642923030	Property Owner	City Services	16444 St Francis Blvd Nw	Dup Upper	111.30	30.00	7.78	149.08
723175	Property Owner	City Services	16448 Uranimite St Nw		111.30	30.00	7.78	149.08
42363253	Property Owner	City Services	16530 Dolomite St Nw		111.30	30.00	7.78	149.08
727608	Property Owner	City Services	16640 Yttrium St Nw		111.30	30.00	7.78	149.08
727914	Property Owner	City Services	16681 Garnet St Nw		111.30	30.00	7.78	149.08
68975909	Property Owner	City Services	16727 Radium St Nw		111.30	30.00	7.78	149.08
34003380	Property Owner	City Services	16800 Iodine St Nw		111.30	30.00	7.78	149.08
494013046	Property Owner	City Services	16823 Iodine St Nw		111.30	30.00	7.78	149.08
63275338	Property Owner	City Services	16831 Helium St Nw		111.30	30.00	7.78	149.08
42683285	Property Owner	City Services	16865 Sodium St Nw		111.30	30.00	7.78	149.08

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494444008	Property Owner	City Services	16911 Tiger St Nw		111.30	30.00	7.78	149.08
725006	Property Owner	City Services	16920 Zeolite St Nw		111.30	30.00	7.78	149.08
727675	Property Owner	City Services	16980 Rabbit St Nw		111.30	30.00	7.78	149.08
42443261	Property Owner	City Services	17020 Azurite St Nw		111.30	30.00	7.78	149.08
726714	Property Owner	City Services	17059 Nowthen Blvd Nw		111.30	30.00	7.78	149.08
651110116	Property Owner	City Services	17071 Zeolite St Nw		111.30	30.00	7.78	149.08
668141282	Property Owner	City Services	17150 Potassium St Nw		111.30	30.00	7.78	149.08
728460	Property Owner	City Services	17200 Germanium St Nw		111.30	30.00	7.78	149.08
728707	Property Owner	City Services	17225 BISON ST NW		111.30	30.00	7.78	149.08
66665677	Property Owner	City Services	17229 Tungsten St Nw		111.30	30.00	7.78	149.08
719077	Property Owner	City Services	17310 St Francis Blvd Nw		111.30	30.00	7.78	149.08
659732792	Property Owner	City Services	17352 Unicorn St Nw		111.30	30.00	7.78	149.08
36132630	Property Owner	City Services	17410 Chameleon St Nw		111.30	30.00	7.78	149.08
37282745	Property Owner	City Services	17450 Baugh St Nw		111.30	30.00	7.78	149.08
479364743	Property Owner	City Services	17511 Unicorn St Nw		111.30	30.00	7.78	149.08
66235634	Property Owner	City Services	17520 Chameleon St Nw		111.30	30.00	7.78	149.08
689697996	Property Owner	City Services	17646 St Francis Blvd Nw		111.30	30.00	7.78	149.08
34222439	Property Owner	City Services	17700 Cobalt St Nw		111.30	30.00	7.78	149.08
723483	Property Owner	City Services	17745 Nowthen Blvd Nw		111.30	30.00	7.78	149.08
726086	Property Owner	City Services	17800 Yakima St Nw		111.30	30.00	7.78	149.08
616359552	Property Owner	City Services	17917 Junkite St Nw		111.30	30.00	7.78	149.08
725773	Property Owner	City Services	17931 Vanadium St Nw		111.30	30.00	7.78	149.08
485471539	Property Owner	City Services	17936 Junkite St Nw		111.30	30.00	7.78	149.08
63625372	Property Owner	City Services	17958 Fluorine St Nw		111.30	30.00	7.78	149.08
484524490	Property Owner	City Services	17960 St Francis Blvd Nw		111.30	30.00	7.78	149.08
725854	Property Owner	City Services	18014 IODINE ST NW		111.30	30.00	7.78	149.08
718468	Property Owner	City Services	5108 151st Ave Nw		111.30	30.00	7.78	149.08
60075024	Property Owner	City Services	5207 150th Ln Nw		111.30	30.00	7.78	149.08
722238	Property Owner	City Services	5301 156th Ln Nw		111.30	30.00	7.78	149.08
722372	Property Owner	City Services	5431 164th Ln Nw		111.30	30.00	7.78	149.08
33622379	Property Owner	City Services	5434 180th Ln Nw		111.30	30.00	7.78	149.08
727586	Property Owner	City Services	5449 180th Ave Nw		111.30	30.00	7.78	149.08
628555082	Property Owner	City Services	5455 152nd Ave Nw		111.30	30.00	7.78	149.08
721694	Property Owner	City Services	5515 BUNKER LAKE BLVD NW		111.30	30.00	7.78	149.08
491041898	Property Owner	City Services	5670 150th Ln Nw		111.30	30.00	7.78	149.08
616419298	Property Owner	City Services	5706 140TH LN NW		111.30	30.00	7.78	149.08
670417910	Property Owner	City Services	5803 Alpine Dr Nw		111.30	30.00	7.78	149.08
722900	Property Owner	City Services	5810 164th Ln Nw		111.30	30.00	7.78	149.08
723928	Property Owner	City Services	5821 160th Ln Nw		111.30	30.00	7.78	149.08
618097549	Property Owner	City Services	5840 160th Ln Nw		111.30	30.00	7.78	149.08
221860690	Property Owner	City Services	5941 160th Ln Nw		111.30	30.00	7.78	149.08
699422168	Property Owner	City Services	6219 144th Ln Nw		111.30	30.00	7.78	149.08
43623379	Property Owner	City Services	6221 169th Ln Nw		111.30	30.00	7.78	149.08
677454508	Property Owner	City Services	6250 160th Ln Nw		111.30	30.00	7.78	149.08
117620878	Property Owner	City Services	6310 153rd Ln Nw		111.30	30.00	7.78	149.08
14871175	Property Owner	City Services	6319 143RD LN NW		111.30	30.00	7.78	149.08
71356146	Property Owner	City Services	6384 143rd Ln Nw		111.30	30.00	7.78	149.08

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
489883731	Property Owner	City Services	6441 153rd Ln Nw		111.30	30.00	7.78	149.08
649342743	Property Owner	City Services	6460 153rd Ln Nw		111.30	30.00	7.78	149.08
711415058	Property Owner	City Services	6631 155th Ave Nw		111.30	30.00	7.78	149.08
690375806	Property Owner	City Services	6640 153rd Ln Nw		111.30	30.00	7.78	149.08
42223239	Property Owner	City Services	6700 165th Ln Nw		111.30	30.00	7.78	149.08
722482	Property Owner	City Services	6720 158th Ln Nw		111.30	30.00	7.78	149.08
64695480	Property Owner	City Services	6761 159th Ave Nw		111.30	30.00	7.78	149.08
47543771	Property Owner	City Services	6767 158th Ln Nw		111.30	30.00	7.78	149.08
722543	Property Owner	City Services	6819 164th Ln Nw		111.30	30.00	7.78	149.08
57004717	Property Owner	City Services	6825 151st Ave Nw		111.30	30.00	7.78	149.08
47713788	Property Owner	City Services	6841 158th Ln Nw		111.30	30.00	7.78	149.08
725594	Property Owner	City Services	6841 173rd Ave Nw		111.30	30.00	7.78	149.08
727447	Property Owner	City Services	6920 150th Ave Nw		111.30	30.00	7.78	149.08
645928746	Property Owner	City Services	6940 152nd Ave Nw		111.30	30.00	7.78	149.08
70306041	Property Owner	City Services	7003 164th Ave Nw		111.30	30.00	7.78	149.08
57674785	Property Owner	City Services	7100 149th Ln Nw		111.30	30.00	7.78	149.08
727551	Property Owner	City Services	7100 160TH LN NW		111.30	30.00	7.78	149.08
721672	Property Owner	City Services	7111 175th Ave Nw		111.30	30.00	7.78	149.08
57144732	Property Owner	City Services	7140 152nd Ave Nw		111.30	30.00	7.78	149.08
726372	Property Owner	City Services	7150 166th Ave Nw		111.30	30.00	7.78	149.08
720340	Property Owner	City Services	7202 181st Ave Nw		111.30	30.00	7.78	149.08
56364653	Property Owner	City Services	7220 151st Ave Nw		111.30	30.00	7.78	149.08
650256659	Property Owner	City Services	7231 150th Ln Nw		111.30	30.00	7.78	149.08
725120	Property Owner	City Services	7240 ALPINE DR NW		111.30	30.00	7.78	149.08
702404821	Property Owner	City Services	7251 166th Ave Nw		111.30	30.00	7.78	149.08
719441	Property Owner	City Services	7291 152nd Ln Nw		111.30	30.00	7.78	149.08
638872650	Property Owner	City Services	7320 151st Ln Nw		111.30	30.00	7.78	149.08
511428476	Property Owner	City Services	7321 154th Ln Nw		111.30	30.00	7.78	149.08
727592	Property Owner	City Services	7341 154th Ln Nw		111.30	30.00	7.78	149.08
728095	Property Owner	City Services	7346 149th Ave Nw		111.30	30.00	7.78	149.08
36292646	Property Owner	City Services	7363 175th Ave Nw		111.30	30.00	7.78	149.08
55154532	Property Owner	City Services	7381 152nd Ave Nw		111.30	30.00	7.78	149.08
67385750	Property Owner	City Services	7410 152nd Ln Nw		111.30	30.00	7.78	149.08
56294646	Property Owner	City Services	7431 151st Ave Nw		111.30	30.00	7.78	149.08
55204537	Property Owner	City Services	7440 152nd Ave Nw		111.30	30.00	7.78	149.08
703333526	Property Owner	City Services	7440 152nd Ln Nw		111.30	30.00	7.78	149.08
727514	Property Owner	City Services	7471 152nd Ave Nw		111.30	30.00	7.78	149.08
622394640	Property Owner	City Services	7500 151st Ln Nw		111.30	30.00	7.78	149.08
614755957	Property Owner	City Services	7600 163rd Ln Nw		111.30	30.00	7.78	149.08
448022880	Property Owner	City Services	7605 173rd Ave Nw		111.30	30.00	7.78	149.08
48603877	Property Owner	City Services	7619 157th Ave Nw		111.30	30.00	7.78	149.08
720178	Property Owner	City Services	7631 164th Ln Nw		111.30	30.00	7.78	149.08
650529890	Property Owner	City Services	7646 158th Ave Nw		111.30	30.00	7.78	149.08
721563	Property Owner	City Services	7660 150TH LN NW		111.30	30.00	7.78	149.08
633391698	Property Owner	City Services	7720 150th Ln Nw		111.30	30.00	7.78	149.08
440400586	Property Owner	City Services	7731 149th Ln Nw		111.30	30.00	7.78	149.08
725266	Property Owner	City Services	7820 151st Ln Nw		111.30	30.00	7.78	149.08

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
719502	Property Owner	City Services	7840 152nd Ln Nw		111.30	30.00	7.78	149.08
690949632	Property Owner	City Services	7850 149th Ln Nw		111.30	30.00	7.78	149.08
55604577	Property Owner	City Services	7921 152nd Ln Nw		111.30	30.00	7.78	149.08
54734490	Property Owner	City Services	7930 156th Ave Nw		111.30	30.00	7.78	149.08
727169	Property Owner	City Services	8005 142nd Ave Nw		111.30	30.00	7.78	149.08
719956	Property Owner	City Services	8021 176th Ln Nw		111.30	30.00	7.78	149.08
65115522	Property Owner	City Services	8030 152nd Ln Nw		111.30	30.00	7.78	149.08
633932061	Property Owner	City Services	8031 171st Ln Nw		111.30	30.00	7.78	149.08
37102727	Property Owner	City Services	8031 176th Ln Nw		111.30	30.00	7.78	149.08
724974	Property Owner	City Services	8055 142nd Ave Nw		111.30	30.00	7.78	149.08
724490	Property Owner	City Services	8059 154th Ave Nw		111.30	30.00	7.78	149.08
725657	Property Owner	City Services	8120 154th Ln Nw		111.30	30.00	7.78	149.08
715474311	Property Owner	City Services	8121 153rd Ln Nw		111.30	30.00	7.78	149.08
53934410	Property Owner	City Services	8121 154th Ave Nw		111.30	30.00	7.78	149.08
726111	Property Owner	City Services	8150 151ST LN NW		111.30	30.00	7.78	149.08
722495	Property Owner	City Services	8151 154th Ln Nw		111.30	30.00	7.78	149.08
49994016	Property Owner	City Services	8200 163rd Ave Nw		111.30	30.00	7.78	149.08
726434	Property Owner	City Services	8221 159th Ln Nw		111.30	30.00	7.78	149.08
720825	Property Owner	City Services	8230 154th Ln Nw		111.30	30.00	7.78	149.08
39732990	Property Owner	City Services	8230 173rd Ave Nw		111.30	30.00	7.78	149.08
727806	Property Owner	City Services	8240 159th Ln Nw		111.30	30.00	7.78	149.08
654348277	Property Owner	City Services	8330 151st Ln Nw		111.30	30.00	7.78	149.08
721279	Property Owner	City Services	8350 158th Ln Nw		111.30	30.00	7.78	149.08
483273736	Property Owner	City Services	8376 156th Ln Nw		111.30	30.00	7.78	149.08
728379	Property Owner	City Services	8416 158th Ln Nw		111.30	30.00	7.78	149.08
720125	Property Owner	City Services	8421 154th Ln Nw		111.30	30.00	7.78	149.08
53804397	Property Owner	City Services	8520 156th Ln Nw		111.30	30.00	7.78	149.08
648269718	Property Owner	City Services	8550 176th Ave Nw		111.30	30.00	7.78	149.08
728866	Property Owner	City Services	8643 174th Ln Nw		111.30	30.00	7.78	149.08
728898	Property Owner	City Services	8661 174th Ln Nw		111.30	30.00	7.78	149.08
40233040	Property Owner	City Services	8723 167th Ln Nw		111.30	30.00	7.78	149.08
658144749	Property Owner	City Services	8733 175th Ln Nw		111.30	30.00	7.78	149.08
385717996	Property Owner	City Services	8735 168th Ave Nw		111.30	30.00	7.78	149.08
721692	Property Owner	City Services	8964 Hwy 10 Nw		111.30	30.00	7.78	149.08
726319	Property Owner	City Services	9020 168th Ave Nw		111.30	30.00	7.78	149.08
724006	Property Owner	City Services	9050 ANDRIE CT		111.30	30.00	7.78	149.08
700897911	Property Owner	City Services	9060 168th Ave Nw		111.30	30.00	7.78	149.08
431614638	Property Owner	City Services	9111 ANDRIE CT NW		111.30	30.00	7.78	149.08
727352	Property Owner	City Services	9131 178th Ave Nw		111.30	30.00	7.78	149.08
727286	Property Owner	City Services	9165 164th Ln Nw		111.30	30.00	7.78	149.08
37822799	Property Owner	City Services	9221 173rd Ave Nw		111.30	30.00	7.78	149.08
726938	Property Owner	City Services	9501 Ermine Blvd Nw		111.30	30.00	7.78	149.08
676422847	Property Owner	City Services	9537 Hwy 10 Nw		111.30	30.00	7.78	149.08
725862	Property Owner	City Services	14667 RHINESTONE ST NW		113.53	30.00	7.94	151.47
410818083	Property Owner	City Services	14701 Cobalt St Nw	Unit 27	113.53	30.00	7.94	151.47
724746	Property Owner	City Services	7263 147TH LN NW		113.53	30.00	7.94	151.47
725269	Property Owner	City Services	7305 147th Ter Nw		113.53	30.00	7.94	151.47

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
723699	Property Owner	City Services	7430 Bunker Lake Blvd		113.53	30.00	7.94	151.47
655992344	Property Owner	City Services	5710 170th Ln Nw		113.81	30.00	7.96	151.77
725110	Property Owner	City Services	7731 164th Ave Nw		113.81	30.00	7.96	151.77
720875	Property Owner	City Services	9001 159TH LN NW		113.81	30.00	7.96	151.77
729392	Property Owner	City Services	6976 139th Ave		117.53	30.00	8.22	155.75
654361914	Property Owner	City Services	14737 Fluorine St Nw		117.60	30.00	8.22	155.82
65185529	Property Owner	City Services	9150 Hwy 10 Nw		119.79	30.00	8.38	158.17
383361	Property Owner	City Services	14715 HELIUM ST NW		121.03	30.00	8.46	159.49
726361	Property Owner	City Services	4895 155TH LN NW		122.02	30.00	8.53	160.55
727864	Property Owner	City Services	15280 FLUORINE ST NW		122.59	30.00	8.57	161.16
726783	Property Owner	City Services	7036 168TH AVE NW		123.38	30.00	8.63	162.01
728915	Property Owner	City Services	5584 154th Ln Nw		124.00	30.00	8.67	162.67
727185	Property Owner	City Services	15267 Fluorine St Nw		124.69	30.00	8.72	163.41
729330	Property Owner	City Services	15439 TUNGSTEN WAY		128.38	30.00	8.98	167.36
725191	Property Owner	City Services	15420 Eland St Nw		128.73	30.00	9.00	167.73
726763	Property Owner	City Services	5557 154th Ln Nw		129.00	30.00	9.02	168.02
728773	Property Owner	City Services	15741 Ferret St Nw		129.26	30.00	9.04	168.30
727539	Property Owner	City Services	5450 144th Way	Unit 18	131.00	30.00	9.16	170.16
719917	Property Owner	City Services	14753 Olivine St Nw		134.35	30.00	9.39	173.74
729583	Property Owner	City Services	7346 Bunker Lake Blvd		138.20	30.00	9.66	177.86
728744	Property Owner	City Services	14749 OLIVINE ST NW		141.96	30.00	9.93	181.89
727940	Property Owner	City Services	5528 153rd Ct Nw		142.47	30.00	9.96	182.43
681707796	Property Owner	City Services	14422 Iodine St Nw		143.45	30.00	10.03	183.48
666519336	Property Owner	City Services	6710 RIVERDALE DR		143.51	30.00	10.03	183.54
719440	Property Owner	City Services	6921 147TH AVE NW		145.51	30.00	10.17	185.68
719758	Property Owner	City Services	14077 DYSPROSIUM ST NW		145.58	30.00	10.18	185.76
627275804	Property Owner	City Services	6900 148TH LN NW		146.25	30.00	10.23	186.48
726259	Property Owner	City Services	5346 140th Ave Nw		146.28	30.00	10.23	186.51
729096	Property Owner	City Services	7035 139th Ave Nw		147.14	30.00	10.29	187.43
722031	Property Owner	City Services	5541 153RD CT NW		148.63	30.00	10.39	189.02
687949106	Property Owner	City Services	5435 144th Way	Unit 26	150.07	30.00	10.49	190.56
727100	Property Owner	City Services	6090 144th Ln Nw		150.83	30.00	10.55	191.38
722738	Property Owner	City Services	13883 HEMATITE ST NW		150.94	30.00	10.55	191.49
728733	Property Owner	City Services	13912 Garnet Ter Nw		150.94	30.00	10.55	191.49
728753	Property Owner	City Services	14569 Olivine Way Nw		150.94	30.00	10.55	191.49
728645	Property Owner	City Services	14587 Olivine Way Nw		150.94	30.00	10.55	191.49
728616	Property Owner	City Services	14614 Olivine Ter Nw		150.94	30.00	10.55	191.49
720851	Property Owner	City Services	14660 Cobalt St Nw	Unit 32	150.94	30.00	10.55	191.49
727218	Property Owner	City Services	14660 Cobalt St Nw	Unit 28	150.94	30.00	10.55	191.49
728307	Property Owner	City Services	14660 Cobalt St Nw	Unit 24	150.94	30.00	10.55	191.49
727561	Property Owner	City Services	14700 Cobalt St Nw	Unit 36	150.94	30.00	10.55	191.49
705622555	Property Owner	City Services	14731 Cobalt St Nw	Unit 23	150.94	30.00	10.55	191.49
722421	Property Owner	City Services	14761 Cobalt St Nw	Unit 19	150.94	30.00	10.55	191.49
719514	Property Owner	City Services	14835 OLIVINE ST		150.94	30.00	10.55	191.49
729098	Property Owner	City Services	6913 139th Ln Nw		150.94	30.00	10.55	191.49
727095	Property Owner	City Services	6952 139th Ave Nw		150.94	30.00	10.55	191.49
719562	Property Owner	City Services	7077 139th Ave		150.94	30.00	10.55	191.49

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
727847	Property Owner	City Services	7085 139th Ave		150.94	30.00	10.55	191.49
688670261	Property Owner	City Services	7292 147th Ter Nw		150.94	30.00	10.55	191.49
728526	Property Owner	City Services	7298 147th Ln Nw		150.94	30.00	10.55	191.49
693891391	Property Owner	City Services	7309 147th Ter Nw		150.94	30.00	10.55	191.49
720758	Property Owner	City Services	7351 147TH LN NW		150.94	30.00	10.55	191.49
681590395	Property Owner	City Services	7404 147th Ln Nw		150.94	30.00	10.55	191.49
722696	Property Owner	City Services	7410 147th Ln Nw		150.94	30.00	10.55	191.49
720857	Property Owner	City Services	7418 Bunker Lake Blvd		150.94	30.00	10.55	191.49
729094	Property Owner	City Services	7359 146TH CROSSING NW		150.95	30.00	10.55	191.50
730214	Property Owner	City Services	14854 QUINTANA CIRCLE NW		151.37	30.00	10.58	191.95
730239	Property Owner	City Services	5430 144TH WAY NW	UNIT 16	151.37	30.00	10.58	191.95
726991	Property Owner	City Services	14321 TUNGSTEN WAY NW		152.10	30.00	10.63	192.73
645326936	Property Owner	City Services	5841 158TH LN NW		152.30	30.00	10.65	192.95
645537648	Property Owner	City Services	14157 COBALT CIR NW		156.55	30.00	10.95	197.50
12851033	Property Owner	City Services	14252 WACO ST NW		156.61	30.00	10.95	197.56
728593	Property Owner	City Services	14304 WACO ST NW		156.61	30.00	10.95	197.56
726850	Property Owner	City Services	14834 YAKIMA ST NW		156.61	30.00	10.95	197.56
279369	Property Owner	City Services	14844 WACO ST NW		156.61	30.00	10.95	197.56
724084	Property Owner	City Services	5346 140th Ln Nw		156.61	30.00	10.95	197.56
729285	Property Owner	City Services	5532 153rd Ter Nw		156.84	30.00	10.97	197.81
727772	Property Owner	City Services	6150 RIVLYN AVE NW		159.65	30.00	11.16	200.81
725890	Property Owner	City Services	15769 Potassium St Nw		160.41	30.00	11.22	201.63
727604	Property Owner	City Services	5344 142ND CIR NW		162.68	30.00	11.37	204.05
655531873	Property Owner	City Services	14292 TUNGSTEN WAY NW		163.84	30.00	11.46	205.30
729446	Property Owner	City Services	5517 153RD CT NW		165.62	30.00	11.58	207.20
729233	Property Owner	City Services	15575 XKIMO CT NW		165.90	30.00	11.60	207.50
722013	Property Owner	City Services	13930 Ironstone Ter Nw		166.52	30.00	11.64	208.16
719020	Property Owner	City Services	14600 HELIUM ST NW		166.52	30.00	11.64	208.16
719184	Property Owner	City Services	14600 OLIVINE ST NW		166.52	30.00	11.64	208.16
729144	Property Owner	City Services	14607 PERIDOT ST NW		166.52	30.00	11.64	208.16
728462	Property Owner	City Services	14609 PERIDOT TER NW		166.52	30.00	11.64	208.16
611256431	Property Owner	City Services	14742 Krypton Ct Nw		166.52	30.00	11.64	208.16
718885	Property Owner	City Services	14880 OLIVINE ST NW		166.52	30.00	11.64	208.16
727912	Property Owner	City Services	15181 QUICKSILVER ST		166.52	30.00	11.64	208.16
720462	Property Owner	City Services	15225 HELIUM ST NW		166.52	30.00	11.64	208.16
727830	Property Owner	City Services	15252 FLOURINE ST NW		166.52	30.00	11.64	208.16
720112	Property Owner	City Services	15400 RADIUM ST NW		166.52	30.00	11.64	208.16
728171	Property Owner	City Services	15402 GERMANIUM ST NW		166.52	30.00	11.64	208.16
728230	Property Owner	City Services	15442 Fluorine St		166.52	30.00	11.64	208.16
726114	Property Owner	City Services	15463 Iodine St Nw	Unit South	166.52	30.00	11.64	208.16
724436	Property Owner	City Services	15770 KRYPTON CT NW		166.52	30.00	11.64	208.16
728803	Property Owner	City Services	16048 SAPPHIRE ST NW		166.52	30.00	11.64	208.16
486886835	Property Owner	City Services	5212 148TH AVE NW		166.52	30.00	11.64	208.16
729867	Property Owner	City Services	5430 144TH WAY NW	UNIT 24	166.52	30.00	11.64	208.16
727427	Property Owner	City Services	5441 145TH AVE NW		166.52	30.00	11.64	208.16
655542844	Property Owner	City Services	5460 149TH LN NW		166.52	30.00	11.64	208.16
721686	Property Owner	City Services	5534 154th Ct Nw		166.52	30.00	11.64	208.16

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
726157	Property Owner	City Services	5542 154th Ter Nw		166.52	30.00	11.64	208.16
728719	Property Owner	City Services	5590 150th Ln Nw		166.52	30.00	11.64	208.16
720808	Property Owner	City Services	5617 154th Ln Nw		166.52	30.00	11.64	208.16
729847	Property Owner	City Services	5672 157TH AVE NW		166.52	30.00	11.64	208.16
384793	Property Owner	City Services	5840 142ND AVE NW		166.52	30.00	11.64	208.16
724502	Property Owner	City Services	6122 146TH LN NW		166.52	30.00	11.64	208.16
624617034	Property Owner	City Services	6261 142nd Ln Nw		166.52	30.00	11.64	208.16
700617252	Property Owner	City Services	6601 153rd Ct Nw		166.52	30.00	11.64	208.16
636953251	Property Owner	City Services	6621 153RD CT NW		166.52	30.00	11.64	208.16
622923248	Property Owner	City Services	6671 153RD CT NW		166.52	30.00	11.64	208.16
712346867	Property Owner	City Services	6856 169th Ln Nw		166.52	30.00	11.64	208.16
724956	Property Owner	City Services	6971 137TH AVE NW		166.52	30.00	11.64	208.16
721419	Property Owner	City Services	6992 139TH LN NW		166.52	30.00	11.64	208.16
727974	Property Owner	City Services	7030 147TH AVE NW		166.52	30.00	11.64	208.16
723370	Property Owner	City Services	7071 147th Ave Nw		166.52	30.00	11.64	208.16
726847	Property Owner	City Services	7085 148th Ln Nw		166.52	30.00	11.64	208.16
723532	Property Owner	City Services	7795 148TH LN NW		166.52	30.00	11.64	208.16
729809	Property Owner	City Services	8654 149TH CURVE NW		168.50	30.00	11.78	210.28
648729844	Property Owner	City Services	15443 Ramsey Blvd Nw		168.78	30.00	11.80	210.58
723918	Property Owner	City Services	17056 GARNET ST NW		169.56	30.00	11.86	211.42
691228676	Property Owner	City Services	5621 146th Ave Nw		169.56	30.00	11.86	211.42
726334	Property Owner	City Services	6880 147TH AVE NW		169.80	30.00	11.87	211.67
244226	Property Owner	City Services	14628 HELIUM ST NW		170.18	30.00	11.90	212.08
655183808	Property Owner	City Services	15776 Osmium St Nw		172.43	30.00	12.06	214.49
728558	Property Owner	City Services	5430 144TH WAY NW	UNIT 14	172.59	30.00	12.07	214.66
729160	Property Owner	City Services	5682 157th Ave		172.62	30.00	12.07	214.69
730303	Property Owner	City Services	14700 Armstrong Blvd Nw		174.24	30.00	12.18	216.42
720151	Property Owner	City Services	5400 144TH WAY	UNIT 14	176.25	30.00	12.32	218.57
728598	Property Owner	City Services	5599 154th Ln Nw		177.14	30.00	12.39	219.53
729761	Property Owner	City Services	14730 Cobalt St Nw	Unit 40	178.12	30.00	12.45	220.57
727816	Property Owner	City Services	5513 153rd Ter		178.66	30.00	12.49	221.15
704727261	Property Owner	City Services	6500 153RD WAY NW		179.63	30.00	12.56	222.19
729615	Property Owner	City Services	15090 COBALT ST NW		180.92	30.00	12.65	223.57
728246	Property Owner	City Services	14241 URANIUM ST NW		181.24	30.00	12.67	223.91
668669787	Property Owner	City Services	14402 Iodine St Nw		181.24	30.00	12.67	223.91
727279	Property Owner	City Services	14614 QUICKSILVER ST NW		181.24	30.00	12.67	223.91
634772757	Property Owner	City Services	14743 KRYPTON CT NW		181.24	30.00	12.67	223.91
727017	Property Owner	City Services	5420 144TH WAY	UNIT 14	181.24	30.00	12.67	223.91
728457	Property Owner	City Services	7096 167TH LN NW		181.24	30.00	12.67	223.91
708036839	Property Owner	City Services	6093 146TH LN NW		181.51	30.00	12.69	224.20
687280690	Property Owner	City Services	15441 SODIUM ST		181.70	30.00	12.70	224.40
711509856	Property Owner	City Services	6900 170th Ave Nw		181.70	30.00	12.70	224.40
728826	Property Owner	City Services	7097 167TH LN NW		181.70	30.00	12.70	224.40
724634	Property Owner	City Services	15570 YAKIMA CT NW		182.45	30.00	12.76	225.21
727034	Property Owner	City Services	15481 YAKIMA CT		182.47	30.00	12.76	225.23
722221	Property Owner	City Services	6480 153RD WAY NW		182.66	30.00	12.77	225.43
729936	Property Owner	City Services	5408 145th Ave Nw		184.26	30.00	12.88	227.14

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642717915	Property Owner	City Services	5970 144TH LN NW		184.28	30.00	12.88	227.16
725598	Property Owner	City Services	6985 139th Ave Nw		184.54	30.00	12.90	227.44
719590	Property Owner	City Services	7627 147TH LN NW		186.07	30.00	13.01	229.08
725423	Property Owner	City Services	7060 168TH LN NW		187.31	30.00	13.10	230.41
729449	Property Owner	City Services	7448 BUNKER LAKE BLVD		188.24	30.00	13.16	231.40
722250	Property Owner	City Services	5538 153rd Ct Nw		189.51	30.00	13.25	232.76
725990	Property Owner	City Services	6838 139TH LN NW	UNIT 7	189.65	30.00	13.26	232.91
727795	Property Owner	City Services	7279 147TH LN NW		189.65	30.00	13.26	232.91
725592	Property Owner	City Services	5546 154th Ct Nw		190.15	30.00	13.29	233.44
724382	Property Owner	City Services	16879 MARBLE ST NW		190.40	30.00	13.31	233.71
724365	Property Owner	City Services	6260 142ND LN NW		190.81	30.00	13.34	234.15
705131998	Property Owner	City Services	15491 YAKIMA CT S		193.84	30.00	13.55	237.39
667265056	Property Owner	City Services	15781 Potassium St Nw		195.11	30.00	13.64	238.75
728759	Property Owner	City Services	15340 WACO CT NW		199.74	30.00	13.97	243.71
728657	Property Owner	City Services	7224 170TH TRL NW		199.95	30.00	13.98	243.93
725727	Property Owner	City Services	5720 160TH LN NW		200.01	30.00	13.98	243.99
730111	Property Owner	City Services	5671 152ND LANE NW		203.02	30.00	14.19	247.21
725699	Property Owner	City Services	16904 Feldspar St Nw		207.00	30.00	14.47	251.47
383597330	Property Owner	City Services	6090 145TH LN NW		207.10	30.00	14.48	251.58
613472501	Property Owner	City Services	15101 COBALT ST NW		209.42	30.00	14.64	254.06
729436	Property Owner	City Services	15312 Argon St Nw		215.19	30.00	15.05	260.24
729609	Property Owner	City Services	14663 RHINESTONE ST NW		224.56	30.00	15.70	270.26
723057	Property Owner	City Services	5573 154th Ln Nw		227.63	30.00	15.92	273.55
726428	Property Owner	City Services	5660 148TH LN NW		227.99	30.00	15.94	273.93
1001898	Property Owner	City Services	5581 148TH LN NW		228.54	30.00	15.98	274.52
729861	Property Owner	City Services	6971 147TH AVE NW		232.15	30.00	16.23	278.38
729698	Property Owner	City Services	14735 Olivine St		234.88	30.00	16.42	281.30
462018926	Property Owner	City Services	14310 SUNFISH LAKE BLVD NW		238.21	30.00	16.66	284.87
723870	Property Owner	City Services	15404 GERMANIUM ST NW		242.27	30.00	16.94	289.21
729512	Property Owner	City Services	13927 Ironstone Ter Nw		242.33	30.00	16.94	289.27
726391	Property Owner	City Services	14128 ARGON ST NW		243.53	30.00	17.03	290.56
728254	Property Owner	City Services	5550 153RD CT NW		245.24	30.00	17.15	292.39
727429	Property Owner	City Services	15190 TONTO ST NW		247.16	30.00	17.28	294.44
719412	Property Owner	City Services	4990 150TH LN NW		247.50	30.00	17.30	294.80
718302	Property Owner	City Services	15396 VANADIUM ST NW		250.26	30.00	17.50	297.76
727103	Property Owner	City Services	15410 FLUORINE ST NW		255.47	30.00	17.86	303.33
728359	Property Owner	City Services	5419 145th Ave Nw		257.64	30.00	18.01	305.65
720030	Property Owner	City Services	16251 LITHIUM CT NW		257.84	30.00	18.03	305.87
681258856	Property Owner	City Services	14771 ERKIUM ST NW		259.96	30.00	18.18	308.14
729102	Property Owner	City Services	15236 Germanium Cir Nw		260.13	30.00	18.19	308.32
448685051	Property Owner	City Services	5180 149TH LN NW		260.39	30.00	18.21	308.60
729803	Property Owner	City Services	15200 QUICKSILVER ST NW		260.53	30.00	18.22	308.75
687358480	Property Owner	City Services	5283 143RD AVE NW		262.04	30.00	18.32	310.36
721827	Property Owner	City Services	7876 SUNWOOD DR NW	STE 100A	262.32	30.00	18.34	310.66
727220	Property Owner	City Services	13903 IRONSTONE TRL NW		263.87	30.00	18.45	312.32
728648	Property Owner	City Services	16071 SAPPHIRE ST NW		267.86	30.00	18.73	316.59
723112	Property Owner	City Services	5775 152ND WAY NW		272.80	30.00	19.07	321.87

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727727	Property Owner	City Services	6940 137th Ln Nw		274.44	30.00	19.19	323.63
729552	Property Owner	City Services	14022 DYSPROSIUM ST NW		280.18	30.00	19.59	329.77
728207	Property Owner	City Services	15795 OSMIUM ST NW		282.80	30.00	19.77	332.57
686958461	Property Owner	City Services	5304 143RD AVE NW		285.16	30.00	19.94	335.10
729734	Property Owner	City Services	15034 RABBIT ST NW		287.13	30.00	20.08	337.21
729736	Property Owner	City Services	5647 154th Ct		287.13	30.00	20.08	337.21
702274622	Property Owner	City Services	13939 ST FRANCIS BLVD NW		288.37	30.00	20.16	338.53
719011	Property Owner	City Services	15121 HELIUM ST NW		289.68	30.00	20.25	339.93
729531	Property Owner	City Services	7217 E Ramsey Pkwy		290.24	30.00	20.29	340.53
728513	Property Owner	City Services	14950 XKIMO ST NW		290.68	30.00	20.32	341.00
615416800	Property Owner	City Services	14767 Kamacite St Nw		291.58	30.00	20.39	341.97
703426665	Property Owner	City Services	15291 URANIUM ST NW		292.10	30.00	20.42	342.52
721662	Property Owner	City Services	14860 OLIVINE ST NW		293.64	30.00	20.53	344.17
721979	Property Owner	City Services	14721 ARGON ST NW		301.37	30.00	21.07	352.44
727373	Property Owner	City Services	14180 Xenon St Nw	Unit 14	302.10	30.00	21.12	353.22
727490	Property Owner	City Services	5350 141ST AVE NW		308.56	30.00	21.57	360.13
727461	Property Owner	City Services	5418 142ND AVE NW		308.56	30.00	21.57	360.13
725842	Property Owner	City Services	14692 QUICKSILVER ST NW		311.17	30.00	21.76	362.93
616598	Property Owner	City Services	14143 ARGON ST NW		312.04	30.00	21.82	363.86
727921	Property Owner	City Services	5061 143RD LN NW		317.40	30.00	22.19	369.59
729796	Property Owner	City Services	14170 Xenon St Nw	Unit 6	317.48	30.00	22.20	369.68
723049	Property Owner	City Services	14231 Uranium St Nw		317.64	30.00	22.21	369.85
718888	Property Owner	City Services	14842 OLIVINE ST NW		317.96	30.00	22.23	370.19
727764	Property Owner	City Services	7333 148TH LN NW		320.03	30.00	22.38	372.41
721923	Property Owner	City Services	14781 Potassium St Nw		320.78	30.00	22.43	373.21
727595	Property Owner	City Services	15471 RADIUM ST NW		321.59	30.00	22.48	374.07
725300	Property Owner	City Services	14335 TUNGSTEN ST NW		322.47	30.00	22.55	375.02
634668003	Property Owner	City Services	15460 YAKIMA ST NW		323.53	30.00	22.62	376.15
726189	Property Owner	City Services	15191 UTE ST NW		325.64	30.00	22.77	378.41
645124982	Property Owner	City Services	5591 154th Ln Nw		327.10	30.00	22.87	379.97
729000	Property Owner	City Services	14715 WILLEMITE ST NW		328.38	30.00	22.96	381.34
73151165	Property Owner	City Services	14961 WACO ST NW		328.38	30.00	22.96	381.34
690016386	Property Owner	City Services	15443 TUNGSEN WAY		328.38	30.00	22.96	381.34
728272	Property Owner	City Services	15492 TUNGSTEN ST NW		328.38	30.00	22.96	381.34
679283880	Property Owner	City Services	16018 IODINE ST		328.38	30.00	22.96	381.34
691903502	Property Owner	City Services	5605 157th Ave		328.38	30.00	22.96	381.34
726499	Property Owner	City Services	5623 157TH AVE NW		328.38	30.00	22.96	381.34
710989567	Property Owner	City Services	6960 147TH AVE NW		328.38	30.00	22.96	381.34
728551	Property Owner	City Services	7051 147TH AVE NW		328.38	30.00	22.96	381.34
729689	Property Owner	City Services	5304 143RD AVE NW		328.54	30.00	22.97	381.51
724349	Property Owner	City Services	14361 POTASSIUM ST NW		331.42	30.00	23.17	384.59
728489	Property Owner	City Services	5440 144TH WAY NW	UNIT 20	334.44	30.00	23.38	387.82
730060	Property Owner	City Services	14231 Uranium St Nw		334.46	30.00	23.38	387.84
721499	Property Owner	City Services	6200 145TH LN NW		337.32	30.00	23.58	390.90
480902318	Property Owner	City Services	5810 142ND AVE NW		345.24	30.00	24.14	399.38
703434209	Property Owner	City Services	14681 Hematite St Nw		345.91	30.00	24.19	400.10
483574031	Property Owner	City Services	15360 Krypton St Nw		346.38	30.00	24.22	400.60

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488325558	Property Owner	City Services	6861 146TH CIR NW		347.90	30.00	24.32	402.22
727371	Property Owner	City Services	5420 144TH WAY	UNIT 22	348.44	30.00	24.36	402.80
718168	Property Owner	City Services	16714 LIMONITE ST NW		348.55	30.00	24.37	402.92
727510	Property Owner	City Services	13873 IRONSTONE TRL NW		353.28	30.00	24.70	407.98
458263652	Property Owner	City Services	14532 Krypton St Nw		359.22	30.00	25.12	414.34
729284	Property Owner	City Services	14270 URANIUM ST NW		360.84	30.00	25.23	416.07
726642	Property Owner	City Services	15419 RADIUM ST NW		361.04	30.00	25.24	416.28
669524096	Property Owner	City Services	14331 NEON ST NW		361.72	30.00	25.29	417.01
710272182	Property Owner	City Services	14445 AZURITE ST NW		366.81	30.00	25.65	422.46
730213	Property Owner	City Services	14971 RABBIT ST NW		367.60	30.00	25.70	423.30
727884	Property Owner	City Services	7962 SUNWOOD DR NW	STE 700	368.99	30.00	25.80	424.79
719659	Property Owner	City Services	14740 LIMONITE ST NW		385.34	30.00	26.94	442.28
728034	Property Owner	City Services	15537 Uranium St Nw		395.53	30.00	27.65	453.18
729593	Property Owner	City Services	14637 IODINE CT NW		397.56	30.00	27.80	455.36
727977	Property Owner	City Services	13919 Ironstone Ter Nw		398.00	30.00	27.83	455.83
667094355	Property Owner	City Services	14201 Xenon St Nw	Unit 19	403.82	30.00	28.23	462.05
722284	Property Owner	City Services	5631 148TH LN NW		405.08	30.00	28.32	463.40
721957	Property Owner	City Services	5698 152ND WAY NW		408.00	30.00	28.53	466.53
728958	Property Owner	City Services	6097 146TH AVE NW		409.86	30.00	28.66	468.52
724027	Property Owner	City Services	16789 MARBLE ST NW		415.15	30.00	29.03	474.18
713598964	Property Owner	City Services	15326 ZUNI CT		419.68	30.00	29.34	479.02
727188	Property Owner	City Services	17057 Garnet St Nw		420.70	30.00	29.41	480.11
724240	Property Owner	City Services	4881 142ND LN NW		442.09	30.00	30.91	503.00
727121	Property Owner	City Services	14790 WILLEMITE WAY NW		443.10	30.00	30.98	504.08
726426	Property Owner	City Services	15271 GERMANIUM ST NW		452.10	30.00	31.61	513.71
728603	Property Owner	City Services	7320 146TH AVE NW		452.10	30.00	31.61	513.71
495635343	Property Owner	City Services	14168 ARGON ST NW		460.51	30.00	32.20	522.71
721343	Property Owner	City Services	5295 142ND LN NW		460.51	30.00	32.20	522.71
727901	Property Owner	City Services	5404 142ND AVE NW		460.51	30.00	32.20	522.71
650085181	Property Owner	City Services	15301 IODINE ST NW		467.95	30.00	32.72	530.67
728530	Property Owner	City Services	6930 137TH LN NW		471.04	30.00	32.93	533.97
728547	Property Owner	City Services	15210 SODIUM ST NW		473.13	30.00	33.08	536.21
718271	Property Owner	City Services	14836 Olivine St Nw		473.35	30.00	33.10	536.45
729331	Property Owner	City Services	14200 Xenon St Nw	Unit 6	490.24	30.00	34.28	554.52
722409	Property Owner	City Services	15517 SODIUM ST		490.24	30.00	34.28	554.52
674644633	Property Owner	City Services	5425 152ND AVE NW		490.24	30.00	34.28	554.52
725460	Property Owner	City Services	5430 144TH WAY NW	UNIT 20	490.24	30.00	34.28	554.52
729283	Property Owner	City Services	7303 E RAMSEY PKWY		490.24	30.00	34.28	554.52
717676997	Property Owner	City Services	7293 E RAMSEY PKWY		493.68	30.00	34.52	558.20
718594	Property Owner	City Services	5653 154TH LN NW		502.10	30.00	35.11	567.21
725372	Property Owner	City Services	15390 Germanium St Nw		504.96	30.00	35.31	570.27
723748	Property Owner	City Services	5587 154th Ln Nw		504.96	30.00	35.31	570.27
728784	Property Owner	City Services	7340 146TH AVE NW		504.96	30.00	35.31	570.27
726011	Property Owner	City Services	14240 URANIUM ST NW		512.00	30.00	35.80	577.80
701128448	Property Owner	City Services	15290 URANIUM ST NW		513.46	30.00	35.90	579.36
656832707	Property Owner	City Services	6230 MCKINLEY ST NW	STE C2	513.55	30.00	35.91	579.46
727636	Property Owner	City Services	5410 144th Way	Unit 14	520.96	30.00	36.42	587.38

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726894	Property Owner	City Services	13888 Ironstone Trl Nw		529.87	30.00	37.05	596.92
706148012	Property Owner	City Services	14540 Sunfish Lake Dr		533.48	30.00	37.30	600.78
718332	Property Owner	City Services	5420 144TH WAY NW	UNIT 16	542.72	30.00	37.95	610.67
630126799	Property Owner	City Services	5780 157TH LN NW		543.99	30.00	38.03	612.02
676705915	Property Owner	City Services	15247 Germanium Cir Nw		549.72	30.00	38.44	618.16
721549	Property Owner	City Services	15160 QUICKSILVER ST NW		552.10	30.00	38.60	620.70
727988	Property Owner	City Services	5940 143rd Cir Nw		552.10	30.00	38.60	620.70
724514	Property Owner	City Services	5140 149TH LN NW		556.76	30.00	38.93	625.69
729191	Property Owner	City Services	14713 FLUORINE ST NW		559.42	30.00	39.11	628.53
726468	Property Owner	City Services	5322 143RD AVE NW		562.46	30.00	39.33	631.79
718876	Property Owner	City Services	14714 HELIUM ST NW		563.70	30.00	39.41	633.11
647316294	Property Owner	City Services	7030 137TH LN NW		573.77	30.00	40.12	643.89
726447	Property Owner	City Services	13895 Ironstone Trl Nw		581.24	30.00	40.64	651.88
721542	Property Owner	City Services	5530 154th Ter Nw		591.03	30.00	41.32	662.35
728739	Property Owner	City Services	13894 HEMATITE LN NW		597.04	30.00	41.74	668.78
721325	Property Owner	City Services	14076 DYSPROSIUM ST NW		602.28	30.00	42.11	674.39
729338	Property Owner	City Services	7674 147TH LN NW		602.75	30.00	42.14	674.89
729112	Property Owner	City Services	14651 Fluorine St Nw		605.22	30.00	42.32	677.54
636283628	Property Owner	City Services	15331 WACO CT NW		605.42	30.00	42.33	677.75
612064330	Property Owner	City Services	14271 ARGON ST NW		610.69	30.00	42.70	683.39
726780	Property Owner	City Services	14024 DYSPROSIUM ST NW		612.46	30.00	42.82	685.28
723105	Property Owner	City Services	14055 DYSPROSIUM ST NW		612.46	30.00	42.82	685.28
725135	Property Owner	City Services	14101 DYSPROSIUM ST NW		612.46	30.00	42.82	685.28
644258397	Property Owner	City Services	14150 DYSPROSIUM ST NW		612.46	30.00	42.82	685.28
719764	Property Owner	City Services	14190 Xenon St Nw	Unit 6	612.46	30.00	42.82	685.28
681415286	Property Owner	City Services	15200 UTE ST NW		612.46	30.00	42.82	685.28
668157771	Property Owner	City Services	5178 148TH AVE NW		612.46	30.00	42.82	685.28
624365442	Property Owner	City Services	5342 142ND LN NW		612.46	30.00	42.82	685.28
726509	Property Owner	City Services	5414 142ND AVE NW		612.46	30.00	42.82	685.28
683734155	Property Owner	City Services	5040 143RD LN NW		612.94	30.00	42.86	685.80
724181	Property Owner	City Services	16771 MARBLE ST NW		614.49	30.00	42.96	687.45
718685	Property Owner	City Services	16710 LIMONITE ST NW		615.15	30.00	43.01	688.16
724911	Property Owner	City Services	5388 141ST AVE NW		615.50	30.00	43.03	688.53
725161	Property Owner	City Services	14191 Xenon St Nw	Unit 27	618.48	30.00	43.24	691.72
636733791	Property Owner	City Services	14220 XENON ST NW	UNIT 4	626.28	30.00	43.79	700.07
721320	Property Owner	City Services	13934 Ironstone Ter Nw		627.88	30.00	43.90	701.78
724105	Property Owner	City Services	14139 BARIUM ST NW		630.35	30.00	44.07	704.42
727101	Property Owner	City Services	14433 Iodine St Nw		635.61	30.00	44.44	710.05
718505	Property Owner	City Services	5041 143RD LN NW		638.27	30.00	44.63	712.90
719947	Property Owner	City Services	5185 146TH CIR NW		639.29	30.00	44.70	713.99
723889	Property Owner	City Services	14620 NEON ST NW		639.33	30.00	44.70	714.03
720731	Property Owner	City Services	14220 DYSPROSIUM ST NW		642.44	30.00	44.92	717.36
718458	Property Owner	City Services	14551 Iodine St Nw		643.05	30.00	44.96	718.01
720149	Property Owner	City Services	13725 EBONY ST NW		643.10	30.00	44.96	718.06
714055984	Property Owner	City Services	5420 144th Way	Unit 18	643.10	30.00	44.96	718.06
728065	Property Owner	City Services	14931 XKIMO ST NW		651.50	30.00	45.55	727.05
718944	Property Owner	City Services	13881 IRONSTONE TRL NW		652.10	30.00	45.59	727.69

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Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
640142287	Property Owner	City Services	14217 XKIMO ST NW		652.10	30.00	45.59	727.69
714419068	Property Owner	City Services	14221 Xenon St Nw	Unit 11	652.10	30.00	45.59	727.69
30081874	Property Owner	City Services	14282 TUNGSTEN WAY NW		652.10	30.00	45.59	727.69
15601245	Property Owner	City Services	14330 TUNGSTEN ST NW		652.10	30.00	45.59	727.69
12661013	Property Owner	City Services	14340 TUNGSTEN ST NW		652.10	30.00	45.59	727.69
728278	Property Owner	City Services	14608 PERIDOT ST NW		652.10	30.00	45.59	727.69
704292051	Property Owner	City Services	14617 Olivine St Nw		652.10	30.00	45.59	727.69
18011172	Property Owner	City Services	14656 ARGON ST NW		652.10	30.00	45.59	727.69
725134	Property Owner	City Services	14671 HELIUM ST NW		652.10	30.00	45.59	727.69
718932	Property Owner	City Services	14689 SODIUM ST NW		652.10	30.00	45.59	727.69
722353	Property Owner	City Services	14705 QUICKSILVER ST		652.10	30.00	45.59	727.69
638738719	Property Owner	City Services	15225 Germanium Cir Nw		652.10	30.00	45.59	727.69
722169	Property Owner	City Services	15305 IODINE ST NW		652.10	30.00	45.59	727.69
727617	Property Owner	City Services	15359 RADIUM ST NW		652.10	30.00	45.59	727.69
728280	Property Owner	City Services	15376 VANADIUM ST NW		652.10	30.00	45.59	727.69
724180	Property Owner	City Services	15423 IODINE ST NW		652.10	30.00	45.59	727.69
688986875	Property Owner	City Services	15430 RADIUM ST NW		652.10	30.00	45.59	727.69
689326689	Property Owner	City Services	15445 SODIUM ST		652.10	30.00	45.59	727.69
725327	Property Owner	City Services	15473 RADIUM ST NW		652.10	30.00	45.59	727.69
728026	Property Owner	City Services	15535 SODIUM WAY NW		652.10	30.00	45.59	727.69
721193	Property Owner	City Services	15759 Neon St Nw		652.10	30.00	45.59	727.69
722645	Property Owner	City Services	16725 LIMONITE ST NW		652.10	30.00	45.59	727.69
422474669	Property Owner	City Services	16851 Garnet St Nw		652.10	30.00	45.59	727.69
720052	Property Owner	City Services	5410 144TH WAY	UNIT 22	652.10	30.00	45.59	727.69
718590	Property Owner	City Services	5410 144th Way	Unit 20	652.10	30.00	45.59	727.69
720122	Property Owner	City Services	5544 154th Ln Nw		652.10	30.00	45.59	727.69
727068	Property Owner	City Services	5565 154th Ln Nw		652.10	30.00	45.59	727.69
720828	Property Owner	City Services	6168 146th Ave Nw		652.10	30.00	45.59	727.69
479437277	Property Owner	City Services	7041 147th Ln Nw		652.10	30.00	45.59	727.69
727484	Property Owner	City Services	14190 VANADIUM ST NW		655.08	30.00	45.80	730.88
483577507	Property Owner	City Services	14400 QUICKSILVER ST NW		655.14	30.00	45.81	730.95
422874913	Property Owner	City Services	15111 TONTO ST NW		655.14	30.00	45.81	730.95
712194920	Property Owner	City Services	6030 143RD LN NW		658.06	30.00	46.01	734.07
686592225	Property Owner	City Services	6280 142ND LN NW		659.16	30.00	46.09	735.25
492588120	Property Owner	City Services	15211 URANIUM ST NW		660.65	30.00	46.19	736.84
723120	Property Owner	City Services	5251 149TH LN NW		660.87	30.00	46.21	737.08
728253	Property Owner	City Services	13946 Ironstone Ter Nw		661.21	30.00	46.23	737.44
718795	Property Owner	City Services	16718 LIMONITE ST NW		664.02	30.00	46.43	740.45
704226711	Property Owner	City Services	5991 146TH AVE NW		664.03	30.00	46.43	740.46
686401827	Property Owner	City Services	14690 Sodium St Nw		666.35	30.00	46.59	742.94
718359	Property Owner	City Services	14201 XENON ST NW	UNIT 27	666.82	30.00	46.62	743.44
727314	Property Owner	City Services	5535 149TH LN NW		667.01	30.00	46.64	743.65
671156957	Property Owner	City Services	14671 ARGON ST NW		667.11	30.00	46.64	743.75
474967975	Property Owner	City Services	5691 154th Ave Nw		670.09	30.00	46.85	746.94
383608379	Property Owner	City Services	14725 XKIMO ST NW		672.35	30.00	47.01	749.36
729061	Property Owner	City Services	15357 IODINE ST NW		672.97	30.00	47.05	750.02
723757	Property Owner	City Services	15469 RADIUM ST NW		673.18	30.00	47.07	750.25

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718262	Property Owner	City Services	6870 169th Ln Nw		675.95	30.00	47.26	753.21
635542758	Property Owner	City Services	7100 148th Ave Nw		678.93	30.00	47.47	756.40
718613	Property Owner	City Services	14635 SODIUM ST NW		681.91	30.00	47.68	759.59
725804	Property Owner	City Services	14720 ERKIUM ST NW		681.91	30.00	47.68	759.59
718887	Property Owner	City Services	7263 148TH LN NW		681.91	30.00	47.68	759.59
727943	Property Owner	City Services	15436 Fluorine St Nw		682.03	30.00	47.69	759.72
720602	Property Owner	City Services	5941 143RD LN NW		684.89	30.00	47.89	762.78
664650189	Property Owner	City Services	14281 XKIMO ST NW		684.95	30.00	47.89	762.84
719881	Property Owner	City Services	14866 OLIVINE ST NW		687.26	30.00	48.05	765.31
724385	Property Owner	City Services	15429 Iodine St Nw		687.94	30.00	48.10	766.04
728654	Property Owner	City Services	5430 144TH WAY NW	UNIT 18	690.60	30.00	48.29	768.89
727949	Property Owner	City Services	14583 Olivine Ter Nw		694.11	30.00	48.53	772.64
706002029	Property Owner	City Services	7031 137th Ln Nw		695.84	30.00	48.65	774.49
719818	Property Owner	City Services	5770 162ND LN NW		697.26	30.00	48.75	776.01
728004	Property Owner	City Services	7112 148TH LN NW		697.54	30.00	48.77	776.31
726727	Property Owner	City Services	6951 147th Ave Nw		697.82	30.00	48.79	776.61
483753338	Property Owner	City Services	14950 ZUNI ST NW		700.06	30.00	48.95	779.01
487939989	Property Owner	City Services	15480 YAKIMA CT NW		700.23	30.00	48.96	779.19
726709	Property Owner	City Services	15972 URANIMITE ST NW		701.80	30.00	49.07	780.87
620856544	Property Owner	City Services	5231 148TH AVE NW		702.78	30.00	49.14	781.92
718617	Property Owner	City Services	7141 148th Ln Nw		702.78	30.00	49.14	781.92
719238	Property Owner	City Services	7266 149TH AVE NW		703.05	30.00	49.16	782.21
618202839	Property Owner	City Services	5232 148TH AVE NW		705.17	30.00	49.30	784.47
721099	Property Owner	City Services	15210 Germanium St Nw		705.76	30.00	49.35	785.11
719427	Property Owner	City Services	5324 142ND LN NW		708.24	30.00	49.52	787.76
728041	Property Owner	City Services	14177 NEON ST NW		708.74	30.00	49.55	788.29
726666	Property Owner	City Services	6960 137th Ln Nw		712.11	30.00	49.79	791.90
682035500	Property Owner	City Services	14119 BARIUM ST NW		716.15	30.00	50.07	796.22
722974	Property Owner	City Services	7850 149TH AVE NW		717.86	30.00	50.19	798.05
728580	Property Owner	City Services	5815 158TH AVE NW		718.13	30.00	50.21	798.34
728809	Property Owner	City Services	7675 147TH TER NW		718.13	30.00	50.21	798.34
674018518	Property Owner	City Services	15539 Iodine Ct Nw		718.19	30.00	50.21	798.40
719797	Property Owner	City Services	6981 137TH LN NW		718.34	30.00	50.22	798.56
727954	Property Owner	City Services	15240 HELIUM ST NW		718.47	30.00	50.23	798.70
723066	Property Owner	City Services	16206 SAPPHIRE ST NW		718.83	30.00	50.26	799.09
725036	Property Owner	City Services	14838 GERMANIUM ST NW		724.09	30.00	50.63	804.72
727920	Property Owner	City Services	14760 ARGON ST NW		724.88	30.00	50.68	805.56
728522	Property Owner	City Services	5672 154TH AVE NW		725.89	30.00	50.75	806.64
727071	Property Owner	City Services	14150 MAGNESIUM ST NW		727.27	30.00	50.85	808.12
724013	Property Owner	City Services	14058 DYSPROSIUM ST NW		729.54	30.00	51.01	810.55
729294	Property Owner	City Services	15240 Germanium St Nw		730.35	30.00	51.06	811.41
719005	Property Owner	City Services	16194 LITHIUM CT NW		733.20	30.00	51.26	814.46
720009	Property Owner	City Services	16212 LITHIUM CT NW		733.21	30.00	51.26	814.47
724786	Property Owner	City Services	14700 Fluorine St Nw		733.22	30.00	51.27	814.49
725736	Property Owner	City Services	14750 POTASSIUM ST NW		733.82	30.00	51.31	815.13
493603258	Property Owner	City Services	6140 145th Ln Nw		742.31	30.00	51.90	824.21
1236977	Property Owner	City Services	5550 149TH LN NW		742.68	30.00	51.93	824.61

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723064	Property Owner	City Services	14971 WACO ST NW		744.08	30.00	52.02	826.10
719231	Property Owner	City Services	5981 144TH LN NW		745.63	30.00	52.13	827.76
728800	Property Owner	City Services	5840 141ST LN NW		750.50	30.00	52.47	832.97
727194	Property Owner	City Services	14800 Krypton Ct Nw		751.05	30.00	52.51	833.56
668134792	Property Owner	City Services	14412 IODINE ST NW		751.12	30.00	52.52	833.64
728511	Property Owner	City Services	15216 KRYPTON TER NW		751.62	30.00	52.55	834.17
727056	Property Owner	City Services	16258 LITHIUM CT NW		754.05	30.00	52.72	836.77
726269	Property Owner	City Services	7801 148TH LN NW		754.60	30.00	52.76	837.36
682682655	Property Owner	City Services	5901 157TH LN NW		754.85	30.00	52.78	837.63
728714	Property Owner	City Services	14643 HELIUM ST NW		759.93	30.00	53.13	843.06
720229	Property Owner	City Services	13885 IRONSTONE TRL NW		759.97	30.00	53.14	843.11
720165	Property Owner	City Services	5701 162ND CROSSING NW		760.04	30.00	53.14	843.18
613511633	Property Owner	City Services	14751 XKIMO ST NW		761.03	30.00	53.21	844.24
727260	Property Owner	City Services	14834 PERIDOT ST NW		762.68	30.00	53.32	846.00
727457	Property Owner	City Services	13640 HEMATITE CIR NW		763.19	30.00	53.36	846.55
400257680	Property Owner	City Services	6001 144TH LN NW		769.76	30.00	53.82	853.58
674033735	Property Owner	City Services	6220 152ND AVE NW		772.66	30.00	54.02	856.68
426481293	Property Owner	City Services	6206 RIVLYN AVE NW		775.12	30.00	54.19	859.31
679321126	Property Owner	City Services	15421 XKIMO ST		781.63	30.00	54.65	866.28
719145	Property Owner	City Services	15603 Iodone St Nw		784.23	30.00	54.83	869.06
724485	Property Owner	City Services	5401 142ND AVE NW		785.50	30.00	54.92	870.42
718073230	Property Owner	City Services	5400 149TH LN NW		787.59	30.00	55.07	872.66
668488991	Property Owner	City Services	5443 145TH AVE NW		790.00	30.00	55.24	875.24
726033	Property Owner	City Services	14550 IODINE ST NW		790.37	30.00	55.26	875.63
726171	Property Owner	City Services	13923 Ironstone Ter Nw		790.93	30.00	55.30	876.23
728808	Property Owner	City Services	5521 153RD TER NW		793.51	30.00	55.48	878.99
383621341	Property Owner	City Services	6160 144TH LN NW		794.97	30.00	55.58	880.55
394377	Property Owner	City Services	5950 143RD CIR NW		797.24	30.00	55.74	882.98
681050968	Property Owner	City Services	15311 YAKIMA ST NW		799.14	30.00	55.87	885.01
718562	Property Owner	City Services	6174 146th Ave Nw		800.40	30.00	55.96	886.36
727159	Property Owner	City Services	5145 149TH LN NW		803.26	30.00	56.16	889.42
728789	Property Owner	City Services	7040 137TH LN NW		803.97	30.00	56.21	890.18
689963132	Property Owner	City Services	15501 XKIMO ST		805.07	30.00	56.29	891.36
720353	Property Owner	City Services	5960 144TH CIR NW		805.89	30.00	56.35	892.24
720871	Property Owner	City Services	7809 148TH LN NW		814.09	30.00	56.92	901.01
395504700	Property Owner	City Services	14221 VANADIUM ST NW		814.88	30.00	56.97	901.85
727766	Property Owner	City Services	7463 159TH AVE NW		815.15	30.00	56.99	902.14
704100252	Property Owner	City Services	15410 GERMANIUM ST NW		818.62	30.00	57.24	905.86
675624428	Property Owner	City Services	6855 148TH LN NW		820.18	30.00	57.35	907.53
720416	Property Owner	City Services	5821 Sunwood Dr Nw		822.31	30.00	57.49	909.80
676319625	Property Owner	City Services	14183 BARIUM ST NW		822.46	30.00	57.50	909.96
389551081	Property Owner	City Services	14520 SUNFISH LAKE DR		824.23	30.00	57.63	911.86
15131203	Property Owner	City Services	14320 TUNGSTEN ST NW		827.38	30.00	57.85	915.23
729282	Property Owner	City Services	14774 ZEOLITE ST NW		827.60	30.00	57.86	915.46
729798	Property Owner	City Services	8050 147th Ave Nw		830.40	30.00	58.06	918.46
678532335	Property Owner	City Services	14795 KRYPTON CT NW		831.09	30.00	58.11	919.20
724958	Property Owner	City Services	7135 170TH TRL NW		833.51	30.00	58.28	921.79

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718401	Property Owner	City Services	7070 148th Ave Nw		836.57	30.00	58.49	925.06
496380957	Property Owner	City Services	14970 ARGON ST NW		839.46	30.00	58.69	928.15
725513	Property Owner	City Services	13741 DOLOMITE ST NW		841.55	30.00	58.84	930.39
725284	Property Owner	City Services	5720 145TH CT NW		842.51	30.00	58.91	931.42
728058	Property Owner	City Services	14554 WACO ST NW		844.78	30.00	59.07	933.85
704266754	Property Owner	City Services	14841 ARGON ST NW		859.79	30.00	60.11	949.90
414754675	Property Owner	City Services	5601 146TH AVE NW		862.80	30.00	60.33	953.13
728492	Property Owner	City Services	14261 WOLFRAM ST NW		866.62	30.00	60.59	957.21
722311	Property Owner	City Services	5870 142ND AVE NW		874.11	30.00	61.12	965.23
727426	Property Owner	City Services	7098 168TH AVE NW		879.88	30.00	61.52	971.40
720413	Property Owner	City Services	16111 IODINE ST NW		883.89	30.00	61.80	975.69
674812294	Property Owner	City Services	14871 XKIMO ST NW		889.20	30.00	62.17	981.37
720712	Property Owner	City Services	7787 148TH LN NW		890.34	30.00	62.25	982.59
613536680	Property Owner	City Services	6831 146TH CIR NW		895.09	30.00	62.58	987.67
720477	Property Owner	City Services	7804 149TH AVE NW		902.13	30.00	63.07	995.20
425486525	Property Owner	City Services	7051 137th Ave Nw		905.11	30.00	63.28	998.39
714596885	Property Owner	City Services	14200 XENON ST	UNIT 2	905.13	30.00	63.28	998.41
1776781	Property Owner	City Services	5222 148TH AVE NW		910.87	30.00	63.69	1,004.56
925859	Property Owner	City Services	14771 FLUORINE ST NW		917.13	30.00	64.12	1,011.25
725615	Property Owner	City Services	6910 147TH AVE NW		923.73	30.00	64.59	1,018.32
725870	Property Owner	City Services	16892 LIMONITE TER NW		931.36	30.00	65.12	1,026.48
718162	Property Owner	City Services	14701 NEON ST NW		931.88	30.00	65.16	1,027.04
729814	Property Owner	City Services	9539 Hwy 10 Nw		932.03	30.00	65.17	1,027.20
386213765	Property Owner	City Services	7435 HWY 10 NW		932.71	30.00	65.21	1,027.92
720924	Property Owner	City Services	15310 XKIMO ST NW		935.48	30.00	65.41	1,030.89
496329287	Property Owner	City Services	15200 Germanium St Nw		944.72	30.00	66.05	1,040.77
696153358	Property Owner	City Services	4990 155TH LN		947.52	30.00	66.25	1,043.77
627213120	Property Owner	City Services	14778 XKIMO ST NW		948.72	30.00	66.33	1,045.05
718276	Property Owner	City Services	4965 155TH LN NW		968.74	30.00	67.73	1,066.47
726878	Property Owner	City Services	7017 168TH AVE NW		973.28	30.00	68.05	1,071.33
453404808	Property Owner	City Services	5811 157TH LN NW		978.09	30.00	68.39	1,076.48
725801	Property Owner	City Services	14638 SODIUM ST NW		979.28	30.00	68.47	1,077.75
718760	Property Owner	City Services	14940 WACO ST NW		989.21	30.00	69.16	1,088.37
727270	Property Owner	City Services	15340 XKIMO ST NW		991.36	30.00	69.31	1,090.67
727353	Property Owner	City Services	15143 HELIUM ST NW		1006.75	30.00	70.39	1,107.14
722893	Property Owner	City Services	5739 152 WAY NW		1007.82	30.00	70.46	1,108.28
722177	Property Owner	City Services	5641 146th Ave Nw		1017.93	30.00	71.17	1,119.10
688644	Property Owner	City Services	14701 GERMANIUM ST NW		1027.24	30.00	71.82	1,129.06
727822	Property Owner	City Services	15821 OSMIUM ST NW		1030.35	30.00	72.04	1,132.39
454792947	Property Owner	City Services	7009 Hwy 10 Nw		1039.64	30.00	72.69	1,142.33
718155	Property Owner	City Services	14684 IODINE CT NW		1042.92	30.00	72.92	1,145.84
719752	Property Owner	City Services	14721 Potassium St Nw		1051.08	30.00	73.49	1,154.57
422439531	Property Owner	City Services	7031 147TH LN NW		1059.57	30.00	74.08	1,163.65
729538	Property Owner	City Services	14946 QUINTANA STREET		1062.01	30.00	74.25	1,166.26
728595	Property Owner	City Services	6848 170TH TRL NW		1064	30.00	74.39	1,168.39
705353699	Property Owner	City Services	14211 VANADIUM ST NW		1068.68	30.00	74.72	1,173.40
722933	Property Owner	City Services	14568 WACO ST NW		1080.58	30.00	75.55	1,186.13

"Delinquent Amount" is due 11/15/2019. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2020 property taxes.

Account	Account Name	Description	Prop Add 1	Prop Add 2	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
708937515	Property Owner	City Services	14801 ERKIUM ST NW		1088.87	30.00	76.13	1,195.00
724305	Property Owner	City Services	15490 XKIMO ST		1093.65	30.00	76.47	1,200.12
722418	Property Owner	City Services	6821 147th Ave Nw		1094.49	30.00	76.52	1,201.01
697178145	Property Owner	City Services	14729 HELIUM ST NW		1125.77	30.00	78.71	1,234.48
724274	Property Owner	City Services	5962 151ST LN NW		1132.04	30.00	79.15	1,241.19
724651	Property Owner	City Services	6131 145TH LN NW		1134.77	30.00	79.34	1,244.11
726993	Property Owner	City Services	7086 168TH AVE NW		1138	30.00	79.57	1,247.57
417141790	Property Owner	City Services	6336 Hwy 10 Nw		1159.26	30.00	81.05	1,270.31
728202	Property Owner	City Services	14645 ARGON ST NW		1162.05	30.00	81.25	1,273.30
1321918	Property Owner	City Services	14880 ZUNI ST NW		1178.22	30.00	82.38	1,290.60
727415	Property Owner	City Services	14729 Krypton St Nw		1184.42	30.00	82.81	1,297.23
728247	Property Owner	City Services	15958 URANIMITE ST NW		1189.7	30.00	83.18	1,302.88
718377	Property Owner	City Services	14777 XKIMO ST NW		1193.84	30.00	83.47	1,307.31
727902	Property Owner	City Services	5713 160TH LN NW		1197.84	30.00	83.75	1,311.59
727587	Property Owner	City Services	9411 Alpine Dr Nw		1302.88	30.00	91.09	1,423.97
633699046	Property Owner	City Services	15774 Neon St Nw		1323	30.00	92.50	1,445.50
492505827	Property Owner	City Services	5521 144th Ave		1340.44	30.00	93.72	1,464.16
722700	Property Owner	City Services	15840 Osmium St Nw		1354.63	30.00	94.71	1,479.34
721259	Property Owner	City Services	7050 137th Ave Nw		1476.12	30.00	103.21	1,609.33
673670027	Property Owner	City Services	15386 KRYPTON ST NW		1575.99	30.00	110.19	1,716.18
720309	Property Owner	City Services	14700 GERMANIUM ST NW		1635.51	30.00	114.35	1,779.86
726326	Property Owner	City Services	9619 Hwy 10 Nw		1642.06	30.00	114.81	1,786.87
630435835	Property Owner	City Services	6845 169TH LN NW		1764.49	30.00	123.37	1,917.86
730003	Property Owner	City Services	14816 Armstrong Blvd Nw		1835.21	30.00	128.31	1,993.52
728159	Property Owner	City Services	6001 167th Ave Nw		1835.71	30.00	128.35	1,994.06
728245	Property Owner	City Services	6021 HWY 10 NW	UNIT 2 (SOUTH)	2281.36	30.00	159.51	2,470.87
721370	Property Owner	City Services	14220 BASALT ST NW		2593.47	30.00	181.33	2,804.80
650528156	Property Owner	City Services	14760 Potassium St Nw		2597.96	30.00	181.64	2,809.60
725523	Property Owner	City Services	6991 137TH LN NW		2848.21	30.00	199.14	3,077.35
494614209	Property Owner	City Services	6501 MCKINLEY AVE NW		3489.39	30.00	243.97	3,763.36
610988824	Property Owner	City Services	6250 MCKINLEY ST NW		3494.54	30.00	244.33	3,768.87
				Utility Billing Total:	**$ 332,496.54**	**$ 31,950.00**	**$ 23,246.67**	**$ 387,693.21**
25771	Property Owner	False Alarm Fees	16807 Olivine St NW		75.00	30.00	5.24	110.24
25374	Property Owner	Abatement Fees	7720 147th Lane NW		1,068.75	30.00	74.72	1,173.47
25530	Property Owner	Abatement Fees	16640 Quicksilver Street NW		1,425.00	30.00	99.63	1,554.63
25388	Property Owner	False Alarm Fees	5660 148th Lane NW		75.00	30.00	5.24	110.24
				Accounts Receivable Total:	**$ 2,643.75**	**$ 120.00**	**$ 184.83**	**$ 2,948.58**
				Total Accounts Subject to 2018 Property Tax Certification:	**$ 335,140.29**	**$ 32,070.00**	**$ 23,431.50**	**$ 390,641.79**

"Delinquent Amount" is due 11/15/2019. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2020 property taxes.

2019 CERTIFICATION

Original Letters Sent 9/4/19

Number of UB Accts: 1066
Number of Accounts Increased from 2017: 25
Percentage of Accounts Increased from 2017: 2.35%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	332,496.54	31,950.00	23,246.67	387,693.21
Accounts Receivable	2,643.75	120.00	184.83	2,948.58
Total	**335,140.29**	**32,070.00**	**23,431.50**	**390,641.79**

Public Hearing Update 9/24/19

Number of UB Accts: 0
Number of UB Accounts Brought Current Since Letters: 1066
Percentage of UB Accounts Brought Current Since Letters: 100.00%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	-	-	-	-
Accounts Receivable	-	-	-	-
Total	**-**	**-**	**-**	**-**

Final Certification - Post 11/15/19

Number of UB Accts: 0
Number of UB Accounts Brought Current Since Letters: 1066
Percentage of UB Accounts Brought Current Since Letters: 100.00%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	-	-	-	-
Accounts Receivable	-	-	-	-
Total	**-**	**-**	**-**	**-**
Increase/(decrease) from prior year	*(182,817.80)*	*(17,010.00)*	*(12,727.53)*	*(212,555.33)*

2018 CERTIFICATION

Original Letters Sent 9/5/18

Number of UB Accts: 1041
Number of Accounts Increased from 2017: (49)
Percentage of Accounts Increased from 2017: -4.71%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	300,057.90	31,230.00	20,889.60	352,177.50
Accounts Receivable	3,331.25	120.00	231.90	3,683.15
Total	**303,389.15**	**31,350.00**	**21,121.50**	**355,860.65**

Public Hearing Update 9/25/18

Number of UB Accts: 889
Number of UB Accounts Brought Current Since Letters: 152
Percentage of UB Accounts Brought Current Since Letters: 14.60%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	275,145.21	26,520.00	19,155.20	320,820.41
Accounts Receivable	1,218.75	90.00	84.84	1,393.59
Total	**276,363.96**	**26,610.00**	**19,240.04**	**322,214.00**

Final Certification - Post 11/16/18

Number of UB Accts: 565
Number of UB Accounts Brought Current Since Letters: 476
Percentage of UB Accounts Brought Current Since Letters: 45.73%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	181,599.05	16,920.00	12,642.69	211,161.74
Accounts Receivable	1,218.75	90.00	84.84	1,393.59
Total	**182,817.80**	**17,010.00**	**12,727.53**	**212,555.33**
Increase/(decrease) from prior year	*(8,385.35)*	*(450.00)*	*(526.40)*	*(9,361.75)*

2017 CERTIFICATION

Original Letters Sent 9/6/17

Number of UB Accts: 1090
Number of Accounts Increased from 2016: 75
Percentage of Accounts Increased from 2016: 6.88%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	293,871.72	32,700.00	20,413.95	346,985.67
Accounts Receivable	3,446.25	60.00	239.40	3,745.65
Total	**297,317.97**	**32,760.00**	**20,653.35**	**350,731.32**

Public Hearing Update 9/26/17

Number of UB Accts: 902
Number of UB Accounts Brought Current Since Letters: 188
Percentage of UB Accounts Brought Current Since Letters: 17.25%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	262,335.15	27,030.00	18,223.16	307,588.31
Accounts Receivable	3,446.25	60.00	239.40	3,745.65
Total	**265,781.40**	**27,090.00**	**18,462.56**	**311,333.96**

Final Certification - Post 11/13/17

Number of UB Accts: 585
Number of UB Accounts Brought Current Since Letters: 505
Percentage of UB Accounts Brought Current Since Letters: 46.33%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	189,603.15	17,430.00	13,142.78	220,175.93
Accounts Receivable	1,600.00	30.00	111.15	1,741.15
Total	**191,203.15**	**17,460.00**	**13,253.93**	**221,917.08**
Increase/(decrease) from prior year	*38,686.62*	*1,680.00*	*2,682.87*	*43,049.49*

Note: Deadline to pay “Delinquent Amount” is 11/15/2019. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2020 property taxes.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-213

RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING FOR A PUBLIC HEARING ON PROPOSED ASSESSMENT FOR PAST-DUE CHARGES ON MUNICIPAL UTILITY BILLS (WHICH MAY INCLUDE WATER, SEWER, STREET LIGHTING, RECYCLING, STORM WATER CHARGES AND PENALTIES INCURRED) AND CURRENT SERVICES RENDERED

WHEREAS, the City of Ramsey provides varying services that are billed directly to residents through the municipal utility bill and through invoices; and

WHEREAS, the Finance Department has calculated the proper amount to be specially assessed against every assessable lot, without regard to cash valuation, as provided by law, and has on file in the city offices a copy of such proposed assessment for public inspection.

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

1) That the amount to be assessed against property owners is declared to be $390,641.79 (includes administrative charges and interest from September 24, 2019 - December 31, 2020).

2) That the principal of the assessments shall be for one (1) year, payable with property taxes payable in 2020 and shall bear an administrative charge of $30.00 for each delinquent bill and shall bear interest at the rate of 5.50 percent per annum from the date of the adoption of the assessment resolution.

3) That a public hearing shall be held on Tuesday, September 24, 2019 at 7:00 p.m. at Ramsey Municipal Center, to pass upon such proposed assessment and at such time and place all persons owing delinquent payments will be given an opportunity to be heard with reference to such assessments.

4) That the City Administrator is hereby directed to cause notice of the public hearing on the proposed assessment to be published in the official newspaper at least two weeks prior to the hearing. He shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.

5) That the owner of any property so assessed may, from the adoption of the assessment and by November 15, 2019, pay the whole assessment without interest charges accrued. Payments received after November 15, 2019 will be refused and the assessment will be certified to the County Auditor for the specified period of one year.

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 10th day of September 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 10.**

Meeting Date: 09/10/2019

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #19- 214 Authorizing Release of Encumbered HRA Funds for Bunker Lake Business Park

Purpose/Background:

Purpose:

Provide authorization to Anoka County the release encumbered funds relating to the infrastructure installed in Bunker Lake Business Park.

Background:

In 2017, the City of Ramsey requested $1.7M from the Anoka County HRA fund for infrastructure improvements relating to Bunker Lake Business Park. The project came in under budget and the the entire $1.7M was not needed. The City is requesting that the remaining encumbered funds be released and a letter from Mayor LeTourneau to Anoka County is required to accomplish this. Releasing the current encumbrance will allow the City to apply for these dollars for other projects. This case does not authorize use of these funds, but simply removes an existing an encumbrance so that the City may apply for use of these funds for other projects.

The Anoka County HRA levy within the City of Ramsey was originally established to create and operate the Savannah Oaks Senior Apartment building on Nowthen Boulevard at Dysprosium Street. The Anoka County HRA continues to levy dollars within Ramsey that can be used for housing, development, and redevelopment projects.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

The Bunker Lake Industrial Park infrastructure project (Bunker Lake Boulevard and Puma Street improvements) has been a great success. It has provided infrastructure and access to both industrial and residential developments. The project was funded primarily by special assessments and Anoka County HRA funds. To date, the City has received reimbursement for project costs from its Ramsey HRA fund in the amount of $875,740.65. The City is not requesting additional reimbursement. Releasing the remaining unencumbered funds will alow reallocation for future Anoka County HRA eligible projects.

Funding Source:

Anoka County HRA Fund

Recommendation:

Staff recommend adoption of Resolution #19- 214 authorizing release of encumbered HRA Funds previously held for the Bunker Lake Industrial Park.

Action:

Motion to adopt Resolution #19- 214 authorizing release of encumbered HRA Funds previously held for the Bunker Lake Industrial Park.

Attachments

Resolution #19-214

Draft Letter for Release of HRA Funds

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	09/04/2019 10:17 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:12 AM
Form Started By: Sean Sullivan		Started On: 09/04/2019 08:26 AM
Final Approval Date: 09/05/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-214

RESOLUTION AUTHORIZING RELEASE OF ENCUMBERED HRA FUNDS FOR BUNKER LAKE BUSINESS PARK

WHEREAS, the City of Ramsey requested the use of 1.7M of its City of the Ramsey HRA fund to assist with the financing of the Bunker Lake Industrial Park Infrastructure project; and

WHEREAS, the Bunker Lake Industrial Park Infrastructure project came in under budget and the entire 1.7M of requested HRA funds were not needed to complete project; and

WHEREAS, a letter from the Mayor to the Anoka County HRA is required to formally request the release of the remaining unencumbered funds relating to this project.

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

1) Authorize the Mayor to sign letter requesting the release of City of Ramsey HRA funds encumbered for the Bunker Lake Business Park infrastructure project.

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 10th day of September 2019.

_____
Mayor

ATTEST:

_____
City Clerk

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

September 10, 2019

Community and Government Relations
Anoka County Courthouse , STE 700
Karen Skepper, Director of Community and Government Relations
2100 3rd Avenue
Anoka, MN 55303

RE: Encumbered Ramsey HRA Fund Balance for New Business Park Improvements

Dear Karen:

The City has completed the Bunker Lake Business Park Infrastructure Project. The City had originally requested 1.7M to be paid for by the Ramsey HRA account. The City received a reimbursement payment of $875,740.65 in January of 2019 for this project. The City of Ramsey is not requesting additional reimbursements for this project. Please release the remaining encumbered funds for the New Business Park Infrastructure for use for other future City approved projects. Thank you for your partnership in this project and into the future.

Best Regards,

John LeTourneau
City of Ramsey Mayor

CC Regular Session **4. 11.**

Meeting Date: 09/10/2019

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #19-220 Ordering Public Hearing for Wellhead Protection Plan Part 2 Amendment

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #19-220 ordering a Public Hearing for Tuesday, September 24, 2019 at 7 p.m. for the purpose of gathering public input on the City of Ramsey's Wellhead Protection Plan Part 2 Amendment.

Background:

The Minnesota Department of Health (MDH) is charged with protecting drinking water sources throughout Minnesota per Minnesota Rules, Chapter 4720, Public Water Supplies, which includes administering the Wellhead Protection Program. The purpose of the program is to prevent contamination of public drinking water supplies by identifying water supply recharge areas and implementing management practices for potential pollution sources found within those areas. Public Water Suppliers, which includes municipalities, are required to maintain a Wellhead Protection Plan, and to amend it every 10 years.

City Staff has been working with MDH since March of 2017 to amend the City of Ramsey's Wellhead Protection Plan (WHPP), which was adopted January 4, 2010, and is effective until January 4, 2020. The City's WHPP must be amended by October 6, 2019 to meet the required 10-year update schedule.

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

Part 1 of the WHPP was recently amended and approved by the MDH. A copy of the MDH approval letter, received February 4, 2019, is attached. As required, copies of the amended delineated wellhead protection areas, drinking water supply management areas, and assessments of well and aquifer vulnerabilities were issued to local units of governments wholly or partially within these areas within 30 days after receiving MDH approval of the Part 1 amendment. A copy of this letter with attachments is attached. The City was also required to conduct a public information meeting by April 4, 2019, to present the Part 1 amendments to the public. The public information meeting was conducted on March 19, 2019, as part of the Public Works Committee meeting.

To kick the Part 2 amendment process off, City and MDH Staff met on March 28, 2019, to discuss the scope of the required amendments. It was discussed that numerous data elements must be compiled and assessed as related to the management of potential contaminants in the drinking water supply management area that was approved with the WHPP Part 1 amendments. Data elements are pieces of information in the form of maps, lists, records, tables and inventories. Where appropriate, the elements should be reviewed and assessed in terms of their present and/or future implications on the 1) use of the wells, 2) quality and quantity of water supplying the public water supply wells, and 3) land and groundwater uses in the DWSMA.

MDH prepared a Scoping 2 Decision Notice after the meeting, which was submitted to the City via email on April 4, 2019. The Notice included a list of required data elements. A hard copy of this Notice, including an attachment

noting Potential Contaminant Source Inventory (PCSI) requirements, was received in the mail on April 8, 2019. Copies of the Scoping 2 Decision Notice and PCSI requirements are attached. The MDH provided a deadline of October 6, 2019, for completing and submitting the City of Ramsey's Wellhead Protection Plan Part 2 Amendment.

BARR engineering was enlisted to amend Part 2 of the WHPP based on staff's workload at the time, the scope of work required to amend Part 2 of the WHPP, and the minimal amount of time available to complete this work. The Public Works Committee supported using BARR Engineering to prepare the Part 2 Amendments at a not to exceed cost of $25,100. A copy of BARR's work proposal is attached.

Attached is a draft of the City of Ramsey's Part 2 Wellhead Protection Plan Amendment as prepared by BARR Engineering. Also attached is a copy of the cover letter as submitted to other local units of government for the purpose of soliciting public comment.

Notification:

Notice of the Public Hearing will be published in the Anoka Union Herald on Friday, September 13, 2019.

Observations/Alternatives:

Observations:

As noted in the Scoping 2 Decision Notice, increased concentrations of tritium were recently observed in City wells indicating the wells are capturing post-1953 recharge waters. There are no known health concerns associated with this finding. Tritium, which is a naturally occurring radioactive isotope of hydrogen and is also generated in very small amounts by nuclear power plants, is found in trace amounts in groundwater across the world. This finding is being explored by BARR Engineering as part of the Part 2 amendments.

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

Alternatives:

Alternative #1 – Motion to adopt Resolution #19-220 ordering a Public Hearing for Tuesday, September 24, 2019 at 7 p.m. for the City of Ramsey's Wellhead Protection Plan Part 2 Amendment.

Alternative #2 – Motion to deny adoption of Resolution #19-220 at this time.

Funding Source:

All costs for amending Parts 1 and 2 of the City's WHPP will be funded through the City of Ramsey's water enterprise funds, including BARR Engineering's work, which will be paid through the professional services budget.

Recommendation:

Staff recommends Alternative #1. Staff will discuss the Public Hearing in more detail with the Public Works Committee at their next regular meeting on September 17, 2019.

Action:

Motion to adopt Resolution #19-220 ordering a Public Hearing for Tuesday, September 24, 2019 at 7 p.m. for the City of Ramsey's Wellhead Protection Plan Part 2 Amendment.

Attachments

Resolution 19-220

BARR proposal

WHPP Part 1 LGU Ltr

MDH Part 1 Appr Ltr

MDH Scoping 2 Decision Notice

Draft WHPP Part 2 Amendments

WHPP Part 2 LGU Ltr

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 03:50 PM
Form Started By: Bruce Westby		Started On: 09/03/2019 08:34 PM
Final Approval Date: 09/05/2019		

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

RESOLUTION #19-220

RESOLUTION ORDERING PUBLIC HEARING FOR WELLHEAD PROTECTION PLAN PART 2 AMENDMENT

WHEREAS, the Minnesota Department of Health (MDH) is charged with protecting drinking water sources throughout Minnesota per Minnesota Rules, Chapter 4720, Public Water Supplies, which includes administering the Wellhead Protection Program; and

WHEREAS, the City of Ramsey's municipal water supply system uses groundwater as its water source; and

WHEREAS, the City of Ramsey is required to maintain a Wellhead Protection Plan and to update it every ten years; and

WHEREAS, Part 2 of the Wellhead Protection Plan was recently amended and a Public Hearing must be held to allow for public input.

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

1) A hearing shall be held on the 24th day of September, 2019, at 7 p.m. at the Ramsey Municipal Center to gather public input on the City of Ramsey's Wellhead Protection Plan Part 2 Amendment.

2) The City Clerk is hereby directed to cause a notice of the hearing to be published once in the official newspaper.

The motion of 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 10th day of September, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

resourceful. naturally.
engineering and environmental consultants

BARR

April 10, 2019

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Part 2 Wellhead Protection Plan Amendment Assistance

Dear Mr. Westby:

Per your request, this letter presents Barr Engineering's proposed scope of work and cost estimate for preparing the Part 2 Wellhead Protection Plan amendment for the City of Ramsey (City).

Our project understanding, proposed scope of professional consulting services, and the assumptions upon which our cost estimate are based are presented below.

Project Understanding

Wellhead protection planning is ultimately about protecting the City's water supply, thereby protecting the public health. As you know, in the City's Part 1 Wellhead Protection Plan (WHPP) amendment, the area that encompasses the capture zones for the Ramsey water supply wells was delineated. This area is the City's Drinking Water Supply Management Area (DWSMA). Proper wellhead protection planning in the Part 2 WHPP amendment will ensure that the City can manage surface land uses within the DWSMA so as to minimize the potential for those land uses to impact the City's drinking water quality.

Barr Engineering's understanding of the project and the scope of professional consulting services for preparing the amendment of Part 2 of the City's Wellhead Protection Plan (WHPP) are described in the following paragraphs.

The development of Part 2 of a WHPP must be done according to the Wellhead Protection Rules. Per the rules, Part 2 of the WHPP must include 1) an assessment of data elements relevant to the Plan, 2) an inventory and mapping of potential contaminant sources within the DWSMA that was delineated during development of Part 1 of the Plan, 3) a discussion of issues, problems, and opportunities associated with the DWSMA and the source water aquifers, 4) an assessment of the impact on the public water supply wells of potential future changes in the DWSMA, 5) identification of goals for the Wellhead Protection Program, 6) development of management strategies for addressing the identified potential contaminant sources, 7) a wellhead protection program evaluation process, and 8) an emergency water supply contingency plan.

It is our understanding that the Minnesota Department of Health (MDH) held Scoping Meeting No. 2 with City staff on March 28, 2019. The requirements for Part 2 of the WHPP amendment are outlined in the

April 4, 2019 Scoping 2 Decision Notice from the MDH that you provided to John Greer of Barr via email. The Scoping 2 Decision Notice specifies that the Part 2 WHPP amendment must be submitted to MDH by October 6, 2019.

Scope of Work Tasks and Assumptions

Barr Engineering's proposed scope of work is presented below.

Task 1: Wellhead Protection Plan Part 2 Preparation

Barr Engineering will prepare, in consultation with the City, an initial draft of the Part 2 WHPP amendment to meet the requirements of the Wellhead Protection Rules. When complete, the draft plan will be sent to you for City review. After addressing any City comments on the initial draft, Barr will provide a copy of the draft Part 2 WHPP amendment via electronic means (i.e., email or ftp site) to the MDH for preliminary review.

The Wellhead Protection Rules require that potential contaminant sources within a DWSMA be inventoried. Types of potential contaminant sources that must be inventoried depend upon the aquifer vulnerability classification(s) within the DWSMA. It is our understanding that the aquifer vulnerability classification in both of the City's newly delineated DWSMAs is "moderate". It is also our understanding that the MDH will require that potential contaminant sources within the DWSMA be inventoried according to Department guidance for DWSMAs with this aquifer vulnerability classification. Identification and verification of these locations is known as a potential contaminant source inventory (PCSI). It is possible that not all potential contaminant source types that MDH guidance identifies to be inventoried are present in the DWSMAs.

After the draft Part 2 WHPP amendment, including PCSI, is completed and reviewed by the City, it will be submitted to the MDH for preliminary review. Barr Engineering will review any MDH comments that come from the Department's preliminary review of the draft Part 2 WHPP amendment. Typically, any comments we receive on a draft Part 2 WHPP can be easily addressed. We will discuss the MDH comments with City staff and make any necessary changes to the draft that result from MDH comments. Per your discussion with John Greer, Barr Engineering will, on behalf of the City, send copies of the draft Part 2 Plan to local governmental units (LGUs) whose jurisdictions overlaps the DWSMAs. Please note that the Wellhead Protection Rules require that the LGUs be given 60 days to review the draft Part 2 Plan.

Barr Engineering will address, in consultation with the City, any comments received from the LGUs and prepare a final Part 2 WHPP amendment. Following the LGU review and prior to submittal of the Part 2 WHPP amendment to the MDH for approval, the City must hold a Public Hearing on the WHPP. We have assumed that John Greer of Barr Engineering will attend the Public Hearing to discuss the Part 2 WHPP amendment.

Per your discussion with John Greer, Barr will submit the Part 2 WHPP amendment to the MDH for approval on behalf of the City. We will provide the City with one electronic copy of the final Part 2 WHPP amendment. Paper copies of the final Part 2 Plan amendment can be provided for City use at an additional cost.

Additional assumptions:

- We have assumed that John Greer of Barr Engineering will provide to you via email a list of data needed from the City to complete the Part 2 WHPP amendment.
- We have assumed one meeting with City staff to discuss potential management actions for inclusion in the Part 2 WHPP amendment.
- We have assumed that a meeting with MDH staff to discuss any comments arising from the preliminary review will not be necessary. If such a meeting is necessary we will attend on a time and expenses basis over and above our budget for this work scope.

Task 2: Project Administration

This task includes completion of necessary project administrative tasks.

Project Schedule

We have assumed that the plan amendment development and submittal tasks identified above will be completed prior to the October 6, 2019 submittal deadline. This schedule assumes the following: 1) all data requested from the City will be provided within one week of the request, 2) all data requested from county, state, and federal agencies for the PCSI will be received within two weeks of when the request is made, 3) City review of the draft Part 2 WHPP amendment will be completed within 14 days of the date the City receives the draft, 4) preliminary MDH review of the draft Part 2 WHPP amendment will be completed within two weeks of the date the draft is provided to the Department, and 5) the required public hearing will be held at the September 24, 2019 City Council meeting.

Project Cost

Barr Engineering will complete the scope of work presented above for a cost not to exceed $25,100.

Contract Terms

The scope of professional consulting services we will provide for preparing the amendment of Part 2 of the Ramsey WHPP is described above. We propose to complete the work under the terms of the attached agreement and fee schedule.

We understand that you would have the authority to direct us. We would direct communications to the City at the address on this letter. City direction to Barr would be provided to John Greer at the letterhead address, via phone, or via email.

Thank you for the opportunity to provide you this proposal. If you have any questions regarding our proposal, please feel free contact me (952-832-2857 or bobermeyer@barr.com) or John Greer (952-832-2691 or jgreer@barr.com), the project manager who will work with you on this project.

If the above scope of work and attached terms are satisfactory, please sign this letter in the space provided and return a copy to us. This Agreement will be open for acceptance until April 26, 2019, unless earlier withdrawn by us.

Sincerely yours,

Barr Engineering Co.

By _____
Its Vice President

Accepted this _____ day of _____, 20___

City of Ramsey

By _____

Its _____

Attachments

Standard Terms—Professional Services

STANDARD TERMS—PROFESSIONAL SERVICES

Our Agreement with you consists of the accompanying letter or other authorization, Work Orders, and these Standard Terms – Professional Services.

Section 1: Our Responsibilities

1.1 We will provide the professional services ("Services") described in this Agreement. We will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession practicing in the same locality.

1.2 We will select the means, methods, techniques, sequences, or procedures used in providing our Services. If you direct us to deviate from our selections, you agree to hold us harmless from claims, damages, and expenses arising out of your direction.

1.3 We will acquire all licenses applicable to our Services and we will comply with applicable law.

1.4 Our duties do not include supervising your contractors or commenting on, supervising, or providing the means and methods of their work unless we accept any such duty in writing. We will not be responsible for the failure of your contractors to perform in accordance with their undertakings.

1.5 We will provide a health and safety program for our employees, but we will not be responsible for contractor, job, or site health or safety unless we accept that duty in writing.

1.6 Estimates of our fees or other project costs will be based on information available to us and on our experience and knowledge. Such estimates are an exercise of our professional judgment and are not guaranteed or warranted. Actual costs may vary. You should add a contingency.

1.7 The information you provide to us will be maintained in confidence except as required by law.

Section 2: Your Responsibilities

2.1 You will provide access to property.

2.2 You will provide us with prior reports, specifications, plans, changes in plans, and other information about the project that may affect the delivery of our Services. You will hold us harmless from claims, damages, and related expenses, including reasonable attorneys' fees, involving information not timely called to our attention or not correctly shown on documents you furnish to us.

2.3 You agree to provide us with information on contamination and dangerous and hazardous substances and processes we may encounter in performing the Services and related emergency procedure information.

2.4 You agree to hold us harmless as to claims that we are an owner, operator, generator, transporter, treater, storer, or a disposal facility within the meaning of any law governing the handling, treatment, storage, or disposal of dangerous or hazardous materials.

2.5 Site remediation services may involve risk of contamination of previously uncontaminated air, soil, or water. If you are requesting that we provide services that include this risk, you agree to hold us harmless from such contamination claims, damages, and expenses, including reasonable attorneys' fees, unless and to the extent the loss is caused by our negligence.

2.6 You agree to make disclosures required by law. If we are required by law or legal process to make such disclosures, you agree to hold us harmless and indemnify us from related claims and costs, including reasonable attorneys' fees.

Section 3: Reports and Records

3.1 We will retain analytical data relating to the Services for seven years and financial data for three years.

3.2 Monitoring wells are your property and you are responsible for their permitting, maintenance and abandonment unless we accept that duty in writing. Samples remaining after tests are conducted and field and laboratory equipment that cannot be adequately cleansed of contaminants are your property. They will be discarded or returned to you, at our discretion, unless within 15 days of the report date you give written direction to store or transfer the materials at your expense.

3.3 Our reports, notes, calculations, and other documents, and our computer software, programs, models, and data are instruments of our Services, and they remain our property, subject to a license to you for your use in the related project for the purposes disclosed to us. You may not use or transfer such information and documents to others for a purpose for which they were not prepared without our written approval. You agree to indemnify and hold us harmless from claims, damages, and expenses, including reasonable attorneys' fees, arising out of any unauthorized transfer or use.

3.4 Because electronic documents may be modified intentionally or inadvertently, you agree that we will not be liable for damages resulting from change in an electronic document occurring after we transmit it to you. In case of any difference or ambiguity between an electronic and a paper document, the paper document shall govern. When accepting document transfer in electronic media format, you accept exclusive risk relating to long-term capability, usability, and readability of documents, software application packages, operating systems, and computer hardware.

3.5 If you do not pay for the Services in full as agreed, we may retain reports and work not yet delivered to you and you agree to return to us our reports and other work in your possession or under your control. You agree not to use or rely upon our work for any purpose until it is paid for in full.

Section 4: Compensation

4.1 You will pay for the Services as agreed or according to our then current fee schedules if there is no other written agreement as to price. An estimated cost is not a firm figure unless stated as such and you should allow for a contingency in addition to estimated costs.

4.2 You agree to notify us of billing disputes within 15 days and to pay undisputed portions of invoices within 30 days of invoice date. For balances not paid under these terms, you agree to pay interest on unpaid balances beginning 10 days after invoice date at the rate of 1.5% per month, but not to exceed the maximum rate allowed by law.

4.3 If you direct us to invoice another, we will do so, but you agree to be responsible for our compensation unless you provide us with that person's written acceptance of the terms of our Agreement and we agree to extend credit to that person.

4.4 You agree to compensate us in accordance with our fee schedule if we are asked or required to respond to legal process arising out of a proceeding to which we are not a party.

4.5 If we are delayed by factors beyond our control, or if the project conditions or the scope of work change, or if the standards change, we will receive an equitable adjustment of our compensation.

4.6 In consideration of our providing insurance to cover claims made by you, you hereby waive any right of offset as to payment otherwise due us.

Section 5: Disputes, Damage, and Risk Allocation

5.1 Each of us will exercise good faith efforts to resolve disputes without litigation. Such efforts will include a meeting attended by each party's representative empowered to resolve the dispute. Disputes (except collections) will be submitted to mediation as a condition precedent to litigation.

5.2 We will not be liable for special, incidental, consequential, or punitive damages, including but not limited to those arising from delay, loss of use, loss of profits or revenue, loss of financing commitments or fees, or the cost of capital. Each of us waives against the other and its subcontractors, agents, and employees all rights to recover for losses covered by our respective property/casualty or auto insurance policies.

5.3 We will not be liable for damages unless you have notified us of your claim within 30 days of the date of your discovery of it and unless you have given us an opportunity to investigate and to recommend ways of mitigating damages, and unless suit is commenced within two years of the earlier of the date of injury or loss and the date of completion of the Services.

5.4 For you to obtain the benefit of a fee which includes a reasonable allowance for risks, you agree that our aggregate liability will not exceed the fee paid for our services, but not less than $50,000, and you agree to indemnify us from all liability to others in excess of that amount. If you are unwilling to accept this allocation of risk, we will increase our aggregate liability to $100,000 provided that, within 10 days of the date of our Agreement, you provide payment in an amount that will increase our fees by 10%, but not less than $500, to compensate us for the greater risk undertaken. This increased fee is not the purchase of insurance.

5.5 If you fail to pay us within 60 days following invoice date, we may consider the default a total breach of our Agreement and, at our option, we may terminate all of our duties without liability to you or to others.

5.6 If we are involved in legal action to collect our compensation, you agree to pay our collection expenses, including reasonable attorneys' fees.

5.7 The law of the state in which the project site is located will govern all disputes. Each of us waives trial by jury. No employee acting within the scope of employment will have any individual liability for his or her acts or omissions and you agree not to make any claim against individual employees.

Section 6: Miscellaneous Provisions

6.1 We will provide a certificate of insurance to you upon request. Any claim as an Additional Insured will be limited to losses caused by our sole negligence.

6.2 This Agreement is our entire agreement, and it supersedes prior agreements. Only a writing signed by an authorized representative for each of us making specific reference to the provision modified may modify it.

6.3 Neither of us will assign this Agreement without the written approval of the other. No other person has any rights under this Agreement.

6.4 Only a writing may terminate this Agreement. We will receive an equitable adjustment of our compensation as well as our earned fees and expenses if our work is terminated prior to completion.

6.5 We will not discriminate against any employee or applicant for employment because of race, color, creed, ancestry, national origin, sex, religion, age, marital status, affectional preference, disability, status with regard to public assistance, membership or activity in a local human-rights commission, or status as a specially disabled, Vietnam-era, or other eligible veteran. We will take affirmative action to ensure that applicants are considered, and employees are treated during their employment, without regard to those factors. Our actions will include, but are not limited to notifications, hiring, promotion or employment upgrading, demotion, transfer, recruitment or recruitment advertising, layoffs or terminations, rates of pay and other forms of compensation, and selection for training or apprenticeship.

6.6 Neither we nor you, including our officers, employees, and agents, are agents of the other, except as agreed in writing. Except as agreed in writing, nothing in this Agreement creates in either party any right or authority to incur any obligations on behalf of, or to bind in any respect, the other party. Nothing contained herein will prevent either party from procuring or providing the same or similar products or services from or to any third person, provided that there is no breach of any obligations pertaining to confidentiality.

End of Standard Terms

Fee Schedule—2019

Rev. 12/29/18

Description	Rate* (U.S. dollars)
Principal	$145-295
Consultant/Advisor	$155-250
Engineer/Scientist/Specialist III	$125-150
Engineer/Scientist/Specialist II	$95-120
Engineer/Scientist/Specialist I	$65-90
Technician III	$125-150
Technician II	$95-120
Technician I	$50-90
Support Personnel II	$95-150
Support Personnel I	$50-90

Rates for litigation support services will include a 30% surcharge.

A ten percent (10%) markup will be added to subcontracts for professional support and construction services to cover overhead and insurance surcharge expenses.

Invoices are payable within 30 days of the date of the invoice. Any amount not paid within 30 days shall bear interest from the date 10 days after the date of the invoice at a rate equal to the lesser of 18 percent per annum or the highest rate allowed by applicable law.

Meals will be reimbursed on a per diem basis. For travel destinations within the continental U.S. (CONUS) the per diem rate will be as published by the U.S. Internal Revenue Service (IRS) based on the High-Low method. For travel destinations outside the CONUS list, the per diem rate will be as published by the U.S. Department of State for foreign per diem rates. Full day per diem rates will be pro-rated on travel days.

All other reimbursable expenses including, but not limited to, costs of transportation, lodging, parking, postage, shipping and incidental charges will be billed at actual reasonable cost. Mileage will be billed at the IRS-allowable rate.

Materials and supplies charges, printing charges, and equipment rental charges will be billed in accordance with Barr's standard rate schedules.

Principal category includes consultants, advisors, engineers, scientists, and specialists who are officers of the company.

Consultant/Advisor category includes experienced personnel in a variety of fields. These professionals typically have advanced background in their areas of practice and include engineers, engineering specialists, scientists, related technical professionals, and professionals in complementary service areas such as communications and public affairs.

Engineer/Scientist/Specialist categories include registered professionals and professionals in training (e.g. engineers, geologists, and landscape architects), and graduates of engineering and science degree programs.

Technician category includes CADD operators, construction observers, cost estimators, data management technicians, designers, drafters, engineering technicians, interns, safety technicians, surveyors, and water, air, and waste samplers.

Support Personnel category includes information management, project accounting, report production, word processing, and other project support personnel.

*Rates do not include sales tax on services that may be required in some jurisdictions.

City of RAMSEY

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

DATE: March 1, 2019

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

FROM: Bruce Westby, City Engineer, City of Ramsey

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

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

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

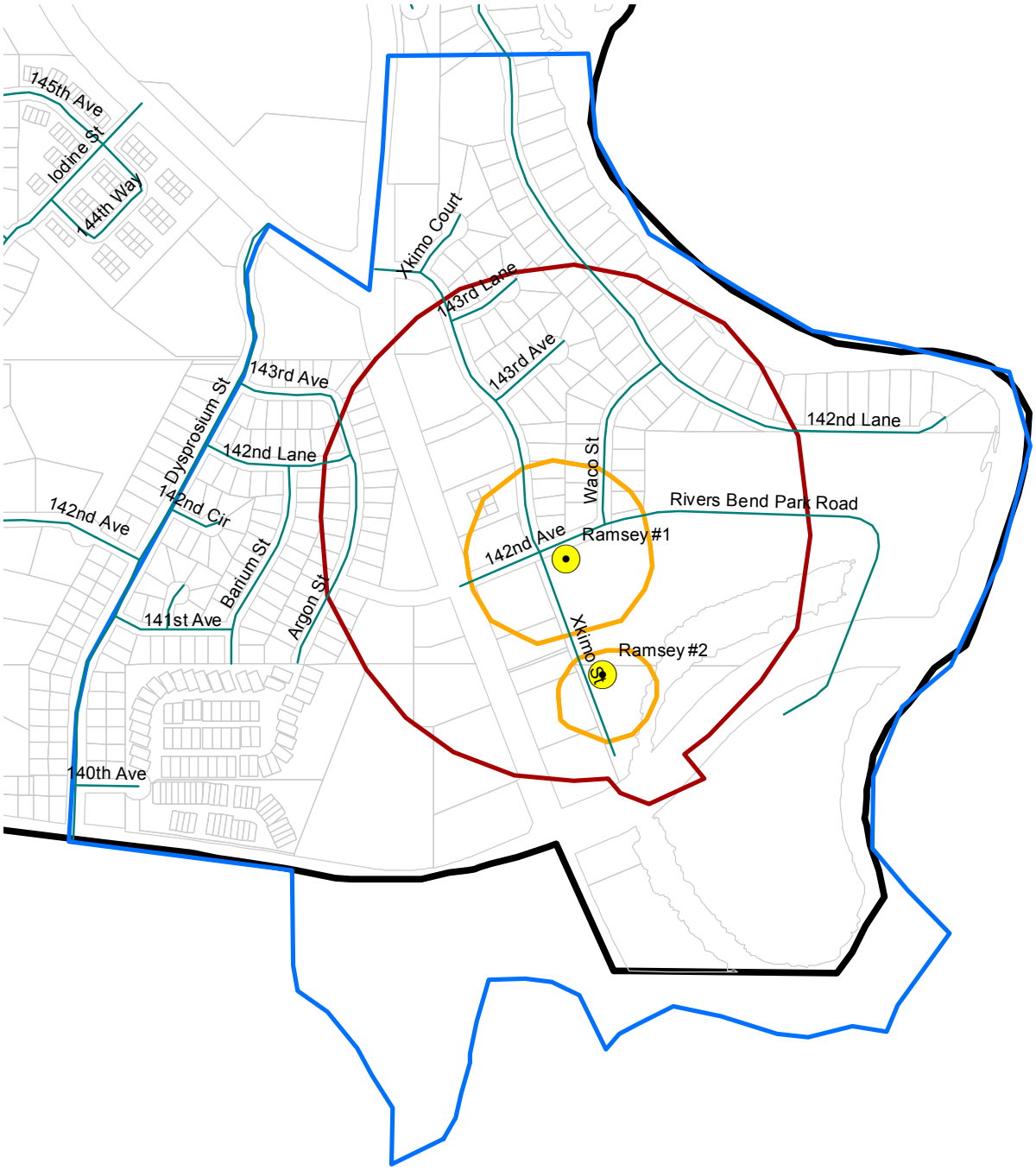
Enclosed please find the items listed above. If you would like a complete copy of the Part 1 plan containing the technical information used to delineate the wellhead protection area, drinking water supply management area, and vulnerability of the wells and aquifer, please contact me at 763-433-9825.

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

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

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

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

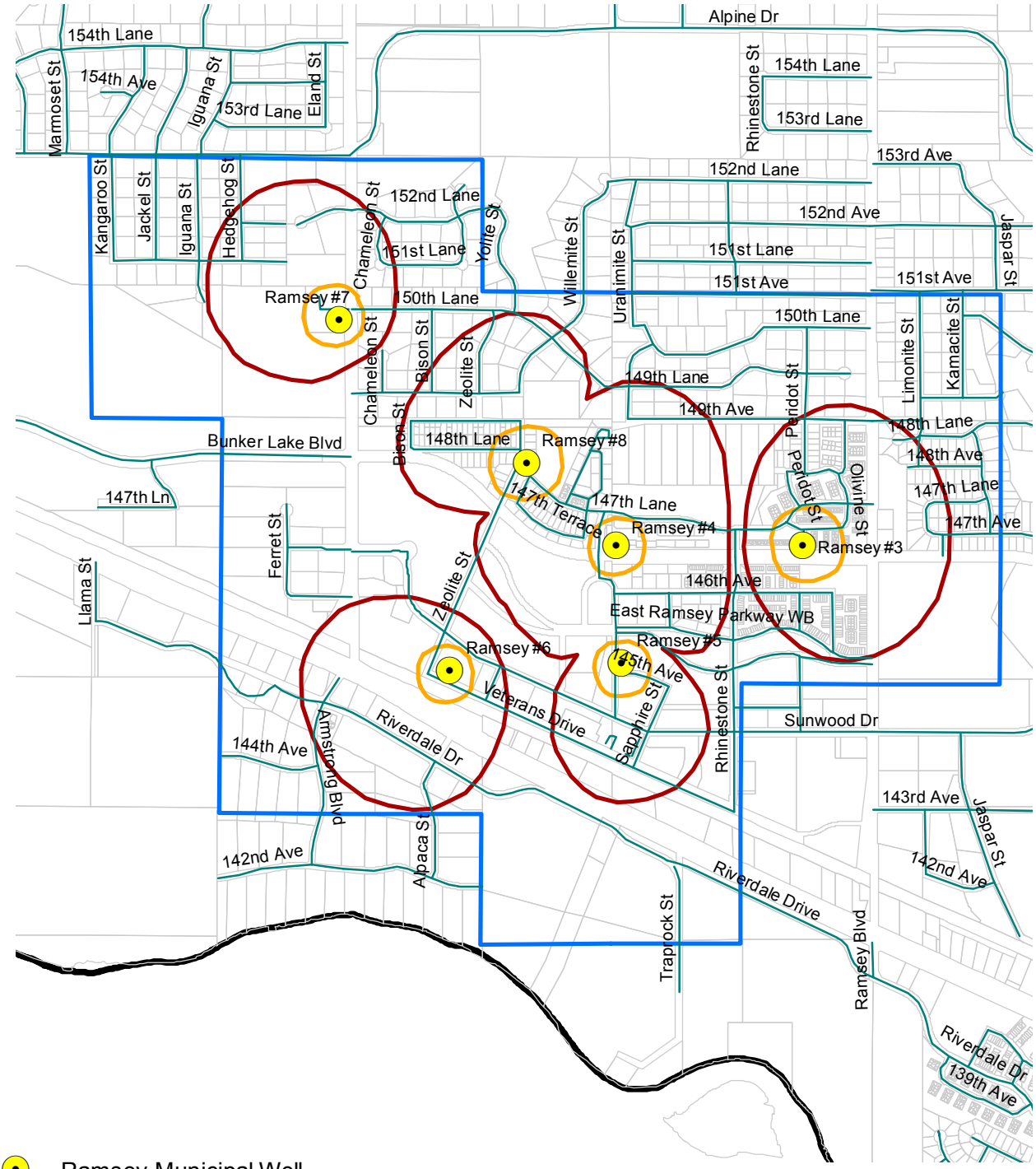


Ramsey Municipal Well
Inner Wellhead Managment Zone
WHPA
DWSMA
Parcels
Municipal_Boundary

N
W
E
S

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

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



Ramsey Municipal Well

Inner Wellhead Managment Zone

WHPA

DWSMA

Parcels

Municipal_Boundary

N

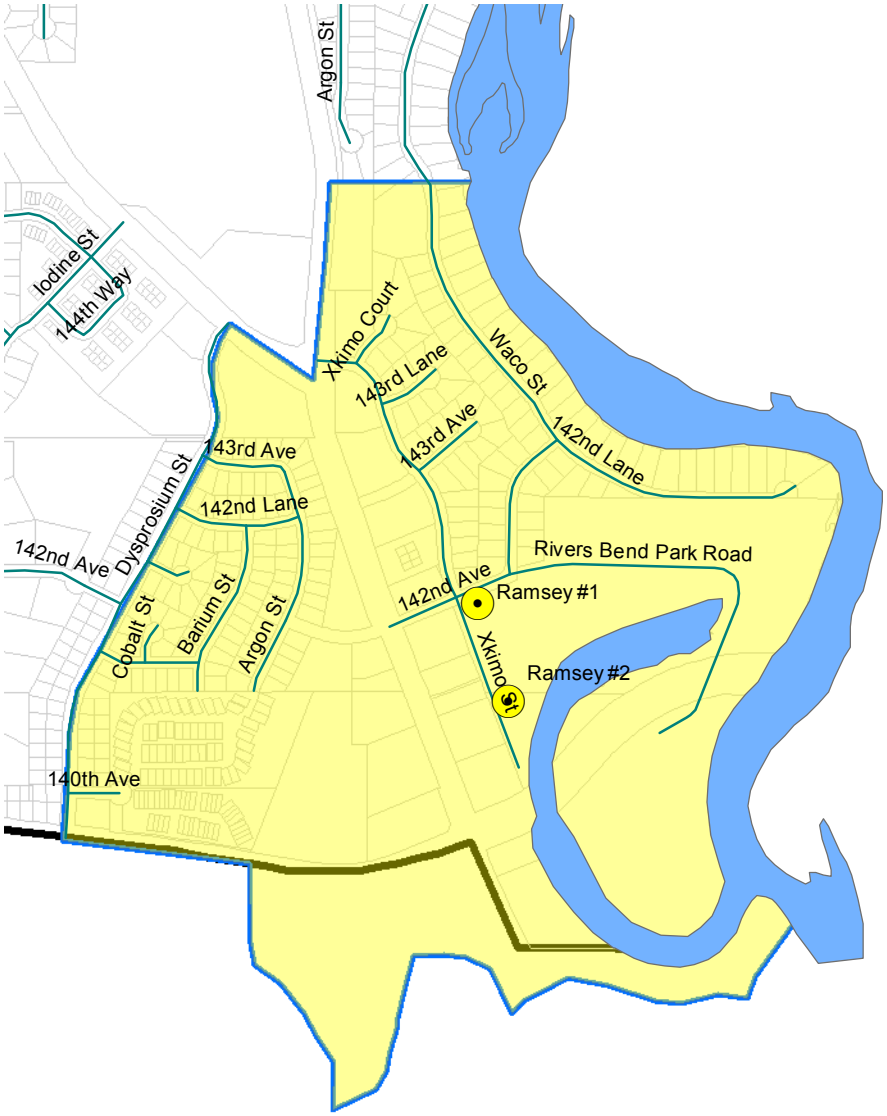
W E

S

Feet

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

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



Ramsey Municipal Well

Rivers

Vulnerability

Moderate

DWSMA

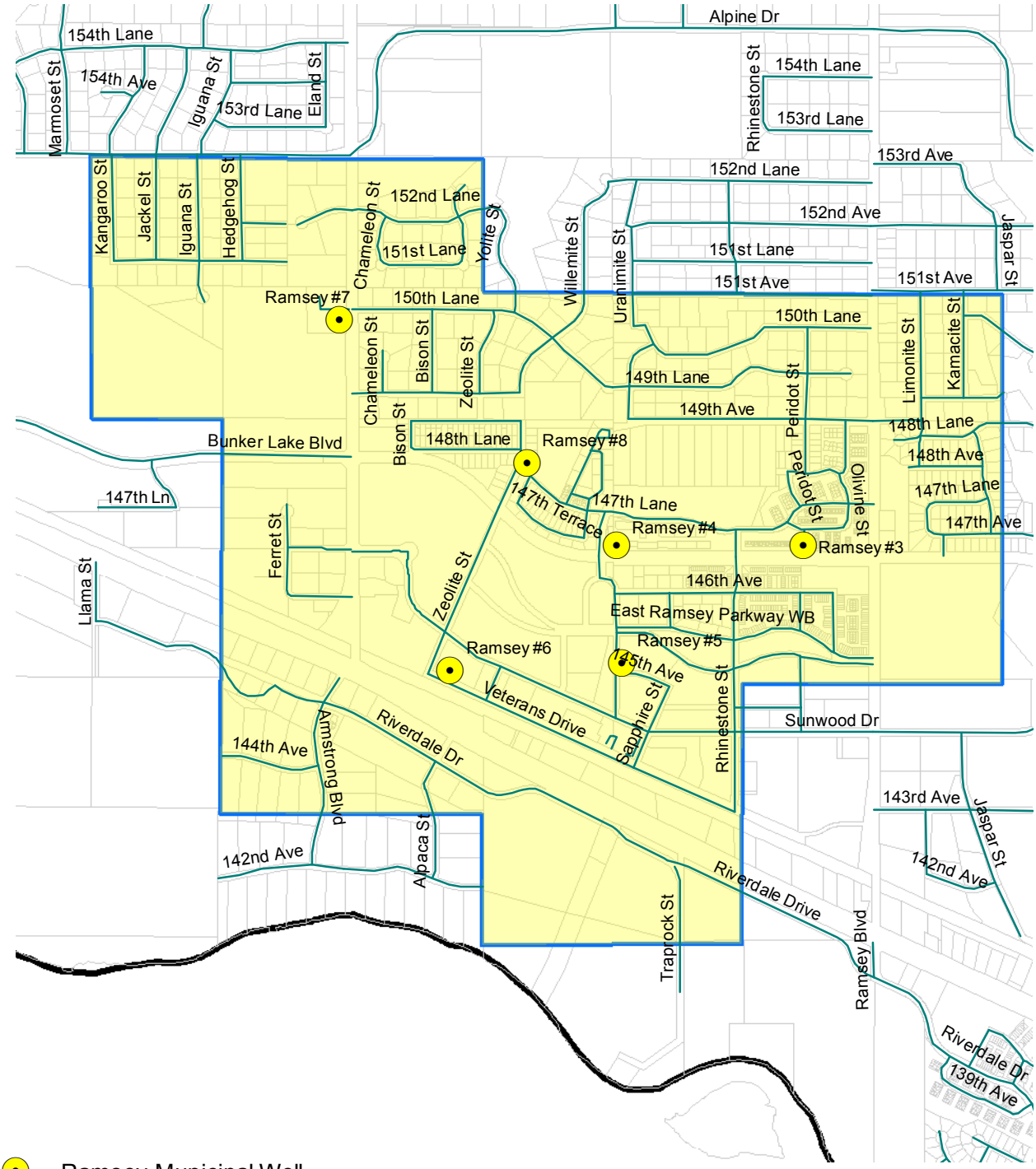
Parcels

Municipal_Boundary

N
W E
S

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

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



Ramsey Municipal Well

Vulnerability

- Moderate
- DWSMA
- Parcels
- Municipal_Boundary

N W E S

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

DEPARTMENT OF HEALTH

PROTECTING, MAINTAINING & IMPROVING THE HEALTH OF ALL MINNESOTANS

January 29, 2019

RECEIVED
FEB - 4 2019
BY:

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

Dear Mr. Westby:

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

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

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

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

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

Sincerely,

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

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

DEPARTMENT OF HEALTH

April 4, 2019

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

Subject: Scoping 2 Decision Notice and Meeting Summary – City of Ramsey – PWSID 1020035

Dear Mr. Westby,

This letter provides notice of the results of a scoping meeting held with you, Leonard Linton, Grant Riemer and John Nelson (city of Ramsey) and me on March 28, 2019, at Ramsey City Hall regarding wellhead protection (WHP) planning. During the meeting, we discussed the data elements that must be compiled and assessed to prepare the part of the WHP plan related to the management of potential contaminants in the approved drinking water supply management area. The enclosed Scoping 2 Decision Notice lists the data elements discussed at the meeting. We also discussed a summary of planning issues and recommendations that were identified during the Part 1 WHP Plan development process that should be considered for inclusion in your Part 2 WHP Plan.

The city of Ramsey has met the requirements to distribute copies of the first part of the WHP plan to local units of government and hold an informational meeting for the public. The city of Ramsey will have until October 6, 2019, to complete its WHP plan.

MDH understands a consultant has not been determined yet to work with you to develop a draft of the remainder of the WHP plan. I will be contacting you to review the progress of the development of Part 2 of your plan. Technical assistance documents and a glossary is available upon request. If you have any questions regarding the enclosed notice, contact me by email at john.freitag@state.mn.us or by phone at 651-201-4669.

Sincerely,

John Freitag, Planner
Source Water Protection Unit
Environment Health Division
P.O. Box 64975
St. Paul, Minnesota 55164-0975

JF:ds-b
Enclosures
cc: Brian Noma, MDH Engineer, Metro District Office
Luke Stuewe, Minnesota Department of Agriculture

Date: April 4, 2019

Name of Public Water Supply: City of Ramsey

PWSID: 1020035

Name of the Wellhead Protection Manager: Mr. Bruce Westby, Engineer

Address: 755 Sunwood Drive Northwest

City: Ramsey

Zip: 55303

Phone: 763-433-9825

Primary Unique Well Numbers: 161441 (Well #1), 416183 (Well #2), 580303 (Well #3) 580313 (Well #4), 593672 (Well #6), 743832 (Well #7), 743833 (Well #8)

DWSMA Vulnerability: ☐ Low ☒Moderate

The purpose for the second scoping meeting, as required by Minnesota Rules, part 4720.5340, is to discuss the information necessary for preparing Part 2 of a Wellhead Protection Plan. The Part 1 Plan identifies the area that provides the source of drinking water for the public water supply (PWS) and assesses how vulnerable that area is to contamination. The PWS can utilize that information to develop land use and management practices that protects their groundwater resource from contamination.

The wellhead rule (Minnesota Rules, part 4720.5340) refers to the information required for wellhead planning as data elements. This notice lists the data elements that are stated in Minnesota Rules, part 4750.5400 and are selected for the PWS because of the vulnerability of the drinking water supply management area (DWSMA) as determined in Part 1.

Scoping 2 Data Elements Needed for the Part 2

Data Elements are pieces of information in the form of a map, a list, records, tables and inventories. Where appropriate, they should be reviewed and assessed in terms of their present and/or future implications on the 1) use of the well(s), 2) quality and quantity of water supplying the public water supply wells(s), and 3) land and groundwater uses in the DWSMA. It is important to discuss the relevance of the data elements to management of the DWSMA. Check the technical assistance comments for guidance on reviewing the data elements and conducting these assessments. Clearly identify in the plan which data elements are associated with which tables/figures. If a data element does not exist, state that in the narrative.

Submit –

The following information MUST be submitted in the Part 2 by including it in the plan narrative and/or appendix. An asterisk* with red text indicates information that MUST be contained in the Part 2.

- ☐ *A map that indicates the vulnerability and includes the DWSMA, WHP Area, and Emergency Response Area must be included in the Part 2. This map with vulnerability is a product of the Part 1 and provides a basis for planning activities in Part 2. SWP Planner can provide the DWSMA figure.

DATA ELEMENTS ABOUT THE LAND USE –

Land Use

- ☐ *An existing map of political boundaries.
- ☐ *An existing map of public land surveys including township, range, and section.

Technical Assistance Comments: A map or maps showing updated political boundaries and township, range, section with labels is required for determining land use authorities for the land within the DWSMA. DWSMA figure map provided by SWP Planner will also contain political boundaries with township, range, and section. Determine and discuss how the various land use authorities may affect the management of the DWSMA.

- A map and an inventory of the current and historical agricultural, residential, commercial, industrial, recreational, and institutional land uses and potential contaminant sources.
  - ☐ *The Potential Contaminant Source Inventory (PCSI) data in both a table and map format must be created and included in the Part 2. Include potential contaminant sources as listed on the PCSI attachment provided for each existing vulnerability within the DWSMA.
    - If DWSMA contains moderate vulnerability inventory all wells.
    - The inventory should include your community wells but not include any wells that are known to have been sealed according to the Minnesota Well Code (MN Rules 4725).
  - ☐ *A land use/land cover map and table. SWP Planner can provide a land cover map and data/table from federal sources. This data set should be used unless an alternative electronic data set that is more current and detailed is available. Assess and discuss changes in land use that could impact management of the DWSMA.

- ☐ *An inventory of the Inner Wellhead Management Zone (IWMZ). A recent IWMZ inventory (within six years) for each primary well with management recommendations on the MDH form, or a table that summarizes the number and type of contaminant sources with the management recommendations must be included. Incorporate or reference the recommendation(s) from the IWMZ into the Part 2. IWMZ will be completed by the SWP Planner with assistance from the PWS staff. A copy will be provided to the PWS.

Technical Assistance Comments: This section encompasses the Potential Contaminant Source Inventory known as the PCSI. See the Scoping 2 Decision Notice Potential Contaminant Source Inventory Requirement Attachment(s) and endorsement procedures/fact sheets for further information. Utilize the PCSI geodatabase attribute template provided by SWP Planner. Management strategies must be developed for potential sources of contamination that pose a risk to the drinking water supply.

- ☐ *An existing comprehensive land-use map.
- ☐ *An existing zoning map.

Technical Assistance Comments: This information can indicate areas in the DWSMA where growth or the addition of potential contaminant sources is likely to occur. Furthermore, the review of local zoning and comprehensive land-use maps facilitates the evaluation of the degree of compatibility current and future land uses have with the PWS goals of protecting the drinking water wells and aquifer.

Public Utility Services

- ☐ *An existing map of transportation routes or corridors.

Technical Assistance Comments: Highway and railroad corridors can be used to move hazardous materials. These corridors should be evaluated to determine the level of risk they pose for spills in the DWSMA, considering their proximity to the wells, the local topography, and geologic conditions.

- ☐ *An existing map of storm sewers, sanitary sewers, and public water supply systems.

Technical Assistance Comments: Storm sewer systems and sanitary systems can be sources of contamination. Storm sewers are generally considered a public utility element designed to convey storm water runoff and use constructed features such as pipes and ponds. Evaluate the integrity and condition (age, type of material, any investigative work, etc.) of these systems in the DWSMA, noting the location of the water supply system and public water supply wells in relation to these potential contaminant sources. It is not necessary to include a map of your public water supply system in the Part 2 if you believe it would pose a threat to the security of your system.

☐ *An existing map of the gas and oil pipelines used by gas and oil suppliers.

Technical Assistance Comments: Petroleum pipelines can be sources of contamination (excluding liquefied natural gas pipelines). If possible, describe what is generally known about the condition of these pipelines in the DWSMA, and the readiness of the PWS to respond to an emergency. It is not necessary to include a map in the Part 2 if you believe it would pose a security threat.

Required to be discussed in plan-

The following information (if existing) MUST be reviewed and discussed in the development of the Part 2. The Part 2 narrative must contain a description identifying whether/how the information may influence the management of the DWSMA. The data element may be located in the public domain. While the map or document reviewed is not required to be included in the Part 2, the source of the data element must be provided in the plan narrative by indicating a web address or reference to its location.

DATA ELEMENTS ABOUT THE PHYSICAL ENVIRONMENT –

Water Resources

- An existing map of the boundaries and flow directions of major watershed units and minor watershed units.

Technical Assistance Comments: Identify/list the major and minor watershed(s) in the Part 2 in order to become aware of local water planning efforts such as One Watershed One Plan (1W1P), Watershed Restoration and Protection Strategies (WRAPS), and/or Groundwater Restoration and Protection Strategies (GRAPS).

- An existing map showing those areas delineated as floodplain by existing local ordinances.

Technical Assistance Comments: Assess and describe any issues and management needed due to proximity to floodplain. Public water supply wells located in the floodplain should be evaluated to determine if they are meeting the flood protection requirements of the MN Well Code 4725.5850. Consider utilizing the sanitary survey report to identify potential issues with public water supply wells in floodplains.

DATA ELEMENTS ABOUT THE LAND USE –

Land Use

- An existing map of parcel boundaries.

Technical Assistance Comments: Parcel boundaries may have been used for delineation of the DWSMA in Part 1. In Part 2, parcel identification information must be included or linked and must be used for education or targeting activities or practices in addressing potential contaminants. In the narrative indicate if parcel data is available from the public domain (i.e. county GIS or associated website such as Beacon).

Part 1 -

The following information was reviewed and assessed in Part 1. The Part 1 should be used as a data source for the Part 2. The technical assistance comments provide the requirements for how this information must be discussed and/or included in the Part 2. Include relevant excerpts or summaries from the Part 1 where indicated. Or, if the Part 1 is included in the appendix that can be referenced.

DATA ELEMENTS ABOUT THE PHYSICAL ENVIRONMENT –

- An existing geologic map and a description of the geology, including aquifers, confining layers, recharge areas, discharge areas, sensitive areas as defined in Minnesota Statutes, section 103H.005, subdivision 13, and groundwater flow characteristics.
- Existing records of the geologic materials penetrated by wells, borings, exploration test holes, or excavations, including those submitted to the department.
- Existing borehole geophysical records from wells, borings, and exploration test holes.
- Existing surface geophysical studies.

Technical Assistance Comments: Provide a summary in the plan narrative (few sentences/paragraph) of the Description of the Hydrologic Setting from Part 1. Provide the conclusions regarding the Well and DWSMA Vulnerabilities related to the geologic conditions and how these conditions influence the management of the DWSMA.

DATA ELEMENTS ABOUT THE LAND USE –

Public Utility Services

- An existing record of construction, maintenance, and use of the public water supply well and other wells within the DWSMA.

Technical Assistance Comments: Well construction records indicate what is known about the well(s) and can indicate if the well(s) have structural integrity or groundwater protection issues. Briefly summarize in the plan narrative what is discussed about each well from the Assessment of Well Vulnerability in Part 1.

DATA ELEMENTS ABOUT WATER QUANTITY –

Groundwater Quantity

- An existing list of wells covered by state appropriation permits, including amounts of water appropriated, type of use, and aquifer source.
- An existing description of known well interference problems and water use conflicts.
- An existing list of state environmental bore holes, including unique well number, aquifer measured, years of record, and average monthly levels.

Technical Assistance Comments: This information, if known, was incorporated into the Part 1 and was used to assist in determining hydrologic boundary conditions and area static water levels. In Part 2, information about Department of Natural Resources appropriation permit holders and any known well interference problems or water use conflicts must be discussed, including how this information could affect the management of the DWSMA.

DATA ELEMENTS ABOUT WATER QUALITY –

Groundwater Quality

- An existing summary of water quality data, including: 1. bacteriological contamination indicators; 2. inorganic chemicals; and 3. organic chemicals.
- An existing list of water chemistry and isotopic data from wells, springs, or other groundwater sampling points.
- An existing report of groundwater tracer studies.

Technical Assistance Comments: This information, if known, was incorporated into the Part 1. Provide a summary of the assessment of well vulnerability and/or any relevant chemistry and isotopic composition data available from PWS wells and other wells/sources.

- An existing site study and well water analysis of known areas of groundwater contamination.
- An existing property audit identifying contamination.
- An existing report to the Minnesota Department of Agriculture and the Minnesota Pollution Control Agency of contaminant spills and releases.

Technical Assistance Comments: This information, if known, was incorporated into the Part 1. Discuss whether there are groundwater contamination areas that could pose a risk to the public water supply well(s) now or in the future. Include any relevant data and how this information may affect the management of the DWSMA.

Revised: 04/2018

To obtain this information in a different format, call: 651-201-4570. Printed on recycled paper.

City of Ramsey Scoping 2 Meeting

Wellhead Protection (WHP) Planning Issues Summary

NOTE: This document is intended to be a summary of issues identified to date and is **not intended to replace the required data elements identified in the Scoping 2 Decision Notice** nor is it intended to be an exhaustive list of all potential drinking water issues.

Drinking Water Protection Issues Identified to Date:

- None

Water Quality Detections and Implications:

- The detection of tritium indicates city wells capture post-1953 recharge indicating that the aquifer is dominated by young recharge.

Old Municipal Well Information:

- The Minnesota Department of Health has compiled historical information for use in the planning process.

Sanborn Maps:

☐ Sanborn Maps are available for this area.

☒ Sanborn Maps are not available for this area.

Recommended WHP Measures:

Water Quality Monitoring: Nitrate and nitrite, ammonia, sulfate, chloride, bromide, and tritium be analyzed during year five at Wells 1, 3, 4, 6, and 7. MDH may provide sample bottles and cover analytical costs, contingent upon funding. The city may need to collect the samples and ship them to MDH.

Other: None

Wellhead and Source Water Protection – Part 2: Wellhead Protection Plan Amendment

Prepared for

City of RAMSEY

July 2019

DRAFT

4300 MarketPointe Drive, Suite 200
Minneapolis, MN 55435
Phone: 952.832.2600

Wellhead and Source Water Protection – Part 2: Wellhead Protection Plan Amendment

July 2019

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Public Water Supply Profile

The following persons are the contacts for the Ramsey Wellhead Protection Plan:

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General Information

UNIQUE WELL NUMBER(S) Primary: 161441, 416183, 580303, 580313, 593672, 743832, 743833

PUBLIC WATER SUPPLY ID # 1020035

SIZE OF POPULATION SERVED 13,720 (2017 estimate)

COUNTY Anoka

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Documentation List

Step	Date Performed
Scoping Meeting 2 Held (4720.5340, subp. 1)	March 28, 2019
Scoping 2 Decision Notice Received (4720.5340, subp. 2)	April 8, 2019
Remaining Portion of Plan Submitted to Local Units of Government (LUGs) (4720.5350)	July 17, 2019
Review Received From Local Units of Government (4720.5350, subp. 2)	July 18, 2019 to September 17, 2019
Review Comments Considered (4720.5350, subp. 3)	July 18, 2019 to September 20, 2019
Public Hearing Conducted (4720.5350, subp.4)	September 24, 2019
Remaining Portion WHP Plan Submitted (4720.5360, subp. 1) **NOTE TO REVIEWERS: DATE WILL BE ADDED BEFORE SUBMITTAL**	September XX, 2019
Final WHP Plan Review Received (4720.5360, subp. 4)	

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Certification

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

John C. Greer
PG #: 30347

Date

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Acronyms

Acronym	Description
DWSMA	Drinking Water Supply Management Area
LUST	Leaking Underground Storage Tank
MGD	Million Gallons per Day
MGY	Million Gallons per Year
MDH	Minnesota Department of Health
MDNR	Minnesota Department of Natural Resources
MGS	Minnesota Geological Survey
MnOPS	Minnesota Office of Pipeline Safety
MPCA	Minnesota Pollution Control Agency
PCSI	Potential Contaminant Source Inventory
WHPA	Wellhead Protection Area
WHPP	Wellhead Protection Plan

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Executive Summary

The Wellhead and Source Water Protection Plan (the Plan) for the City of Ramsey (the City) addresses the eight municipal water supply wells operated by the City. The City's previous Wellhead Protection Plan was approved by the Minnesota Department of Health in 2010. This Plan amendment was prepared in accordance with the applicable portions of the State of Minnesota Wellhead Protection Rules (Minnesota Rules 4720.5100 through 4720.5590) due to the age of the Plan.

The City is a member of the Anoka County Municipal Wellhead Protection Group (ACMWPG). As such, the City has the opportunity to work with surrounding communities and Anoka County to protect the source water aquifer, when mutually beneficial.

The City's municipal water supply system includes eight municipal water supply wells: Wells 1, 2, 3, 4, 5, 6, 7, and 8. Wells 1, 3, 4, 5, 6, 7, and 8 are used as primary water supply wells. Well 2 is used as a seasonal well on an as needed basis to meet peak demands. All eight wells pump from the Tunnel City Group-Wonewoc Sandstone aquifer. In accordance with Minnesota Rules 4720.5550, Ramsey Wells 6 and 7 are classified as not vulnerable to contamination from the surface while wells 1, 2, 3, 4, 5, and 8 are classified as vulnerable to contamination.

This Plan amendment consists of two parts. In Part 1 of the Plan amendment, wellhead protection areas (WHPAs) for the City's water supply wells were delineated as were the associated drinking water supply management areas (DWSMAs). Two DWSMAs were delineated for Ramsey. These DWSMAs encompass the WHPAs for the following Ramsey water supply wells:

- East – Wells 1 and 2
- West – Wells 3, 4, 5, 6, 7, and 8

As shown on Figure 1, the West DWSMA is contained entirely within the Ramsey city limits. A portion of the East DWSMA extends into the city of Anoka. The vulnerability of the source water aquifer in the DWSMAs is classified as Moderate based on the geologic conditions in and around the City's DWSMAs and water quality data for the City's wells. The Part 1 WHPP amendment was approved by the Minnesota Department of Health in January 2019. A public information meeting on the Part 1 WHPP amendment was held on March 19, 2019.

This document comprises Part 2 of the Plan amendment and includes the following information:

- A review of data elements identified by the Minnesota Department of Health as applicable to the DWSMAs.
- Results of an inventory of potential contaminant sources within the DWSMAs.
- A review of changes, issues, problems, and opportunities related to the public water supply and the identified potential contaminant sources.
- A discussion of potential contaminant source management strategies and the goals, objectives, and action plans associated with these management strategies.

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- A review of the Wellhead and Source Water Protection evaluation program and Ramsey's alternative water supply contingency strategy.

Potential contaminant sources identified in the DWSMAs include non-municipal wells, properties with storage tanks (including properties that had leaking underground storage tanks), chemical storage sites, properties that where Class V disposal wells may be present or may have been present, properties where contaminant spills have occurred, and brownfields sites.

The goals and objectives of this WHPP will focus on reducing the potential contaminant pathways to the source water aquifers that may be provided by private wells, and educating property owners and water supply users and working with the neighboring jurisdictions, to the extent practicable, to ensure proper management of the portions of the DWSMAs within the neighboring jurisdictions.

The following goals have been identified for implementation of this WHPP:

- The City will work to maintain or improve the current level of water quality so that the municipal water supply will continue to meet or exceed all applicable state and federal water quality standards.
- Work with other cities in the ACMWPG to protect the source water aquifer.
- The City will provide information and promote activities that protect the source water aquifer that provides water to the municipal system. This will include increasing public awareness of the Wellhead and Source Water Protection Program and groundwater-related issues, and management of the identified potential contaminant sources within the DWSMAs.
- The City will continue to collect data to support future wellhead and source water protection efforts.

Actions identified to accomplish these goals include the following:

- Wells
    - Promoting proper management of existing active wells in the DWSMAs
    - Encouraging the proper sealing of all unused wells within the DWSMAs
    - Identification of new high capacity wells in or near the DWSMAs
- Potential contaminant source properties
    - Notifying owners of potential Class V well properties of requirements related to Class V wells
    - Encouraging proper handling of chemicals/wastes
    - Encouraging proper operation and maintenance of storage tanks
    - Tracking the status of identified brownfields sites in the DWSMAs
    - Updating information on potential contaminant sources in the DWSMAs as new locations are identified. This will include obtaining information on potential contaminant sources in the DWSMAs from the regulating agencies to maintain an up-to-date potential contaminant source database for the DWSMAs and allow timely recognition of potential issues that could affect the Ramsey municipal water supply or DWSMAs.

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- Public education
  - Distribution of the Ramsey Annual Water Quality Report for the water supply system,
  - Posting Wellhead Protection Program information on the City of Ramsey website (http://www.ci.ramsey.mn.us/) and provide a link to the ACMWPG's *Know the Flow* website (http://www.knowtheflow.us/) on the City's website,
  - Inclusion of wellhead and source water protection in the City's planning process,
- Continued data collection
  - Recording static and pumping water levels in the Ramsey water supply wells,
  - Monitoring water levels in the City's observation well network,
  - Collection of additional local geologic and hydrogeologic data as it becomes available from public sources or from City-sponsored projects.

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1.0 Introduction

1.1 Background

The City of Ramsey (City) currently operates seven primary municipal water supply wells: Wells 1, 3, 4, 6, 7, and 8. Well 2 is used seasonally, as needed, during high demand periods. These wells pump from the Tunnel City Group-Wonewoc Sandstone aquifer. Minnesota unique well number along with well construction, status, aquifer, and well vulnerability classification for each of Ramsey's municipal water supply wells is presented in Table 1. Well locations and Drinking Water Supply Management Area (DWSMA) locations are shown on Figure 1. Minnesota Department of Health (MDH) well records for all the Ramsey municipal wells are presented in Appendix A.

The previous Ramsey Wellhead Protection Plan (WHPP) Parts 1 and 2 were prepared in 2008 and 2009, respectively. The MDH issued final approval of the previous Part 2 WHPP in 2010. In accordance with the Minnesota Wellhead Protection Rules (Minnesota Rules 4720.5100 through 4720.5590), amendment of the City's WHPP was initiated based on the age of the Plan. The Part 1 WHPP amendment (MDH, 2018) was approved by the Minnesota Department of Health (MDH) in January 2019 (MDH, 2019a). A public information meeting on the Part 1 WHPP amendment was held on March 19, 2019.

In the Part 1 WHPP amendment, two separate DWSMAs were delineated for Ramsey that encompassed the wellhead protection areas (WHPAs) for the Ramsey water supply wells. In addition to the delineation of the WHPAs and the DWSMAs, Part 1 of the WHPP amendment includes an assessment of the vulnerability to contamination of the Ramsey municipal wells and the source water aquifers in the associated DWSMAs. In accordance with Minnesota Rules 4720.5550, Wells 1, 2, 3, 4, 5, and 8 are classified as vulnerable to contamination from the surface and Wells 6, and 7 are classified as not vulnerable (see Table 1). In the Part 1 amendment report, the vulnerability to contamination of the uppermost source water aquifer within the DWSMAs was identified as Moderate (MDH, 2018). Figure 1 shows the aquifer vulnerability in the Ramsey DWSMAs. The Ramsey Part 1 WHPP amendment is presented in Appendix B.

1.2 Description of the Public Water Supply System

The City is located in Anoka County. Ramsey currently has seven primary water supply wells and one seasonal-use wells in the municipal water supply and distribution system for Public Water Supply #1020035. Locations of the wells are shown on Figure 1 and general construction details for the Ramsey municipal wells are summarized in Table 1. Copies of the MDH well records for the Ramsey municipal wells are presented in Appendix A

The 2010 census indicated that Ramsey had a population of 23,668. In 2017 the City's estimated population was 25,581 and the estimated population served by the municipal water supply system was 13,720 (Ramsey, 2018a). The Metropolitan Council's preliminary estimate of the 2018 population of Ramsey is 27,051. The City's draft Water Supply Plan (Ramsey, 2018a) projects that the City's water supply

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system will serve 13,921 people in 2020 and 22,987 in 2030. The draft Water Supply Plan projects the City's total population in 2030 will be 33,350.

The projected 2030 average day and maximum day (the largest daily water use in a given year) water demands shown in the City's Water Supply Plan (Ramsey, 2018a) are approximately 2,090 gallons per minute (gpm) [3.01 million gallons per day (MGD)] and 6,060 gpm (8.73 MGD), respectively. Current daily water demand (based on the period 2013-2017) averages approximately 1.7 MGD. Maximum day demand ranged from 4.4 MGD to 5.4 MGD in the period 2013-2017 (e.g., Ramsey, 2018). The current permitted instantaneous pumping rate for the system is 8,200 gpm and the permitted annual volume is 850 MG.

The City currently adds chlorine and fluoride to the water supply at the pumphouses associated with the wells (Ramsey, 2018a). In addition, ortho and polyphosphates are also added to the pumped water at the pumphouses to inhibit corrosion and sequester iron and manganese. The City currently has four pumphouses in which water is treated prior to entering the distribution system. Water from the City's wells is routed to the pumphouses for treatment as follows:

- Pumphouse 1 – water from Wells 1 and 2
- Pumphouse 2 – water from Wells 3 and 4
- Pumphouse 3 – water from Wells 5 and 6
- Pumphouse 4 – water from Wells 7 and 8

The City currently has the capacity to treat up to 11 MGD.

Ramsey currently has three elevated water storage facilities. These facilities have a combined storage capacity of four million gallons. Construction of additional water storage facilities is not currently planned (e.g., Ramsey, 2018).

As shown in MDH (2018), 2011 through 2015 pumping information from the City was used in the development of pumping rates for use in delineating the WHPAs. Annual volume of water pumped by each of the City's municipal water supply wells during the period 2011 through 2015 is shown in Table 2.

1.3 DWSMAs

The DWSMAs delineated in the Part 1 WHPP amendment encompass the 10-year groundwater time of travel WHPAs around the City's wells. As shown on Figure 1, two Drinking Water Supply Management Areas (DWSMAs) have been delineated for Ramsey (MDH, 2018). These DWSMAs encompass Wellhead Protection Areas (WHPAs) for the following Ramsey water supply wells:

- West – Wells 3, 4, 5, 6, 7, and 8
- East – Wells 1 and 2

The West DWSMA is found in Township 32N, Range 25W, Sections 20, 21, 22, 27, 28, and 29 (Figure 1). The East DWSMA lies in Township 32N, Range 25W, Sections 25 and 36 (Figure 1).

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As shown on Figure 1, the West DWSMA is contained entirely within the Ramsey city limits. The East DWSMA extends beyond the Ramsey city limits into Anoka.

In the Part 1 amendment report, the aquifer vulnerability within each of the DWSMAs was classified as Moderate (Figure 1).

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2.0 Identification and Assessment of Data Elements

The Minnesota Wellhead Protection Rules specify data elements that must be addressed in wellhead protection plans. For the WHPP amendment, MDH staff met with City staff on two occasions to discuss the data elements that are specified in the Minnesota Rules 4720.5400. Results of these scoping meetings were transmitted to the City via two Scoping Decisions dated May 10, 2017 (MDH, 2017) and April 4, 2019 (MDH, 2019b).

The first Scoping Meeting was held on March 23, 2017. At this meeting, the data elements related to delineation of the WHPAs and DWSMAs and assessment of well and aquifer vulnerability were discussed. The second Scoping Meeting was held on March 28, 2019. At this meeting, the data elements required to support development of Part 2 of the WHPP amendment (this document) which identifies potential contaminant sources within the DWSMAs and identifies management strategies to help safeguard the municipal water supply from identified potential contaminants were discussed. An assessment of these data elements, as required by the Minnesota Wellhead Protection Rules, is presented in Appendix C.

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3.0 Inventory of Potential Contaminant Sources

In Part 1 of this WHPP amendment, WHPAs for the Ramsey water supply wells and the associated DWSMAs were delineated. The DWSMAs encompass the 10-year groundwater time of travel WHPAs around the City's wells (MDH, 2018). As discussed above in Section 1.3, two DWSMAs were delineated for the City's wells.

As shown on Figure 2 and in Appendix C, the current land use (i.e., year 2016 data from the Metropolitan Council) data indicates that numerous land uses are found within the DWSMAs. Land uses in the DWSMAs that cover more than one percent or more of the area in the DWSMAs include Residential of various types, Undeveloped land, Park/Recreational/Preserve, Retail and Other Commercial, Agricultural, Major Highways, and Open Water.

Per the April 4, 2019 Scoping 2 Decision Notice, the City performed a Potential Contaminant Source Inventory (PCSI) within the DWSMAs.

3.1 Inventory Process

At Scoping Meeting No. 2, the types of potential contaminant sources that must be inventoried in the Ramsey DWSMAs Area were identified. As discussed in Appendix C, sources of data accessed for the potential contaminant source inventory include Minnesota Department of Health (MDH), Minnesota Department of Natural Resources (MDNR), Minnesota Department of Public Safety (DPS), Minnesota Geological Survey (MGS), Minnesota Office of Pipeline Safety (MnOPS), Minnesota Pollution Control Agency (MPCA), Metropolitan Council, Minnesota Geospatial Information Office (MGIO), Minnesota Department of Transportation (MnDOT), and U.S. Environmental Protection Agency (USEPA) databases.

Aquifer vulnerability in the Ramsey DWSMAs is classified as Moderate (Figure 1). The potential contaminant source types that must be inventoried vary based on the aquifer vulnerability classification. In areas where the aquifer vulnerability is classified as Moderate the types of potential contaminant point sources inventoried include above-ground and underground storage tanks, leaking underground storage tank (LUST) locations, potential Class V well locations (Class V wells are wells or other structures that facilitate injection of wastes into the subsurface), pipeline facilities, chemical storage locations, spills/potential contamination sites, and wells.

The first step in the inventory was to determine if there were any potential contaminant sources in the Inner Wellhead Management Zone (IWMZ) or the Emergency Response Zone (ERZ) around each of the Ramsey wells. The IWMZ is defined as the area within a 200-foot radius of each municipal well. The most recent IWMZ inventory for each of the Ramsey municipal wells is presented in Appendix C. The ERZ is defined as the area within which the travel time of groundwater to a municipal well is one year or less. The inventory was then expanded out to the boundaries of the DWSMAs.

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3.2 Inventory Results

A more detailed discussion of the potential contaminant sources within the DWSMAs is presented in Appendix C. The inventory results are summarized in Table **3**.

All identified potential contaminant source locations within the limits of the DWSMAs were verified during preparation of this Plan amendment. As part of the verification process, locations identified during the PCSI that mapped incorrectly were corrected to the extent possible based on available data. Verification procedures used included matching mapped locations with addresses on MDH Well Records or State/County-issued permits or in County/State/Federal databases, published business addresses, property parcel addresses, local knowledge of City staff, or information from City files (note that not all verification procedures were used for each type of potential contaminant source). Verified locations are identified in the tables in Appendix C. New information developed on contaminant sources in the future will be verified as they are discovered as part of the WHPP implementation.

As shown in Table 3, potential contaminant sources were assigned a priority based on the relative risk they pose to the public water supply. The evaluation of risk related to a potential contaminant source type is based on the locations of potential contaminant sources of that type and the aquifer vulnerability classification. Higher priority was assigned to those potential contaminant sources that would pose the highest risk to the municipal water supply should a contaminant release occur.

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4.0 Impact of Changes to the Public Water Supply Wells

In accordance with the requirements of Minnesota Rules 4720.5220, anticipated changes in the physical environment, land use, surface water, and groundwater in the DWSMAs within the next ten years and the impact of these changes on the source water aquifers are discussed in this section.

4.1 Potential Changes Identified

4.1.1 Physical Environment

As shown on Figure 2, approximately 31% of the area in the DWSMAs is currently undeveloped. By 2030, the Metropolitan Council projects that all the land within the DWSMAs will be developed (see Figure 3). As discussed elsewhere in this Plan, the Metropolitan Council's preliminary estimate of the 2018 population of Ramsey is 27,051. The City's draft Water Supply Plan (Ramsey, 2018a) projects that the City's water supply system will serve 13,921 people in 2020 and 22,987 in 2030. The draft Water Supply Plan projects the City's total population in 2030 will be 33,350. These projections suggest that the City will experience significant growth by 2030.

Changes in land use resulting from the projected growth are not anticipated to result in land uses different than found elsewhere in the DWSMAs and would not be expected to significantly affect the source water aquifer. Therefore, potential changes to the physical environment will likely not affect the management strategies for the Ramsey DWSMAs presented in this WHPP amendment.

The City's draft Water Supply Plan (Ramsey, 2018a) anticipates that additional pumping capacity will need to be added to the water supply system in 2023, based on current growth projections. In addition, the City's Comprehensive Water System Study Update (Bolton & Menk, 2017) also anticipates a new well being added to the system in 2028. It is anticipated that new wells would be installed in the Tunnel City-Wonewoc aquifer. The installation and operation of one or more new wells would require an assessment of whether the boundaries of the DWSMAs would need to be modified. This will be done when the City is directed to do so by the MDH and may require the assistance of the Wellhead Protection Consultant.

The West DWSMA is contained entirely within the Ramsey city limits. The East DWSMA extends into a portion of the city of Anoka. Locations of the Ramsey DWSMAs are shown on Figure 1.

4.1.2 Land Use

As indicated in the Metropolitan Council's System Statement for Ramsey (Metropolitan Council, 2015), The City's general geographic planning designation is Emerging Suburban. Current land uses in the Ramsey DWSMAs that cover more than one percent of the area in the DWSMAs include Residential of various types, Undeveloped land, Park/Recreational/Preserve, Retail and Other Commercial, Agricultural, Major Highways, and Open Water. Projected future land uses within the City are anticipated to include many of the land uses currently present within the DWSMAs.

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A land use map for the year 2016 and a projected year 2030 land use map are shown on Figures 2 and 3, respectively. Projected land use in Ramsey in 2030 is expected to be consistent with the City's current growth planning. Comparison of the year 2016 land use with the projected future land use indicates that, the currently undeveloped properties within the Ramsey DWSMAs will be developed.

All land uses anticipated during the next ten years within the DWSMAs are currently present in the areas covered by this WHPP. As a result, adjustments in the land use within the DWSMAs such as those projected for the year 2030 will be adequately addressed by the management strategies put forth in this WHPP.

4.1.3 Surface Water

There are surface water bodies and wetlands within the Ramsey DWSMAs. The City's Surface Water Management Plan (Ramsey, 2018b) along with City ordinances and zoning address these surface water bodies and wetlands. Ramsey's management of surface water bodies and wetlands is not expected to adversely affect the management strategies for the DWSMAs. Rather, the City's management of surface water bodies and wetlands is consistent with the objectives of this Plan.

The City is not aware of any plans to alter the course or location of any surface water bodies currently present within the DWSMAs in the next ten years.

4.1.4 Groundwater

As the population of Ramsey grows, water demand in the City will grow. As discussed above, the City anticipates adding additional pumping capacity to the water supply system in 2023. It is anticipated that new wells would pump from the Tunnel City-Wonewoc aquifer. Locations of a new well or wells have not yet been determined.

City staff inspect the municipal wells regularly. The MDH inspects all wells annually. This annual inspection includes sampling of all wells to ensure they comply with applicable regulatory standards. In addition, Ramsey uses a SCADA system to measure the volume of water pumped from a well, the instantaneous pumping rate for each well, and the water level (static or pumping) in each well.

The City monitors groundwater elevations in the Tunnel City-Wonewoc aquifer in the water supply wells and multiple observation wells. As shown in Ramsey (2018a), while there is some seasonal fluctuation the measured groundwater elevations do not show any long term, downward trends with time.

The City supports water conservation. The City has odd-even lawn sprinkling restrictions between 10:00 a.m. and 8:00 p.m. between Memorial Day and Labor Day. Per the city code, the following are exempted from the sprinkling ban: watering of newly sodded lawns for a period of two weeks, hand watering overseeded or spot repaired lawn areas, car washing, filling of children's swimming pools, and children playing in hose operated sprinklers or water toys. The City also requires rain sensors and back flow devices for irrigation systems for townhomes, multifamily residential properties, and commercial properties connected to the municipal water system. In addition, under Section 58-118 of the City Code the City can put in place restrictions on water use if it determines that a shortage of water threatens the

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city. These restrictions may include limits on lawn and garden sprinkling, irrigation, car washing, air conditioning and other uses.

In the next ten years it is possible that new business or industrial developments in or near the Ramsey DWSMAs may seek to construct privately-owned high capacity wells completed in the City's source water aquifer. Such wells could potentially affect the DWSMA boundaries, depending on their location and pumping rate. At the time this Plan was prepared, the City was not aware of any proposed developments with plans for privately-owned high capacity wells within or near the DWSMAs.

Available information from the MDNR's Minnesota Permitting and Reporting System (MPARS) database indicates that there are 31 high capacity wells within a zone that includes the Ramsey DWSMAs and extends one mile beyond the DWSMA boundaries (this number does not include the eight Ramsey municipal supply wells). High capacity wells are defined as wells that pump more than 1,000,000 gallons per year or more than 10,000 gallons per day. Owners of these wells are required to obtain a groundwater appropriation permit from the MDNR. High capacity wells outside of the DWSMAs were identified because changes in operation of these wells could, potentially, affect the DWSMA boundaries. Of these 31 non-Ramsey municipal supply wells, 21 are used for pollution containment, four are used for some type of irrigation, four are used for municipal water supply, one is used for non-metallic processing, and one is used for HVAC. The high capacity wells in the DWSMAs and within one mile of the boundaries of the DWSMAs are shown on Figure 4 and summarized in Table 4. Additional information on these wells can be found in Appendix C.

Beyond the future operation of the Ramsey municipal wells and anticipated installation of two additional municipal water supply wells, no significant changes regarding groundwater use within or near the DWSMAs are anticipated to occur within the next ten years.

4.2 Impact of Changes

4.2.1 Water Use

Current daily water demand (based on the period 2013-2017) averages approximately 1.7 MGD. Maximum day demand (the largest daily water use in a given year) ranged from approximately 4.4 MGD to approximately 5.4 MGD in the period 2013-2017 (Ramsey, 2018a). The City's water distribution system is currently supplied with water from eight wells with a total permitted operating capacity of 8,200 gpm (11.8 MGD).

The City's draft Water Supply Plan (Ramsey, 2018a) projects the daily average water demand in 2030 will be approximately 3.01 MGD (approximately 2,090 gpm) and the 2030 maximum day water demand will be approximately 8.7 MGD (approximately 6,060 gpm).

As noted above, the City anticipates the addition of two wells to the water supply system by 2030. Addition of wells to the water supply system will require and assessment to determine if the boundaries of the DWSMAs will need to be modified. This will be done when the City is directed to do so by the MDH.

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The placement of an additional high capacity well in or near the DWSMAs or significant changes in current groundwater appropriations by existing wells could have an impact on the source water aquifer and local water supplies. Such changes could also affect the Ramsey WHPAs and DWSMAs or change the static water levels in the wells. The City will work with the MDH Source Water Protection Unit and the MDNR to identify proposed high capacity wells in the vicinity of the Ramsey DWSMAs and provide interaction, to the extent practicable, with the proposed well owner to minimize potential problems.

To conserve valuable water resources and to mitigate, to the extent possible, drought impacts, the City limits use of water from the municipal water supply system for lawn and garden sprinkling and irrigation between Memorial Day and Labor Day to an odd-even schedule corresponding to property address. In addition, during this period no sprinkling is allowed between 10 a.m. and 8 p.m.

4.2.2 Influence of Existing Water and Land Government Programs and Regulations

As noted above, to conserve valuable water resources and address drought impacts, the City has controls on outdoor water usage. The City also provides water conservation information on their website and has a tiered billing structure for water use. These programs are designed to assist residents and businesses with water conservation strategies through incentives and educational information.

Ramsey's stormwater management program is described in the City's Surface Water Management Plan (Ramsey, 2018b). In addition, the MDH has prepared a guidance document that addresses siting of stormwater infiltration basins within DWSMAs. The City believes that their existing plan and MDH guidance are sufficient to address stormwater within the city limits.

County and city ordinances, the MDNR Division of Waters' appropriations permitting program, the MPCA's storage tank permitting program, the State of Minnesota Well Management and Drinking Water Supply Programs, State subsurface sewage treatment system (SSTS) rules, State rules regarding chemical handling and storage, and the U.S. EPA's rules regarding Class V wells will be relied upon for assistance in regulating the installation of new wells, the operation of wells, water appropriation permitting, the proper sealing of unused wells, proper operation and maintenance of SSTS, proper maintenance and operation of storage tanks, proper storage of chemicals, and addressing Class V wells. In addition, Ramsey is aware of and supports the low interest loan program offered by Anoka County Community Development and the Minnesota Department of Agriculture's Best Management Practices Program that can be used for maintenance and sealing of wells. Ramsey believes that the current level of regulations and oversight by various governmental entities are adequate to address these issues.

Land use control and land disturbing activities outside of the City of Ramsey will be governed by the local unit of government with jurisdiction in a particular area. This WHPP has been developed to protect the interests of the City of Ramsey and, to the extent practicable, to have no adverse effect on the plans and strategies developed for adjacent areas. The Metropolitan Council jurisdiction overlaps the Ramsey DWSMAs as does the jurisdiction of the Lower Rum River Watershed Management Organization. The city of Anoka overlaps a small portion of the East DWSMA. This Plan will be provided to these other governmental units as a resource for future land development planning. Local ordinances and plans

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related to land use will be relied upon for the management of the portion of Ramsey's East DWSMA that extends into the city of Anoka. The Wellhead Protection Manager will, to the extent feasible and practicable, communicate the goals and objectives of this Plan to the other local governmental units whose jurisdictions overlap the Ramsey DWSMAs.

The City of Ramsey will continue to rely on Federal, State, County, and local agencies and regulations and programs to handle issues outside of the City's boundaries regarding water conservation, water appropriations, and well drilling. City staff will look to the MDH for continued regulation of the installation of wells and proper sealing and abandonment of old wells. In addition, The City recognizes that the MDNR plays a role in the approval of applications for construction of new high capacity wells as well as administering water appropriations.

The programs identified above have proven to be effective. City staff will cooperate with the identified agencies, to the extent practicable, as issues arise in the future.

4.2.3 Administrative, Technical, and Financial Considerations

The City expects to have adequate resources available over a multi-year period to manage their source water aquifer within their DWSMAs. Funds to support ongoing wellhead and source water protection efforts will come from the City's water utilities budget. Wellhead and source water protection activities will be evaluated periodically per MDH requirements and any changes in the focus of the tasks will also be evaluated to determine if additional funding will be necessary to accommodate the changes. When appropriate and to assist in funding of activities, the City may apply for grants from the MDH Source Water Protection Grant Program to fund implementation of management activities described later in this Plan.

For this WHPP to be effective, the City will need to keep the public aware of the issues affecting the public water supply through public educational programs. Therefore, the wellhead and source water protection actions described later in this Plan will include public education. Routine administrative duties will be directed or performed by the Wellhead Protection Manager. Specific tasks and strategies will be performed by the Wellhead Protection Manager or delegated by the Manager to City staff or outside resources.

If new high capacity wells are installed in or near the DWSMAs in the City's source water aquifer or appropriations are increased for existing wells, it is possible that the changes may affect the size and shape of Ramsey's WHPAs and DWSMAs. The City intends to amend and update its Wellhead Protection Plan, as required by the Wellhead Protection Rules, at least every 10 years or as specified by the MDH.

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5.0 Issues, Problems, and Opportunities

In accordance with Minnesota Rules chapter 4720.5230, this section discusses issues, problems, and opportunities related to land use, comments from local units of government and the general public, the data elements and local, state, and federal programs and regulations.

5.1 Land Use Issues, Problems, and Opportunities

5.1.1 Source Water Aquifers

As shown on Figure 1, the aquifer vulnerability classification in the Ramsey DWSMAs is Moderate. Approximately 98% of the area in the Southwest DWSMA has an aquifer vulnerability classification of Moderate. The aquifer vulnerability is classified as Low in 100% of the West, Well 8, and Well 14 DWSMAs. The aquifer vulnerability is classified as moderate in 100% of the Northwest and East DWSMAs.

The City currently has eight water supply wells (Table 1). Seven of the wells (Wells 1, 3, 4, 5, 6, 7, and 8) are primary water supply wells and one (Well 2) is used seasonally during periods of high demand.

The City anticipates the addition of two new wells to the water supply system by 2030. The addition of new high capacity wells within or near the DWSMAs (either municipal wells or private wells) could produce changes in the groundwater flow system (e.g., flow direction or static water level) which could result in changes to the shape and extent of the WHPAs and DWSMAs delineated for this WHPP. The City will work with the Wellhead Protection Consultant and MDH to amend this WHPP as necessary when additional high capacity wells are installed within or near the DWSMAs.

As discussed elsewhere in this Plan amendment, potential sources of contamination that could affect the source water aquifer were identified during the PCSI. These potential contaminant sources include wells, potential Class V well locations, storage tanks, chemical storage locations, spill locations, and brownfield sites classified as potential contaminant source properties (see Appendix C). Table 3 indicates there is one well completed in the source water aquifer within the IWMZ around one of the City's water supply wells. This well is at Ramsey Fire Station No. 2. Since the City maintains control over this well manages it appropriately the risk to the nearby water supply well associated with the fire station well is classified as moderate. No other potential contaminant source entities were identified in the IWMZs during the PCIS work. A small number of the identified potential contaminant source locations fall in the Emergency Response Zones (ERZs) around the municipal wells (Table 3).

The entities in the various potential contaminant source categories are regulated and tracked by State or Federal programs. The lack of City jurisdiction over the potential contaminant source entities poses a potential problem for protection of the source water aquifer. However, the jurisdictional issues also provide the City of Ramsey with an opportunity to develop working relationships with State agencies that regulate and track the potential contaminant source entities. Therefore, the City will work with the appropriate State programs, to the extent practicable, to address the potential contaminant sources within the DWSMAs.

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Ramsey is a member of the Anoka County Municipal Wellhead Protection Group (ACMWPG). As such, the City has the opportunity to work with surrounding communities and Anoka County to protect the source water aquifer, when mutually beneficial. Anoka County provides household hazardous waste management services to residents to help prevent residential pollution of source water aquifers.

Ramsey has plans and policies in place for managing growth of the City, the allowable land uses, water supplies, and wells. Policies identified in these plans will help protect the City's source water aquifer.

5.1.2 Groundwater Quality

Ramsey has always placed a high priority on the safety of the municipal water supply system. In order to safeguard the municipal water supply system, Ramsey strictly limits access to their wells and associated infrastructure to Ramsey staff.

Groundwater pumped from the source water aquifers by the Ramsey wells is currently free of pathogens and disease-causing organisms. In addition, no contaminants have been reported in water samples from the Ramsey wells at concentrations that exceed applicable Federal and state health-related standards and the water Ramsey supplies to its customers currently meets or exceeds the water quality requirements of the Federal Safe Drinking Water Act as documented in the City's Annual Drinking Water Quality Reports. The 2018 Drinking Water Report is presented in Appendix D and can also be accessed via the City's website at http://www.ci.ramsey.mn.us/Archive.aspx?AMID=38 along with reports from previous years.

As discussed in Appendix C, potential contaminant sources identified in the Ramsey DWSMAs include wells, potential Class V well locations, storage tanks, chemical storage locations, spill locations, and brownfield sites classified as potential contaminant source properties. Table 3 provides a summary of the numbers of these potential contaminant sources identified in the DWSMAs during development of this Plan amendment. Development of this Plan amendment provides Ramsey with an opportunity to prepare and implement a program to track potential contaminant source locations within the DWSMAs and educate the public regarding source water protection.

5.1.3 DWSMAs

Current land uses in the Ramsey DWSMAs that cover more than one percent of the area in the DWSMAs include Residential of various types, Undeveloped land, Park/Recreational/Preserve, Retail and Other Commercial, Agricultural, Major Highways, and Open Water. As indicated in Table 1, Ramsey Wells 1, 2, 3, 4, 5 and 8 are classified as vulnerable to contamination. The vulnerability to contamination of the portion of the source water aquifers encompassed by the DWSMAs is classified as Moderate. Current and future land uses could potentially affect the management strategies for Ramsey's DWSMAs.

As noted above, the City is a member of the ACMWPG. The ACMWPG is an advisory group that includes Ramsey along with neighboring public water suppliers. The members work together to address and collaborate on common elements of wellhead protection plans.

No other issues, problems, or opportunities, beyond those discussed herein, have been identified regarding land uses in the DWSMAs.

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Information gathered for this WHPP amendment provides the City with the basis for tracking potential contaminant sources within the DWSMAs. Thus, the City has an opportunity to catalog and track potential contaminant sources and stay informed of land use changes or potential future threats to the source water aquifers.

The presence of privately owned wells within the DWSMAs provides potential pathways for contaminants to reach the source water aquifer if they are not properly constructed, maintained, or, if unused, properly sealed. Locations of wells identified within the DWSMAs during the PCSI are shown in Appendix C.

5.2 Issues, Problems, and Opportunities Disclosed at Public Meetings and in Written Comments

At the beginning of this wellhead protection planning process, the City of Ramsey sent a notification to surrounding local units of government of its intention to initiate work on an amendment to its wellhead and source water protection plan. After approval by the MDH in January 2019 (MDH, 2019a), Ramsey sent information on the WHPAs, DWSMAs, and aquifer and well vulnerability to the local units of government whose jurisdictions overlay some portion of the Ramsey DWSMAs.

The City held a public information meeting on March 19, 2019 to receive comments from the general public regarding Part 1 of the WHPP amendment. The local units of government whose jurisdictions overlay the DWSMAs were notified of the public information meeting. No comments on the Part 1 Wellhead Protection Plan were received from the local units of government or the general public at the Public Information Meeting.

Commented [JG1]: City reviewers please confirm this is the case. If comments were received a the meeting please provide documentation.

As required by the Wellhead Protection Rules, the City provided local units of government whose jurisdictions overlap the DWSMAs a copy of the draft Part 2 Wellhead Protection Plan amendment. Written comments were received from _____. Copies of the written comments received from the local units of government are presented in Appendix E. ****NOTE TO REVIEWERS: This paragraph will be updated as appropriate at the end of the LGU comment period****

The City held a Public Hearing on the WHPP amendment at the September 24, 2019 Ramsey City Council Meeting. The local units of government whose jurisdictions overlap the DWSMAs were notified of the Public Hearing date, time, and location. No comments on the WHPP amendment were received at the public hearing.****NOTE TO REVIEWERS: This paragraph will be updated if necessary after the public hearing and before the plan is submitted to the MDH for approval****

5.3 Issues, Problems, and Opportunities Related to the Data Elements

Beginning with the delineation of WHPAs and DWSMAs (i.e., Part 1 of the WHPP) and continuing in this document, the required data elements have been addressed. As discussed in Appendix C, available local and regional information was used in compiling and assessing the data elements. Ramsey intends to continue collecting data from the municipal wells as well as other applicable information from public data sources, as it becomes available, during the life of this Plan. At a minimum, this Plan will be

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revised/updated in ten years, as required by the Wellhead Protection Rules, or as directed by the MDH. Each time this Plan is revised/updated the most recent and accurate data available will be used.

5.4 Issues, Problems, and Opportunities Related to Local, State, and Federal Programs and Regulations

The State of Minnesota and local units of government currently enforce land use ordinances, zoning laws, sewer ordinances, well permitting regulations, and groundwater appropriation permit regulations. Ramsey will work to promote the use of best management practices, (e.g., via the ACMWPG) for potential contaminant source properties within the DWSMAs. It is anticipated that local issues will be adequately addressed through these existing processes and adoption of best management practices.

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6.0 Wellhead Protection Goals

In accordance with Minnesota Rules chapter 4720.5240, this section discusses the goals for present and future water use and land use to provide a framework for WHPP objectives and related actions.

Goals presented in this section were selected based on the information gathered and compiled from the data elements, delineations of the WHPAs and DWSMAs, results of the vulnerability assessments, results of the PCSI, expected future land and water uses, identified issues, problems, and opportunities, and evaluation of this information.

Through the years, the City has met water demands with a sufficient and safe water supply. Ramsey intends to continue providing a safe water supply to its customers into the future by implementing this WHPP. Implementation of this WHPP will help ensure that the City will meet this goal.

As shown in Table 1, Ramsey Wells 1, 2, 3, 4, 5, and 8 are classified as being vulnerable to contamination. The aquifer vulnerability is classified as Moderate throughout both DWSMAs (Figure 1). The goals and objectives of this WHPP will focus on reducing the potential contaminant pathways to the source water aquifer that may be provided by private wells, educating property owners and water supply users, and working with the neighboring jurisdictions, to the extent practicable, to ensure proper management of the portion of the East DWSMA the lies outside the Ramsey city limits.

Ramsey has identified the following goals for implementation of this WHPP:

- The City will work to maintain or improve the current level of water quality so that the municipal water supply will continue to meet or exceed all applicable state and federal water quality standards.
- Work with other cities in the ACMWPG to protect the source water aquifer.
- The City will provide information and promote activities that protect the source water aquifer that provides water to the municipal system. This will include increasing public awareness of the Wellhead and Source Water Protection Program and groundwater-related issues, and management of the identified potential contaminant sources within the DWSMAs.
- The City will continue to collect data to support future wellhead and source water protection efforts.

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7.0 Objectives and Plans of Action

In accordance with Minnesota Rules chapter 4720.5250, this section discusses the objectives and plans of action to goals for Ramsey's Wellhead and Source Water Protection Program.

7.1 Establishing Priorities

Within the DWSMAs, the vulnerability to contamination of the source water aquifer from which the City of Ramsey wells draw their water is classified as Moderate. The April 4, 2019 Scoping 2 Decision Notice from the MDH required Ramsey to conduct a PCSI to identify potential contaminant source locations in the DWSMAs. Potential contaminant sources identified in the DWSMAs include:

- Above-ground and underground storage tanks
- Leaking underground storage tank (LUST) sites
- Potential Class V well locations
- Chemical storage locations
- Spills/potential contamination sites
- Wells

The number of each type of potential contaminant source in the DWSMAs is shown in Table 3.

The City of Ramsey has identified the objectives and corresponding actions described in the following sections for accomplishing the wellhead and source water protection goals discussed above in Section 6. These goals for the City of Ramsey's Wellhead and Source Water Protection Program will be achieved through the following existing and planned programs:

- Wells
    - Promoting proper management of existing active wells in the DWSMAs
    - Encouraging the proper sealing of all unused wells within the DWSMAs
    - Identification of new high capacity wells in or near the DWSMAs
- Potential contaminant source properties
    - Notifying owners of potential Class V well properties of requirements related to Class V wells
    - Encouraging proper handling of chemicals/wastes
    - Encouraging proper operation and maintenance of storage tanks
    - Tracking the status of identified brownfields sites in the DWSMAs
    - Updating information on potential contaminant sources in the DWSMAs as new locations are identified. This will include obtaining information on potential contaminant sources in the DWSMAs from the regulating agencies to maintain an up-to-date potential contaminant source database for the DWSMAs and allow timely recognition of potential issues that could affect the Ramsey municipal water supply or DWSMAs.

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- Public education
    - Distribution of the Ramsey Annual Water Quality Report for the water supply system,
    - Posting Wellhead Protection Program information on the City of Ramsey website (http://www.ci.ramsey.mn.us/) and provide a link to the ACMWPG's *Know the Flow* website (http://www.knowtheflow.us/) on the City's website,
    - Inclusion of wellhead and source water protection in the City's planning process,
- Continued data collection
    - Recording static and pumping water levels in the Ramsey water supply wells,
    - Monitoring water levels in the City's observation well network,
    - Collection of additional local geologic and hydrogeologic data as it becomes available from public sources or from City-sponsored projects.

7.2 Well Management

The well management objectives outlined in this section consist of promoting the proper sealing of any unused, unmaintained, damaged, or abandoned wells and promoting proper management of active wells within the DWSMAs.

7.2.1 Distribution of Well Operation and Maintenance Information

The MDH has developed a handbook of information on proper well construction, operation, and maintenance titled "Well Owner's Handbook – A Consumer's Guide to Water Wells in Minnesota". This handbook is available on the MDH website. Ramsey will attempt to provide the handbook information to all owners of active wells within the DWSMAs. To accomplish this, a link to the MDH website page where the handbook can be found will be added to the City's website and the City will attempt to notify well owners within the DWSMAs via mail that the information is available through the City's website. Ramsey staff will track the number of well owners to whom they provide information regarding the Well Owner's Handbook.

7.2.1.1 Source of Action

Ramsey staff will obtain the website information for the handbook from the MDH. City staff will then mail the website information to appropriate addresses within the DWSMAs, include a link to the MDH website on the City's website and in the City's *Ramsey Resident* newsletter, and have a copy of the handbook available in a publicly accessible location in the Ramsey City offices.

7.2.1.2 Cooperators

None.

7.2.1.3 Time Frame

Distribution of the information to owners of will be done within one year after approval of this WHPP.

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7.2.1.4 Estimated Cost

Approximately $500 - $1,000. Costs will include City staff time, mailer printing and postage costs, and handbook printing costs.

7.2.1.5 Goals Achieved

Through the MDH handbook, well owners will be educated concerning the proper operation and maintenance of wells. Proper operation and maintenance of wells will reduce the potential risk of these wells becoming pathways for contaminants to travel from the ground surface to the source water aquifer.

Success criterion: Notification of well owners in the DWSMAs by mail that information on the proper operation and maintenance of private wells is available through the City's website will be completed within one year of MDH approval of the WHPP and tracking of the number of well owners to whom the notification is sent.

7.2.2 Promote the Proper Sealing of Unused, Unmaintained, Damaged, or Abandoned Wells within the DWSMAs

City staff will promote the proper sealing of unused, privately owned wells within the DWSMAs. As indicated in Table 3, the highest priority will be placed on those wells that are completed in the source water aquifer from which the Ramsey municipal wells pump and areas under current and near term development.

Proper sealing of unused wells can be promoted by periodically mailing a reminder to owners of wells that unused wells should be properly sealed and/or by posting a reminder on the City's website, in the *Ramsey Resident* newsletter, and working with the ACMWPG to post reminders on the *Know the Flow* website. The reminder will include a notification of the low interest loan program available through Anoka County for the sealing of unused wells and a link to the section of the *Know the Flow* website that has information related to sealing of unused wells. Proper sealing of unused wells at properties on which new developments are built or as properties are redeveloped can be promoted as part of the City's development approval process.

7.2.2.1 Source of Action

City staff

7.2.2.2 Cooperators

ACMWPG

7.2.2.3 Time Frame

The first reminders to owners of wells identified as high priority will all occur within two years of approval of this Plan.

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7.2.2.4 Estimated Cost

Approximately $1,000-$2,000 for each well sealing reminder mailing event. City staff time and costs for preparing and mailing reminders to well owners and for preparing reminders to be included in the City's newsletter, on the City's website, or on the *Know the Flow* website.

7.2.2.5 Goals Achieved

As this action is implemented, the City's goal of eliminating potential pathways for contaminants to travel from the ground surface to the source water aquifer will be realized.

Success criterion: The first reminder distributed to well owners in the DWSMAs within two years of MDH approval of the WHPP and subsequent reminders distributed every three years thereafter for the life of the Plan and tracking of the number of reminders distributed.

7.2.3 Identify New High-Capacity Wells within or Near the DWSMAs

City staff will request the MDH to notify the City when requests for new high capacity wells within the Ramsey DWSMAs are received. City staff will also contact the MDNR to request that the City receive notification via MPARS when the MDNR receives requests for new high capacity wells or new or changed appropriations within the Ramsey DWSMAs. If necessary, assistance from the Wellhead Protection Consultant will be requested to assess whether the new high capacity wells or new appropriations may result in a change in the DWSMA boundaries.

7.2.3.1 Source of Action

City staff will contact the MDH and MDNR regarding notifications on new high capacity wells and new or changed appropriations in the Ramsey DWSMAs. City staff will also request, as needed, assistance from the Wellhead Protection Consultant and the MDH to evaluate whether proposed pumping (or changes to pumping) will change the boundaries of the DWSMAs delineated for Ramsey's wells.

7.2.3.2 Cooperators

MDH, MDNR, and, possibly, the Wellhead Protection Consultant

7.2.3.3 Time Frame

Request to the MDH and MDNR to set up notifications will be made within two years of Plan approval; evaluation of potential changes to the DWSMA boundaries as needed.

7.2.3.4 Estimated Cost

Approximately $3,000-$10,000 for each event of identifying new wells or changes to existing appropriations permits and evaluating how the changes may affect the DWSMA boundaries. City staff time and, potentially, Wellhead Protection Consultant time.

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7.2.3.5 Goals Achieved

As this action is implemented, the City's WHPA/DWSMA delineations will remain current. New well owners will also be identified and educational materials identified/developed as part of other well management strategies can be provided to these new well owners.

Success criterion: Bi-annual determination of whether there are new high capacity wells in or near the DWSMAs and if there have been any major changes in permitted appropriations for existing high capacity wells in or near the DWSMAs.

7.3 Potential Contaminant Source Properties

The management objectives outlined in this section consist of providing information to owners of potential Class V well properties, promoting proper operation of storage tanks, maintaining an up-to-date database of storage tank properties in the DWSMAs, promoting proper handling of chemicals and wastes, reduction of waste streams at potential contaminant source properties within the DWSMAs, and maintaining the Inner Wellhead Management Zone (IWMZ) around each well so that potential contaminants are prevented from entering the IWMZs.

7.3.1 Notification of Owners of Potential Class V Well Properties

During the PCSI, seven separate property parcels where Class V wells may be or may have been located were identified within the West DWSMA. The City will provide a fact sheet on Class V wells and reporting requirements to owners of properties with active businesses where Class V wells may be or may have been located. The fact sheet will describe what a Class V well is and the impacts such wells can have on groundwater quality.

7.3.1.1 Source of Action

City staff, perhaps with the assistance of the MDH, U.S. EPA, and/or Wellhead Protection Consultant, will obtain or prepare a packet that includes information on what constitutes a Class V well and what federal requirements are associated with Class V wells. City staff will mail the information packet to targeted property owners in the West DWSMA.

7.3.1.2 Cooperators

Potentially staff MDH, U.S. EPA, and the Wellhead Protection Consultant

7.3.1.3 Time Frame

Distribution of the information on Class V wells will occur within two years of approval of this Plan.

7.3.1.4 Estimated Cost

Approximately $1,000 to $2,000. Estimated costs include City staff time, printing and postage costs and, potentially, Wellhead Protection Consultant costs.

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7.3.1.5 Goals Achieved

Property owners will have information to determine if they own a Class V well and, if so, become aware of their responsibilities related to Class V wells. Compliance with the applicable regulations regarding Class V wells by the property owners will reduce the potential for groundwater contamination and impact to the source water aquifer.

Success criterion: Distribution of information according to the schedule outlined in section 7.3.1.3 and tracking of the number of information packets distributed.

7.3.2 Information for Registered Storage Tank Owners

The City, possibly with the assistance of the Wellhead Protection Consultant, will prepare and send a letter to owners of properties within the DWSMAs that have active registered storage tanks. The letter will not be sent to owners of properties for which available information indicates that the storage tanks have been removed. This letter will direct recipients to MPCA publications and guidance on proper operation and maintenance of storage tanks and include information on the City's Wellhead and Source Water Protection Program (the Program). Information in the letter will also be posted on the City's website. A copy of the letter will be available in a publically accessible location in City Hall.

7.3.2.1 Source of Action

City staff, possibly with the assistance of the Wellhead Protection Consultant, will prepare the letter to owners of targeted storage tank properties. City staff will also post information contained in the letter to the City's website.

7.3.2.2 Cooperators

Wellhead Protection Consultant, if needed

7.3.2.3 Time Frame

The letter will be sent to owners of properties in the DWSMAs where active tanks are located within two years of approval of this Plan. In addition, letters will be sent to property owners as new storage tanks are identified in the DWSMAs. A reminder letter will be sent to all targeted storage tank property owners in year seven of Plan implementation.

7.3.2.4 Estimated Cost

Approximately $1,200-$2,000. Estimated costs include City staff time, letter production and postage costs, and Wellhead Protection Consultant costs (as necessary).

7.3.2.5 Goals Achieved

Targeted property owners will be educated concerning the Wellhead and Source Water Protection program, on where to find information on proper operation and maintenance of storage tanks, and the requirements necessary to maintain a safe and secure system. Property owners will be encouraged to use best management practices regarding their storage tanks, and report any releases of contaminants to the City in addition to any other actions required by applicable regulations. Planned distribution of this letter

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provides the City the opportunity to heighten the awareness of wellhead and source water protection with these property owners.

Success criterion: Distribution of the letter to owners of active storage tanks completed according to the schedule outlined in section 7.3.2.3 and tracking of the number of letters distributed.

7.3.3 Tracking of Registered Storage Tanks

In year five of Plan implementation, the City will request from the MPCA, or direct the Wellhead Protection Consultant to request on behalf of the City, information on the status of registered storage tanks in the Ramsey DWSMAs. This information will allow the City to update the PCSI database and maintain current information regarding these potential contaminant sources in the DWSMAs. It is anticipated that this activity would also identify any new registered storage tanks in the DWSMAs. If necessary, the PCSI database will be updated to accurately reflect the number and status of registered storage tanks in the DWSMAs after the information is obtained from the MPCA.

7.3.3.1 Source of Action

City staff, or the Wellhead Protection Consultant on behalf of the City, will contact MPCA staff to obtain the information on the status of registered storage tanks.

7.3.3.2 Cooperators

MPCA and, possibly the Wellhead Protection Consultant.

7.3.3.3 Time Frame

Information will be requested from the MPCA in year five after approval of this Plan.

7.3.3.4 Estimated Cost

Approximately $1,000 - $2,000 for the review of new storage tank information and, if necessary, update of the PCSI database. Estimated costs include City staff time and Wellhead Protection Consultant time (as necessary). Costs may vary depending upon the number of new registered storage tank locations that must be added to the PCSI database.

7.3.3.5 Goals Achieved

By tracking the status of registered storage tanks within the DWSMAs, the City will remain aware of the current status of these potential contaminant sources. This will allow the City to identify potential impacts to the municipal water supply and give the City time to determine the best response to any potential impacts before the municipal water supply is compromised.

Success criterion: Submittal of request to the MPCA for information regarding the status of registered storage tanks in the DWSMAs per the schedule in section 7.3.3.3 and completion of any updates to the PCSI database necessitated by the new information.

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7.3.4 Information for Chemical Storage Properties

Through direct mail contact, the City will encourage the owners of the potential contaminant source properties associated with chemical storage within the West DWSMA to participate in self-audits of their chemical storage and waste generation and handling. The direct mail contact from the City will also encourage these businesses to request a site visit from the Minnesota Technical Assistance Program (MnTAP). MnTAP helps Minnesota businesses implement industry-tailored solutions that maximize resource efficiency, prevent pollution, and reduce costs to improve public health and the environment.

MnTAP helps Minnesota businesses protect the environment and stay competitive by providing practical alternatives to prevent pollution of land, air, and water. By reducing waste and increasing efficiency, businesses can save on disposal and raw material costs, decrease the regulatory compliance burden, and make working conditions healthier and safer for their employees.

7.3.4.1 Source of Action

City staff, perhaps with the assistance of the Wellhead Protection Consultant, will prepare and distribute the direct mail notice.

7.3.4.2 Cooperators

Wellhead Protection Consultant, potentially

7.3.4.3 Time Frame

Distribution of the direct mail notice will occur within two years of approval of this Plan. In year six of Plan implementation the direct mail notice will be sent to owners of any newly identified properties within the DWSMAs that are associated with chemical storage.

7.3.4.4 Estimated Cost

Costs for the preparation of the direct mail notice will include City staff time, printing, postage costs, and, potentially, Wellhead Protection Consultant costs and are estimated to be $800 to $1,800.

7.3.4.5 Goals Achieved

Business owners will become aware of issues related to their chemical storage and handling and learn of available assistance for identifying ways to minimize and properly dispose their waste.

Success criterion: Contact of property owners according to the schedule outlined in section 7.3.4.3.

7.3.5 Sites Where Contaminant Releases May Have Occurred

During the PCSI, locations of sites where contaminants may potentially be present were identified in the DWSMAs. All the sites are classified as brownfields sites by the MPCA. In year five of this Plan, City staff will request from the MPCA updates on the status of these properties, including information on any groundwater contamination associated with these sites. Information on any new brownfields sites in the DWSMAs will also be requested. Updated information received will be reviewed to determine if any additional actions related to protection of the City's water supply are warranted. The PCSI database will be

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updated as warranted. If necessary, the City will request assistance from the Wellhead Protection Consultant.

7.3.5.1 Source of Action

City staff

7.3.5.2 Cooperators

MPCA and, potentially, the Wellhead Protection Consultant

7.3.5.3 Time Frame

The request for updated data will be made in year five after approval of this Plan. If warranted, the PCSI database update would be completed following review of the updated data.

7.3.5.4 Estimated Cost

Approximately $500 to $1,500 for each data update. Estimated costs include City staff time and, if needed, Wellhead Protection Consultant costs.

7.3.5.5 Goals Achieved

The City will maintain current information on the status of the brownfields sites and any groundwater contamination associated with these sites.

Success criterion: Data update requests according to the schedule outlined in section 7.3.5.3.

7.3.6 Inner Wellhead Management Zone Management

The Inner Wellhead Management Zone (IWMZ) is defined in the Minnesota Rules as that area within a 200-foot radius of a public water supply well. The City will monitor setbacks in the IWMZs, possibly with the assistance of the MDH, to ensure that the IWMZ around each Ramsey municipal well remains free of potential contaminant sources. City staff will document each IWMZ inspection and any actions taken to remove potential contaminant sources from an IWMZ.

7.3.6.1 Source of Action

City staff

7.3.6.2 Cooperators

MDH

7.3.6.3 Time Frame

The monitoring of setbacks within the IWMZs will be every two years after approval of this Plan.

7.3.6.4 Estimated Cost

Costs for monitoring the IWMZ setbacks are estimated to be $1,500 for each evaluation of the IWMZs and include City staff time.

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7.3.6.5 Goals Achieved

By monitoring the IWMZ setbacks, Ramsey will be able to keep the IWMZ around each well free of potential contaminant sources and ensure that any new regulated activities will meet required setbacks.

Success criterion: Completion of IWMZ potential contaminant source inventories per the schedule in section 7.3.6.3 and keeping the IWMZs free of potential contaminant sources.

7.4 Transportation Corridors and Emergency Response

U.S. Highway 10 and County Roads 56, 83, and 116 cross the West DWSMA. State Highway 47 and County Road 116 cross the East DWSMA. The BNSF Railroad tracks cross the southern portion of the W est DWSMA. Contaminant spills in these major transportation corridors could, if not cleaned up in a timely matter, have the potential to adversely impact the City's water supply. Therefore, the Wellhead Protection Manager will establish communication and create awareness among Ramsey city staff about transportation corridor issues that may affect the public water supply and the procedures in place to address spills and prevent released contaminants from entering the municipal water supply. The Wellhead Protection Manager will work with the City's Emergency Manager to ensure that emergency procedures that will protect the municipal water supply are part of the City's emergency response program.

The Wellhead Protection Manager will also provide copies of the WHPP to the MPCA and BNSF Railroad.

7.4.1 Source of Action

City staff

7.4.2 Cooperators

None

7.4.3 Time Frame

The Wellhead Protection Manager will meet with the Emergency Manager within two years of approval of this Plan. Transmittal of the WHPP to the MPCA and BNSF Railroad will occur within one year after approval of this plan.

7.4.4 Estimated Cost

Costs for this action will include City staff time and production costs for WHPP copies. Estimated cost is $2,000 to $2,500.

7.4.5 Goals Achieved

The City's emergency responders will work with and assist County and State first responders in the handling of spills in transportation corridors to ensure, to the extent possible, released contaminants are prevented from entering the environment and, potentially, impacting the municipal water supply.

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The MPCA and BNSF Railroad will be educated regarding the boundaries of the Ramsey DWSMAs and the management actions that are planned.

Success criterion: Emergency responder and BNSF Railroad awareness of the City's DWSMAs.

7.5 General Public Education

Public education concerning the DWSMAs associated with the City's municipal wells will include: inclusion of Wellhead and Source Water Protection Program information in the City's *Ramsey Resident* newsletter, distribution of the Ramsey Annual Water Quality Report (aka, Consumer Confidence Report) to residents of Ramsey, providing information on the City of Ramsey website (http://www.ci.ramsey.mn.us/) and the *Know the Flow* website (http://www.knowtheflow.us/), and inclusion of wellhead and source water protection into the City's planning process. The *Know the Flow* website is a cooperative water resources management website established by the ACMWPG.

7.5.1 Wellhead Protection Information

The City will develop information regarding the Wellhead and Source Water Protection Program for inclusion in the City's *Ramsey Resident* newsletter. The newsletter is available to all City residents.

7.5.1.1 Source of Action

City staff will prepare information on wellhead protection for the City's newsletter one to two times per year. If necessary, the Wellhead Protection Consultant will be contacted for assistance in preparing this information for the newsletter. The newsletter is distributed to Ramsey residents and businesses six times per year and is available on the City's website.

7.5.1.2 Cooperators

City staff and, if necessary, the Wellhead Protection Consultant

7.5.1.3 Time Frame

One to two times per year beginning in year two after approval of this WHPP

7.5.1.4 Estimated Cost

Approximately $500 - $2,500 each time information is prepared for the newsletter. Costs will include City staff time for preparing the information, and costs for Wellhead Protection Consultant assistance (as needed).

7.5.1.5 Goals Achieved

The information in the newsletter will be intended to educate owners of properties within the DWSMAs, and the general public, about the City's Wellhead and Source Water Protection Program, groundwater protection principles, and steps that everyone can take to protect the City's municipal water supply.

Success criterion: At least annual distribution of information related to groundwater and wellhead protection via the City's newsletter per section 7.5.1.3.

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7.5.2 Drinking Water Quality Report

The City will continue to annually prepare and distribute the Annual Water Quality Report (aka, Consumer Confidence Report) to Ramsey residents. The report provides residents with information regarding the City's municipal water supply and its water quality.

7.5.2.1 Source of Action

City staff

7.5.2.2 Cooperators

None

7.5.2.3 Time Frame

Annually as required by Federal regulations

7.5.2.4 Estimated Cost

Costs include City staff time for preparation of the report and posting it on the City's website. Estimated annual cost for preparation of the report is $1,000 to $1,500.

7.5.2.5 Goals Achieved

The residents of Ramsey will become more aware of the Federal water quality requirements for public water supplies. Residents will also become more aware of the overall water quality of Ramsey's municipal water supply.

Success criterion: Annual publication/distribution of the Annual Water Quality Report.

7.5.3 City of Ramsey and *Know the Flow* Websites

The City will post information on the Wellhead and Source Water Protection Program on the City's website (http://www.ci.ramsey.mn.us/) and on the *Know the Flow* website (http://www.knowtheflow.us/). If necessary, the Wellhead Protection Consultant will be asked to assist with the preparation of information to be posted on the websites.

7.5.3.1 Source of Action

City staff

7.5.3.2 Cooperators

City staff, ACMWPG, and Wellhead Protection Consultant (as needed)

7.5.3.3 Time Frame

To begin in year two after approval of this WHPP. Information on the websites will be updated periodically thereafter.

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7.5.3.4 Estimated Cost

Approximately $500-$2,500. City staff time and, potentially, Wellhead Protection Consultant costs.

7.5.3.5 Goals Achieved

The residents of Ramsey will become more aware of wellhead and source water protection issues and the actions Ramsey is taking to protect the municipal water supply. Education of the residents should lead to a better awareness of pollution prevention among the City's population.

Success criterion: Posting of Wellhead and Source Water Protection Program information on the City and *Know the Flow* websites according to the schedule identified in section 7.5.3.3.

7.6 Inclusion of Wellhead and Source Water Protection in the Planning Process within the DWSMAs

Copies of this WHPP amendment will be supplied to the City's Planning and Development Department so that they are aware of the Wellhead Protection Program. The Wellhead Protection Manager will work with the Planning and Economic Development Departments to determine the best way to ensure that the City's planning and development process is consistent with the goals and objectives of this WHPP. Options that may be discussed could include developing checklists related to wellhead protection for use in the planning review process, development of guidelines (based on MDH guidance) regarding when to allow storm water control facilities in the DWSMAs, adjustments to zoning, amendments to the City Code, communication with other members of the ACMWPG regarding their efforts in this area, and available resources from Metropolitan Council.

7.6.1 Source of Action

City staff

7.6.2 Cooperators

ACMWPG, Metropolitan Council

7.6.3 Time Frame

The Wellhead Protection Manager and those responsible for City planning and economic development will determine, within two years of approval of this WHPP, how best to incorporate wellhead and source water protection into the City's development, zoning, and planning processes.

7.6.4 Estimated Cost

Approximately $3,000-$5,000. Costs to complete this task will include staff time to develop a process for including wellhead protection in the planning process and to review proposals that could affect the municipal wells and associated DWSMAs.

Success criterion: Implementation of a method for incorporating wellhead and source water protection into the City's development, zoning, and planning processes.

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7.6.5 Goals Achieved

Wellhead and source water protection will be incorporated into future planning efforts. Potential pollution risks to the source water aquifers will be reduced.

7.7 Data Collection

Ramsey will continue to collect and maintain local geologic and hydrogeologic data as it becomes available in order to improve and augment current information and to provide additional data for future revisions of this WHPP. The City will also continue to collect information on potential contaminant sources within the DWSMAs.

7.7.1 Monitoring Water Levels in Municipal Water Supply Wells and City Observation Wells

The City will continue to routinely measure the static and pumping water levels in the municipal water supply wells and the City's observation wells. These water levels will be measured per the methods and schedules identified in the City's draft Water Supply Plan (Ramsey, 2018a).

7.7.1.1 Source of Action

City staff

7.7.1.2 Cooperators

None.

7.7.1.3 Time Frame

Ongoing

7.7.1.4 Estimated Cost

Approximately $2,000-$4,000 annually

7.7.1.5 Goals Achieved

Routine collection of groundwater levels in the municipal wells and City observation wells will provide data for the evaluation of groundwater elevation trends over time.

Success criterion: Compilation of a long term groundwater elevation dataset that can be used to evaluate groundwater elevation trends in the source water aquifer.

7.7.2 Other Geologic and Hydrogeologic Data Collection

The City will attempt to collect local geologic and hydrogeologic data for the Ramsey area as it becomes available from other public sources or through City-sponsored projects. The City will also support, whenever possible, future data collection efforts by other governmental entities (e.g., MGS, MDH, MDA, MDNR, MPCA, Lower Rum River Watershed Management Organization, and Anoka County).

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7.7.2.1 Source of Action

City staff

7.7.2.2 Cooperators

State and Anoka County agencies conducting geologic and hydrogeologic studies, well drilling companies, Wellhead Protection Consultant, and others.

7.7.2.3 Time Frame

Ongoing beginning with approval of this WHPP.

7.7.2.4 Estimated Cost

Approximately $1,000 to $1,500 for compiling data from other public sources.

7.7.2.5 Goals Achieved

More accurate hydrogeologic data will be available for use in siting future wells and for future revisions of the delineated WHPAs and the DWSMAs for existing and proposed municipal wells. Updated and more accurate vulnerability assessments may be possible as a result of new information.

Success criterion: Compilation of a geologic/hydrogeologic dataset that can be used in the future.

7.7.3 Updating of the Groundwater Model Used in the WHPA Delineations

Any new local geologic and hydrogeologic data for the Ramsey area will be periodically reviewed to determine if the groundwater model used in the WHPA delineations will need to be updated. In addition, pumping from high capacity wells often changes over time. Changes in pumping from high capacity wells in or near the Ramsey DWSMAs could affect the DWSMA boundaries. Therefore, the City will work with the Wellhead Protection Consultant to review available information and determine if the groundwater flow model should be updated so that future WHPA/DWSMA delineations will be consistent with available information.

7.7.3.1 Source of Action

City staff

7.7.3.2 Cooperators

Wellhead Protection Consultant

7.7.3.3 Time Frame

Five to seven years after approval of this Plan

7.7.3.4 Estimated Cost

Approximately $1,000 to $5,000 depending upon the magnitude of the revisions needed to make the groundwater flow model consistent with the most current available information.

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7.7.3.5 Goals Achieved

The groundwater flow model used in the WHPA delineations will be consistent with available information. Since the groundwater flow model used to delineate the WHPAs will be consistent with current information updating of the WHPAs in the future can be done more efficiently.

Success criterion: An updated groundwater flow model that can be used for future updates to Part 1 of the City's WHPP.

7.7.4 Potential Contaminant Source Database

The City will periodically update the information on potential contaminant sources within the DWSMAs collected during the development of this WHPP, with the assistance of the Wellhead Protection consultant, if needed. The City will add information to the potential contaminant source database as additional potential contaminant source sites are identified or as sites are closed through working with the MPCA, the MDH, the MDNR, the U.S. EPA, and Anoka County. New information for the PCSI database will be obtained by contacting appropriate MPCA, MDH, MDNR, U.S. EPA, and County programs between years four and six of Plan implementation.

7.7.4.1 Source of Action

City staff.

7.7.4.2 Cooperators

MPCA, MDH, MDNR, U.S. EPA, Anoka County staff, and the Wellhead Protection Consultant, if needed.

7.7.4.3 Time Frame

Between years four and six after approval of this Plan.

7.7.4.4 Estimated Cost

Approximately $500-$2,500 that includes City staff time and, if needed, Wellhead Protection Consultant costs. Actual costs will depend upon the amount of new potential contaminant source location information that must be added to the potential contaminant source database (including location verification) and in any year could be higher than the estimated range shown.

7.7.4.5 Goals Achieved

This database will be a useful tool to track, catalog, and document the status of potential contaminant sources within the DWSMAs.

Success criterion: Maintaining an up to date potential contaminant source database.

7.7.5 Potential Contaminant Source Verification

Potential contaminant sources were identified within the DWSMAs during the PCSI. As part of the development of this WHPP, all locations of identified potential contaminant sources were verified by the Wellhead Protection Consultant to the extent possible based on the available data. Any new potential

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contaminant source locations identified during the implementation of this WHPP will be verified by the City with the assistance of the Wellhead Protection Consultant, if needed.

7.7.5.1 Source of Action

City staff.

7.7.5.2 Cooperators

City staff and the Wellhead Protection Consultant, if needed.

7.7.5.3 Time Frame

When new potential contaminant sources in the DWSMA are identified.

7.7.5.4 Estimated Cost

Approximately $500-$3,000. City staff time and Wellhead Protection Consultant costs, if needed. Actual costs will depend upon the number of new potential contaminant source locations that must be verified and in any update could be higher than the estimated range shown.

7.7.5.5 Goals Achieved

Verification of newly identified potential contaminant source locations within the DWSMAs will allow the City to remain in compliance with the requirements of the State of Minnesota's Wellhead and Source Water Protection Program. Verification of the newly identified locations will also ensure that the City uses the most accurate data on type and location of potential contaminant sources as implementation of this WHPP proceeds.

Success criterion: All potential contaminant source locations in the database are verified to the extent possible.

7.7.6 Tritium and Indicator Parameter Sampling

In the April 4, 2019 Scoping Decision Notice (MDH, 2019b), the MDH recommended that the City should sampling Wells 1, 3, 4, 6, and 7 for tritium and the indicator parameters ammonia, bromide, chloride, nitrate and nitrite, and sulfate. Tritium (^{3}H), a radioactive isotope of hydrogen, whose atmospheric concentrations rose in the 1950s and early 1960s due to atmospheric hydrogen bomb testing. It has been used extensively to date groundwater. Tritium activities peaked during atmospheric hydrogen bomb testing of the 1950s and 1960s, and values of ^{3}H in precipitation reached a maximum of approximately 10,000 TU (tritium units) in 1963 (Mazor, 2004). Natural production of ^{3}H in the upper atmosphere introduces approximately 5 TU to precipitation each year (Mazor, 2004). The presence of tritium at concentrations above 1 tritium unit in a groundwater sample indicates the presence of a significant fraction of post-1954 (i.e., recently infiltrated) water in the sample. The indicator parameters provide additional information on the rate at which an aquifer recharges and can also provide evidence of impacts to groundwater by human activities.

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Sampling of City wells for tritium and the indicator parameters at regular intervals will allow for tracking of concentrations over time. If concentrations of these monitoring parameters in a groundwater sample from a well are significantly higher than the concentrations in a previous sample from the same well it could be an indication that there is a pathway such as a leak in the well casing or an unused, unsealed well in the vicinity that allows water to move from the surface to the source water aquifer faster than before the pathway became available. The City will work with the MDH to sample Wells 1, 3, 4, 6, and 7 in year five after approval of this WHPP. Thereafter, the City will work with the MDH to sample the municipal wells for these parameters at least every 10 years. The City recognizes that, contingent on funding, the MDH will provide sample bottles and cover analytical costs but City staff may be required to perform the sample collection and ship samples to the MDH.

7.7.6.1 Source of Action

City staff

7.7.6.2 Cooperators

MDH

7.7.6.3 Time Frame

In year five after approval of this WHPP and then at least every 10 years thereafter.

7.7.6.4 Estimated Cost

At the time this plan was prepared, cities were not charged by the MDH for tritium and indicator parameter sampling and analysis.

7.7.6.5 Goals Achieved

Obtaining data to evaluate if pathways that allow for relatively rapid movement of water from the surface to the source water aquifers are present.

Success criterion: Collection of groundwater samples from the selected City wells and analysis of these samples for tritium and the indicator parameters on the schedule outlined in section 7.7.6.3.

7.7.7 Evaluation of Well 1 Casing

In the Part 1 WHPP amendment (MDH, 2018) it was noted that the tritium concentration in a groundwater sample collected from Well 1 in 2017 was higher than the tritium concentration in a sample collected from the well in 2006. The rise in tritium concentration could be an indication of a leak in the well casing. Therefore, the City will hire a well contractor to evaluate the condition of the casing during the next scheduled maintenance of the well.

7.7.7.1 Source of Action

City staff

DRAFT

7.7.7.2 Cooperators

Well contractor

7.7.7.3 Time Frame

Next scheduled maintenance of Well 1

7.7.7.4 Estimated Cost

Approximately $10,000 to $15,000. The actual cost will depend on the level of effort required to determine if the casing is compromised.

7.7.7.5 Goals Achieved

Determining if the Well 1 casing is compromised and providing a pathway that allows for relatively rapid movement of water from the surface to the source water aquifers.

Success criterion: Evaluation of the Well 6 casing on the schedule outlined in section 7.7.7.3.

Commented [JG2]: NOTE TO CITY REVIEWERS: In the Part 1 WHPP amendment the MDH noted that the tritium concentration in samples from Well 1 rose from 1.6 in 2006 to 2.4 in 2017. Increasing tritium concentration (assuming there were no problems with the analyses) could indicate the casing is compromised. If maintenance has not been done on Well 1 (including a video inspection of the casing) hasn't been done since the 2017 tritium sampling I would recommend this be done. Including this management action would allow you to apply for a Source Water Implementation Grant from MDH to help pay for the Well maintenance. If this work has been done since 2017 and no holes were found in the casing then I would recommend not including this management action.

DRAFT

8.0 Evaluation Program

Per Minnesota Rule 4720.5270, the progress in implementing a WHPP must be evaluated routinely to determine the effectiveness of the WHPP in terms of accomplishment of goals. Monitoring and evaluation measures to ensure effectiveness of the management strategies are detailed below.

Evaluation activities discussed in this WHPP amendment include the following:

- Track the implementation of the objectives, activities, and tasks discussed above in Section 7.0.
- Determine the effectiveness of specific management strategies for the protection of the Ramsey municipal water supply.
- Identify possible changes to the management strategies to improve overall effectiveness.
- Determine the adequacy of financial resources and staff availability to perform and implement the management strategies planned each year.
- Update the WHPP if new wells are added to the municipal water supply system.

The City of Ramsey will continue to cooperate with the MDH in the monitoring of the City's municipal water supply to determine if the management strategies presented in this WHPP are having a positive effect on water quality and to identify any water quality problems that may arise and need to be addressed.

The Ramsey Wellhead Protection Manager will strive to provide a report to the City Council every two years that summarizes the progress in implementing the management strategies and objectives in this WHPP. The report will be completed using the MDH Wellhead Protection Program Evaluation form (Appendix F). The City will retain a copy of the report in its Wellhead Protection file and send a copy of the report to the MDH Source Water Protection Unit in St. Paul. The intent of the biannual reports is to compile a comprehensive review of the implementation of the source water management strategies for use when the City updates or revises this WHPP. As specified by the Wellhead Protection Rules, this WHPP will be updated a minimum of every 10 years, or more often as required due to changes to the municipal water supply system.

DRAFT

9.0 Alternative Water Supply Contingency Strategy

The purpose of a contingency plan is to establish, provide, and keep updated certain emergency response procedures and information for the public water supply, which may become vital in the event of a partial or total loss of public water supply services as a result of natural disaster, chemical contamination, civil disorder, or human-caused disruptions.

In 2008 the MDNR approved the City's Water Supply Plan that includes a water supply contingency strategy that would be implemented in the event of a water emergency. The City adopted the Water Supply Plan on April 1, 2009. Copies of the MDNR approval letter for the 2009 Water Supply Plan and the completed Certificate of Adoption for the Water Supply Plan that the City filed with the MDNR are presented in Appendix G.

The City had submitted a new Water Supply Plan (Ramsey, 2018) to the MDNR that addresses water emergencies and water conservation in December 2018. Once the new Water Supply Plan is approved by the MDNR and adopted by the City it will replace the plan that was adopted by the City in 2009 referenced above in this section. Since it has been more than 10 years since the City's adoption of the Water Supply Plan and it is not known when the MDNR will complete its review of the City's new Water Supply Plan, the Emergency Preparedness Procedures and Emergency Telephone List sections of the new Water Supply Plan are included in Appendix G and will be followed in until approval/adoption of the new Water Supply Plan. The City will provide documentation of MDNR approval and City adoption of the new Water Supply Plan to the MDH when available.

DRAFT

10.0 References

Bolton & Menk (2017). Comprehensive Water System Study Update – In Coordination with 2040 Comprehensive Plan Update, prepared for City of Ramsey, September 2017.

City of Ramsey (Ramsey), 2018a. Draft City of Ramsey Local Water Supply Plan – Third Generation for 2018-2028, draft submitted to MDNR November 29, 2018.

City of Ramsey (Ramsey), 2018b. Draft Surface Water Management Plan, project 14-31, revised August 23, 2018.

Mazor, E. 2004. Chemical and Isotopic Groundwater Hydrology, 3rd ed., New York: Marcel Dekker Inc.

Metropolitan Council, 2015. 2015 System Statement – City of Ramsey, System Statement issue date September 17, 2015.

Minnesota Department of Health (MDH), 2018. Amendment to the Wellhead Protection Plan – Part 1: Delineation of the Wellhead Protection Area (WHPA), Drinking Water Supply Management Area (DWSMA) and Assessments of Well and DWSMA Vulnerability, prepared for the City of Ramsey, February 2018.

Minnesota Department of Health (MDH), 2017. Scoping Decision Notice No. 1 for the City of Ramsey, PWSID 1020035, for Amending the Wellhead Protection Plan, Letter from Amal Djerrari of the MDH to Bruce Westby of the City of Ramsey, May 10, 2017.

Minnesota Department of Health (MDH), 2019a. Letter from Amal M. Djerrari of the MDH to Bruce Westby of the City of Ramsey approving the Part 1 Wellhead Protection Plan Amendment, dated January 29, 2019.

Minnesota Department of Health (MDH), 2019b. Scoping 2 Decision Notice and Meeting Summary – City of Ramsey – PWSID 1020035, Letter from John Freitag of the MDH to Bruce Westby of the City of Ramsey, April 4, 2019.

DRAFT

Tables

DRAFT

Table 1

Municipal Well Construction Summary
City of Ramsey WHPP Amendment

Local Well ID	Unique Number	Use/ Status[1]	Casing Diameter (in.)	Casing Depth (ft.)	Well Depth (ft.)	Year Constructed	Aquifer	Well Vulnerability
1	161441	P	14	243	323	1984	CTCW	Vulnerable
2	416183	S	14	240	320	1987	CTCG	Vulnerable
3	580303	P	30 x 24	222	345	1997	CTCW	Vulnerable
4	580313	P	30 x 24	191	321	1998	CTCW	Vulnerable
5	593672	P	30 x 24	215	316	2000	CTCW	Vulnerable
6	706840	P	30 x 24	282	390	2005	CTCW	Not Vulnerable
7	743832	P	30 x 24	216	332	2007	CTCW	Not Vulnerable
8	743833	P	30 x 24	245	354	2007	CTCW	Vulnerable

[1] P = Primary
S = Seasonal

Aquifer Codes:
CTCG = Tunnel City Group
CTCW = Tunnel City Group-Wonewoc Sandstone

DRAFT

Table 2

Annual Volume of Water Pumped
City of Ramsey WHPP Amendment

		Total Annual Withdrawal (gal/yr)				
Unique Number	**Well Name**	**2011**	**2012**	**2013**	**2014**	**2015**
161441	1	134,541,000	100,231,000	76,124,000	104,230,000	129,575,000
416183	2	116,,000	5,462,000	65,,000	45,,000	31,,000
580303	3	140,514,000	164,864,000	40,799,000	30,863,000	127,767,000
580313	4	58,523,000	62,362,000	123,903,000	194,032,000	118,314,000
593672	5	30,297,000	59,230,000	47,320,000	58,707,000	76,277,000
706840	6	120,120,000	138,082,000	106,876,000	119,842,000	122,664,000
743832	7	88,424,000	60,305,000	118,526,000	95,657,000	11,063,000
743833	8	117,421,000	29,151,000	74,060,000	57,914,000	14,744,000
	Totals	689,840,000	619,687,000	587,608,000	661,245,000	600,404,000

Source: City water use records, MPARS

DRAFT

Table 3

Summary of Potential Sources of Contaminants and Assigned Management Priority
City of Ramsey WHPP Amendment

Potential Contaminant Source Category	Total Number in DWSMA[1]	Number Within IWMZ and Priority Assigned	Number Within ERZ and Priority Assigned	Number Within Remainder of the DWSMAs and Priority Assigned
Chemical Storage Sites: Non-Agricultural	2	MVZ - 0	MVZ - 0	MVZ - 2 (Low)
Class V Well Locations (CVMVW)	7	MVZ - 0	MVZ - 0	MVZ - 7 (Low)
Potential Contaminant Source Locations (Brownfield Sites)	6	MVZ - 0	MVZ - 0	MVZ - 6 (Low)
Spill Locations	9	MVZ - 0	MVZ - 0	MVZ - 9 (Low)
Leaking Tank Sites				
Closed	9	MVZ - 0	MVZ - 1 (Low)	MVZ - 8 (Low)
Registered Storage Tank Sites				
Status = Active	5	MVZ - 0	MVZ - 0	MVZ - 5 (Mod.)
Status = Inactive, Closed, Removed or Unknown	8	MVZ - 0	MVZ - 1 (Mod.)	MVZ - 7 (Low)
Wells (status = Active, Inactive, or Unknown)				
Completed in a source water aquifer	123[4]	MVZ - 1 (Mod.[2])	MVZ - 0	MVZ - 136 (High)
Not completed in or penetrating source water aquifer	93	MVZ - 0	MVZ - 0	MVZ - 79 (Mod.)

MVZ Moderate aquifer vulnerability zone
ERZ Emergency Response Zone: defined as portion of the WHPA within the 1-year groundwater time of travel area.
IWMZ Inner Wellhead Management Zone: defined in MR4720.5100 subpart 19 as the area within 200 feet of a public water supply well.
[1] Total number of each potential contaminant source type identified during the PCSI.
[2] Site is under City control so priority is set as moderate.
[3] Total number of wells does not include the eight Ramsey municipal water supply wells.
[4] For the purposes of this plan, wells for which the aquifer could not be determined were assumed to be completed in the source water aquifer.

DRAFT

Table 4

High Capacity Wells Within One Mile of the DWSMAs
City of Ramsey

Map ID[1]	Unique ID	Status	Permittee	Use	Aquifer
183	773399	Active	Ramsey, City of	Landscaping/Athletic Field Irrigation	CTCG
122215	122215	Active	Marshall Concrete Products	Non-metallic Processing (rubber, plastic, glass, concrete)	CTCG
201178	201178	Active	City of Anoka	Municipal/Public Water Supply	CEMS
201182	201182	Active	City of Anoka	Municipal/Public Water Supply	CMTS
209269	209269	Active	City of Anoka	Golf Course Irrigation	QWTA
224625	224625	Active	City of Anoka	Municipal/Public Water Supply	CWMS
417499	417499	Active	Kurak, Thomas	Once-through Systems (HVAC)	CTCG
463025	463025	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463026	463026	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463027	463027	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463028	463028	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463029	463029	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463030	463030	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463031	463031	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463032	463032	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463033	463033	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463034	463034	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463035	463035	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463036	463036	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463037	463037	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT
463038	463038	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT
463039	463039	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QBAA
463040	463040	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA
463041	463041	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT
463042	463042	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT
463043	463043	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT
463044	463044	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT
512754	512754	Active	Anoka-Hennepin ISD 11	Landscaping/Athletic Field Irrigation	CTCG
676405	676405	Active	City of Anoka	Municipal/Public Water Supply	CTCW

Table 4

High Capacity Wells Within One Mile of the DWSMAs
City of Ramsey

Map ID[1]	Unique ID	Status	Permittee	Use	Aquifer
785266	785266	Active	Nathe, Joseph	Agricultural Crop Irrigation	QWTA
792110	792110	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA

[1] Map ID refers to Figure 4

Aquifer Codes:
CEMS = Eau Claire Formation – Mt. Simon Sandstone
CSLT = St. Lawrence Formation – Tunnel City Group
CTCG = Tunnel City Group
CTCW = Tunnel City Group – Wonewoc Sandstone
CMTS = Mt. Simon Sandstone
CWMS = Wonewoc Sandstone – Mt. Simon Sandstone
CWON = Wonewoc Sandstone
QWTA = Quaternary Water Table Aquifer

DRAFT

Figures

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A - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

T32N R25W S17 · T32N R25W S16 · T32N R25W S15 · T32N R25W S14
T32N R25W S20 · T32N R25W S21 · T32N R25W S22 · T32N R25W S23 · T32N R25W S24
T32N R25W S29 · T32N R25W S28 · T32N R25W S27 · T32N R25W S26 · T32N R25W S25
T32N R25W S33 · T32N R25W S34 · T32N R25W S35 · T32N R25W S36
T120N R22W S4 · T120N R22W S9 · T120N R22W S10 · T120N R22W S11
T31N R25W S2 · T31N R25W S1

Jeglens Marsh · Ramsey · Grass · Unnamed (south portion) · Rum River · Mississippi River · Dayton · Anoka · Champlin

Anoka North DWSMA · Anoka Central DWSMA · Dayton 2 DWSMA · Anoka West DWSMA

Municipal Well
Railroad
PWI Watercourse
PWI Basin
Ramsey DWSMA
Nearby DWSMA
Emergency Response Area
Wellhead Protection Area
Municipal Boundary
PLS Section

FEMA Flood Zone

A
AE
X

Aquifer Vulnerability

Moderate

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,000 2,000
Feet

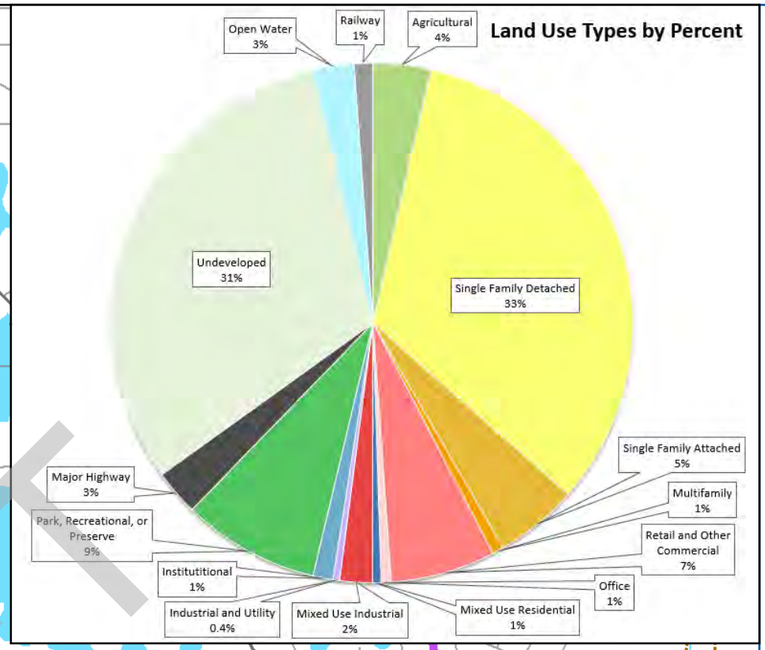
Image Source: FSA (2017)

MUNICIPAL WELLS, DWSMA, AND VULNERABILITY
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE 1

BARR

Barr Footer: ArcGIS 10.6.1, 2019-07-08 11:43 File: I:\Projects\23\02\10811\Maps\Reports\WHPPII_2019\Fig01 Municipal Wells_DWSMA and Vulnerability.mxd User: JJL2



Municipal Well

Ramsey DWSMA

Property Boundary

Municipal Boundary

Current Land Use*

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Office
- Mixed Use Residential
- Mixed Use Industrial
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Major Highway
- Railway
- Agricultural
- Undeveloped
- Water

* Land Use Data (Met Council 2016 Generalized Land Use)

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

N

0 1,000 2,000

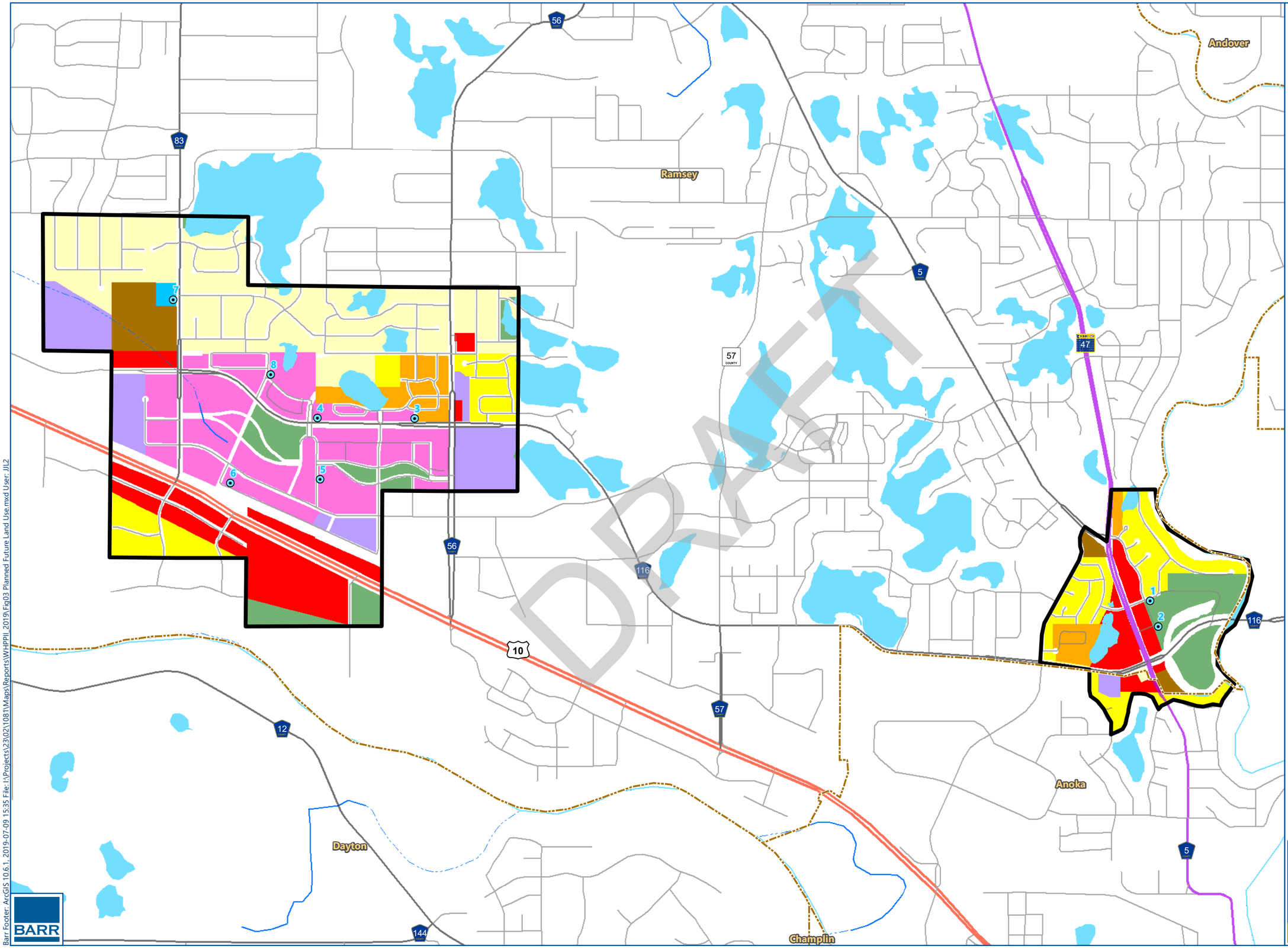
Feet

CURRENT LAND USE
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE 2

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:47 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII 2019\Fig02 Current Land Use.mxd User: JJL2


Municipal Well
Ramsey DWSMA
Municipal Boundary
Planned Future Land Use (2040)*
Business Park
Closed Landfill
Commercial
HDR
LDR
MDR
MU
Office Park
Park
Public
Rural Developing
Rural Preserve
* Planned future land use shown within Ramsey provided by City of Ramsey. Planned future land use shown within Anoka provided by the Metropolitan Council 2030 generalized planned land use dataset.
2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)
0
1,000
2,000
Feet
Ramsey
Andover
Anoka
Dayton
Champlin
DRAFT
PLANNED FUTURE LAND USE
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN
FIGURE 3
BARR
Barr Footer: ArcGIS 10.6.1, 2019-07-09 15:35 File: I:\Projects\23\0021\081\Maps\Reports\WHPPII_2019\Fig03 Planned Future Land Use.mxd User: JJL2

Permitted Water Appropriations (MPARS) Within 1 Mile of DWSMA

- Agricultural Crop Irrigation
- Golf Course Irrigation
- Landscaping/Athletic Field Irrigation
- Municipal/Public Water Supply
- Non-metallic Processing (rubber, plastic, glass, concrete)
- Once-through Systems (HVAC)
- Pollution Containment
- Ramsey DWSMA
- Municipal Boundary

Aquifer Vulnerability

- Moderate

463042 - MPARS Location PCSI ID (PCSI ID refers to Table C-9)

0 1,000 2,000
Feet

HIGH CAPACITY WELLS WITHIN ONE MILE OF THE DWSMA
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE 4

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Barr Footer: ArcGIS 10.6, 2019-05-31 09:42, File: I:\Projects\23\02\1081\Maps\Reports\WHPPIL 2019\Fig04 High Capacity Wells within One Mile of the DWSMA.mxd User: jjl2

Appendix A

MDH Well Records

Unique No. 00161441
County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2014/08/18
Entry Date 1991/04/15

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	25	DCCAAC

Well Depth		Depth Completed		Date Well Completed
448	ft.	323	ft.	1984/11/09

Well Name RAMSEY 1

Drilling Method Non-specified Rotary

Drilling Fluid

Well Hydrofractured? ☐ Yes ☐ No
From ft. to ft.

Well Owner's Name RAMSEY 1

RAMSEY MN 55303

Use community supply(municipal)

Contact's Name CITY OF RAMSEY
15153 NOWTHEN NW BL
RAMSEY MN 55303

Casing **Drive Shoe?** ☐ Yes ☐ N

Hole Diameter
in. to 243 ft
in. to 323 ft

Casing Diameter **Weight(lbs/ft)**
14 in. to 243 ft 54.57

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
DRIFT	BROW	MEDIUM	0	206
FRANCONIA	GREE	SOFT	206	234
IRONTON-GALESVILLE FOR	BRN/W	SOFT	234	323
IRONTON-GALESVLLE FOR	BRN/W	SOFT	323	396
IRONTON-GALESVILLE FOR	BRN/W	SOFT	396	430
EAU CLAIRE FORMATION			430	448

Screen N
Make Type

Open Hole From 243 ft. to 323 ft.

Static Water Level 9.5 ft. from Land surface Date 1984/11/07

PUMPING LEVEL (below land surface)
24 ft. after 24 hrs. pumping 500 g.p.m.

Well Head Completion
Pitless adapter mfr Model
Casing Protection ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G	0	243	10	Y

Nearest Known Source of Contamination
2000 ft. direction E type BOW
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☑ Not Installed Date Installed N
Mfr name
Model HP Volts
Drop Pipe Length ft. Capacity g.p.m
Type

Any not in use and not sealed well(s) on property? ☐ Yes ☐ No

Was a variance granted from the MDH for this Well? ☐ Yes ☐ No

REMARKS, ELEVATION, SOURCE OF DATA, etc.

M.G.S. NO.2127.

TEST HOLE FOR WELL WAS GAMMA LOGGED TO 448 FT. ON 9-26-84.

SAMPLES ARE OF A POOR QUALITY; A LOT OF DRIFT CONTAMINATION.

USGS Quad: Anoka Elevation 860
Aquifer: CTCG Alt Id: 85-6005

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 27058
License Business Name
Name of Driller NUBBE, D.

Report Copy

Unique No. 00161441

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2014/08/18

Entry Date 1991/04/15

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	25	DCCAAC	448	ft.	323	ft.	1984/11/09

Well Name RAMSEY 1 **Lic. Or Reg. No.** 27058 **Name of Driller** NUBBE, D.

USGS Quad Anoka **Elevation** 860 **Aquifer** CTCG **Alternative Id** 85-6005

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
DRIFT	BROWN	MEDIUM	0	206	QUUU	DRFT		
QUUU = Quaternary deposit	DRFT = drift							
FRANCONIA	GREEN	SOFT	206	234	CSTL	SLSN	DLMT	
CSTL = St.Lawrence Formation	SLSN = siltstone				DLMT = dolomite			
IRONTON-GALESVILLE FORMATIONS	BRN/WHT	SOFT	234	323	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone				SHLE = shale		DLMT = dolomite	
IRONTON-GALESVLLE FORMATIONS	BRN/WHT	SOFT	323	396	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone				SHLE = shale		DLMT = dolomite	
IRONTON-GALESVILLE FORMATIONS	BRN/WHT	SOFT	396	430	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
EAU CLAIRE FORMATION			430	448	CECR	SHLE	SNDS	
CECR = Eau Claire Formation	SHLE = shale				SNDS = sandstone			

Unique No. 00416183

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2019/06/04

Entry Date 1991/04/15

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	36	ABABBB

Well Depth		Depth Completed		Date Well Completed
320	ft.	320	ft.	1987/03/23

Well Name RAMSEY 2

Drilling Method Non-specified Rotary

Contact's Name CITY OF RAMSEY
15153 NOWTHEN NW BL
RAMSEY MN 55303

Drilling Fluid

Well Hydrofractured? ☐ Yes ☐ No
From ft. to ft.

Well Owner's Name RAMSEY 2

RAMSEY MN 55303

Use community supply(municipal)

Casing **Drive Shoe?** ☑ Yes ☐ N

Hole Diameter
in. to 320 ft

Casing Diameter **Weight(lbs/ft)**
14 in. to 240 ft 54.57

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
CLAY	BROW		0	2
CLAY, GRAVEL & SAND	BROW		2	20
GRAVEL & SAND	DK. BR		20	68
GRAVEL & CLAY	DK. BR		68	92
CLAY & GRAVEL	BROW		92	136
SANDSTONE & SHALE	GRN/B		136	150
SANDSTONE & SHALE	GRN/B		150	170
SHALE & SANDSTONE	BLU/G		170	190
SANDSTONE & SHALE	VARIE		190	198
SANDSTONE & SHALE	VARIE		198	220
SANDSTONE & SHALE	VARIE		220	226
SANDSTONE & SHALE	TAN/BL		226	236
SANDSTONE & SHALE	TAN/BL		236	282
SANDSTONE & SHALE	TAN/BL		282	305
SHALE & SANDSTONE	GRN/B		305	320

Screen N

Open Hole From 240 ft. to 320 ft.

Make Type

Static Water Level 9.5 ft. from Land surface Date 1987/03/23

PUMPING LEVEL (below land surface)
47.9 ft. after hrs. pumping 490 g.p.m.

Well Head Completion
Pitless adapter mfr BAKER Model
Casing Protection ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G	0	239	216	S

Nearest Known Source of Contamination
ft. direction type
Well disinfected upon completion? ☑ Yes ☐ No

Pump ☐ Not Installed Date Installed Y
Mfr name GRUNDFOS
Model SP75-4 HP 25 Volts 480
Drop Pipe Length 52 ft. Capacity 350 g.p.m
Type S

Any not in use and not sealed well(s) on property? ☐ Yes ☐ No

Was a variance granted from the MDH for this Well? ☐ Yes ☐ No

REMARKS, ELEVATION, SOURCE OF DATA, etc.

GAMMA LOGGED 11-24-1986. M.G.S. NO. 2593.

USGS Quad: Anoka Elevation 863
Aquifer: CTCG Alt Id: 85-6005

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 71015
License Business Name
Name of Driller HEISEL, M.

Report Copy

Unique No. 00416183
County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2019/06/04
Entry Date 1991/04/15

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	36	ABABBB	320	ft.	320	ft.	1987/03/23

Well Name RAMSEY 2 **Lic. Or Reg. No.** 71015 **Name of Driller** HEISEL, M.

USGS Quad Anoka **Elevation** 863 **Aquifer** CTCG **Alternative Id** 85-6005

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
CLAY	BROWN		0	2	RUUB	SOIL	ORGD	CLAY
RUUB = Recent deposit-brown	SOIL = soil			ORGD = organic deposits			CLAY = clay	
CLAY, GRAVEL & SAND	BROWN		2	20	QPUB	CLAY	GRVL	SAND
QPUB = pebbly sand/silt/clay-brown	CLAY = clay			GRVL = gravel			SAND = sand	
GRAVEL & SAND	DK. BRN		20	68	QHUB	GRVL	SAND	
QHUB = sand +larger-brown	GRVL = gravel			SAND = sand				
GRAVEL & CLAY	DK. BRN		68	92	QPUB	GRVL	CLAY	
QPUB = pebbly sand/silt/clay-brown	GRVL = gravel			CLAY = clay				
CLAY & GRAVEL	BROWN		92	136	QPUB	CLAY	GRVL	
QPUB = pebbly sand/silt/clay-brown	CLAY = clay			GRVL = gravel				
SANDSTONE & SHALE	GRN/BLU		136	150	QUUU	SAND	CLAY	BLDR
QUUU = Quaternary deposit	SAND = sand			CLAY = clay			BLDR = boulder	
SANDSTONE & SHALE	GRN/BLU		150	170	CJDN	SNDS		
CJDN = Jordan Sandstone	SNDS = sandstone							
SHALE & SANDSTONE	BLU/GRN		170	190	CJDN	SNDS		
CJDN = Jordan Sandstone	SNDS = sandstone							
SANDSTONE & SHALE	VARIED		190	198	CJDN	SNDS		
CJDN = Jordan Sandstone	SNDS = sandstone							
SANDSTONE & SHALE	VARIED		198	220	CJDN	SNDS	SLSN	
CJDN = Jordan Sandstone	SNDS = sandstone			SLSN = siltstone				
SANDSTONE & SHALE	VARIED		220	226	CSTL	SNDS	SHLE	DLMT
CSTL = St.Lawrence Formation	SNDS = sandstone			SHLE = shale			DLMT = dolomite	
SANDSTONE & SHALE	TAN/BLU		226	236	CSTL	DLMT	SLSN	
CSTL = St.Lawrence Formation	DLMT = dolomite			SLSN = siltstone				
SANDSTONE & SHALE	TAN/BLU		236	282	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone			SHLE = shale			DLMT = dolomite	
SANDSTONE & SHALE	TAN/BLU		282	305	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone			SHLE = shale			DLMT = dolomite	

Unique No. 00416183

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2019/06/04

Entry Date 1991/04/15

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	36	ABABBB	320	ft.	320	ft.	1987/03/23

Well Name RAMSEY 2 **Lic. Or Reg. No.** 71015 **Name of Driller** HEISEL, M.

USGS Quad Anoka **Elevation** 863 **Aquifer** CTCG **Alternative Id** 85-6005

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
SHALE & SANDSTONE	GRN/BRN		305	320	CTCG	SNDS	SHLE	DLMT

CTCG = Tunnel City Group SNDS = sandstone SHLE = shale DLMT = dolomite

Unique No. 00580303

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2019/06/04

Entry Date 1997/05/09

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	28	AACDDA

Well Depth		Depth Completed		Date Well Completed
345	ft.	345	ft.	1997/02/25

Well Name RAMSEY 3

Drilling Method Cable Tool

Well Owner's Name RAMSEY 3
7301 INDUSTRY NW AV
RAMSEY MN 55303

Drilling Fluid Bentonite

Well Hydrofractured? ☐ Yes ☐ No
From ft. to ft.

Use community supply(municipal)

Contact's Name CITY OF RAMSEY
15153 RAMSEY NW BL
RAMSEY MN 55303

Casing **Drive Shoe?** ☐ Yes ☐ N

Hole Diameter
0 in. to 222 ft
0 in. to 345 ft

Casing Diameter **Weight(lbs/ft)**
30 in. to 165 ft 118.6
24 in. to 222 ft 94.6

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
SAND	BROW	MEDIUM	0	48
CLAY & ROCKS	BROW	MEDIUM	48	66
SAND/GRAVEL/ROCKS	BROW	MEDIUM	66	87
SANDY CLAY	BROW	MEDIUM	87	121
GRAVEL/ROCKS	BROW	MEDIUM	121	153
CLAY	GRAY	MEDIUM	153	188
FRANCONIA SANDSTONE	GRN/G	MEDIUM	188	290
IRONTON GALESVILLE	TAN/B	MEDIUM	290	335
IRONTON GALESVILLE	TAN/B	MEDIUM	335	345

Screen N

Open Hole From 222 ft. to 345 ft.

Make Type

Static Water Level 26 ft. from Land surface Date 1997/03/21

PUMPING LEVEL (below land surface)
93.1 ft. after 7 hrs. pumping 1875 g.p.m.

Well Head Completion
Pitless adapter mfr Model
Casing Protection ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G	0	218	20.3	Y

Nearest Known Source of Contamination
ft. direction type
Well disinfected upon completion? ☑ Yes ☐ No

Pump ☐ Not Installed Date Installed Y
Mfr name AMERICAN TURBINE
Model 12-H-150-4 HP 125 Volts 480
Drop Pipe Length 120 ft. Capacity E+03 g.p.m
Type T

Any not in use and not sealed well(s) on property? ☐ Yes ☑ No

Was a variance granted from the MDH for this Well? ☐ Yes ☑ No

REMARKS, ELEVATION, SOURCE OF DATA, etc.

M.G.S. NO. 3744.

GAMMA LOGGED 10-3-1996 BY GEOSPHERE MIDWEST.

USGS Quad: Anoka Elevation 878
Aquifer: CTCE Alt Id: 85-6005

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 71015
License Business Name
Name of Driller COX, A.

Report Copy

Unique No. 00580303

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2019/06/04

Entry Date 1997/05/09

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	28	AACDDA	345	ft.	345	ft.	1997/02/25

Well Name RAMSEY 3 **Lic. Or Reg. No.** 71015 **Name of Driller** COX, A.

USGS Quad Anoka **Elevation** 878 **Aquifer** CTCE **Alternative Id** 85-6005

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
SAND	BROWN	MEDIUM	0	48	QFUB	SAND		
QFUB = sand-brown	SAND = sand							
CLAY & ROCKS	BROWN	MEDIUM	48	66	QPUB	CLAY	COBL	
QPUB = pebbly sand/silt/clay-brown	CLAY = clay			COBL = cobble				
SAND/GRAVEL/ROCKS	BROWN	MEDIUM	66	87	QHUB	SAND	GRVL	COBL
QHUB = sand +larger-brown	SAND = sand			GRVL = gravel			COBL = cobble	
SANDY CLAY	BROWN	MEDIUM	87	121	QLUB	CLAY	SAND	
QLUB = clay+sand-brown	CLAY = clay			SAND = sand				
GRAVEL/ROCKS	BROWN	MEDIUM	121	153	QGUB	GRVL	COBL	
QGUB = gravel (+larger)-brown	GRVL = gravel			COBL = cobble				
CLAY	GRAY	MEDIUM	153	188	QCUG	CLAY		
QCUG = clay-gray	CLAY = clay							
FRANCONIA SANDSTONE	GRN/GRY	MEDIUM	188	290	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone			SHLE = shale			DLMT = dolomite	
IRONTON GALESVILLE	TAN/BRN	MEDIUM	290	335	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
IRONTON GALESVILLE	TAN/BRN	MEDIUM	335	345	CECR	SNDS	SHLE	
CECR = Eau Claire Formation	SNDS = sandstone			SHLE = shale				

Unique No. 00580313

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2014/08/18

Entry Date 2000/03/20

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	28	ABCCCC

Well Depth		Depth Completed		Date Well Completed
321	ft.	321	ft.	1998/04/29

Well Name RAMSEY 4

Drilling Method Cable Tool

Well Owner's Name RAMSEY 4
7601 INDUSTRY NW AV
RAMSEY MN 55303

Drilling Fluid
Water

Well Hydrofractured? ☐ Yes ☐ No
From ft. to ft.

Contact's Name CITY OF RAMSEY
15153 RAMSEY NW BL
RAMSEY MN 55303

Use community supply(municipal)

Casing **Drive Shoe?** ☑ Yes ☐ N

Hole Diameter
in. to 191 ft
in. to 321 ft

Casing Diameter **Weight(lbs/ft)**
30 in. to 137 ft 118.65
24 in. to 191 ft 94.62

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
SAND	BLACK	SOFT	0	5
SAND & GRAVEL	BROW	MEDIUM	5	36
SANDY CLAY AND ROCKS	BROW	MEDIUM	36	39
GRAVEL AND ROCKS	BROW	MEDIUM	39	45
SANDY CLAY AND ROCKS	BROW	MEDIUM	45	55
SAND AND GRAVEL	BROW	MEDIUM	55	70
SANDY CLAY AND GRAVEL	BROW	HARD	70	120
GRAVEL & SANDSTONE	BRN/R	MEDIUM	120	126
SANDSTONE AND SHALE	TAN/R	HARD	126	165
SANDSTONE AND SHALE	BLU/G	HARD	165	275
SANDSTONE AND SHALE	WHITE	MED-HRD	275	292
SHALE	BROW	HARD	292	296
SANDSTONE	WHITE	MEDIUM	296	321
SHALE	BLU/G	HARD	321	321

Screen N

Open Hole From 191 ft. to 321 ft.

Make

Type

Static Water Level 18 ft. from Land surface Date 1998/04/15

PUMPING LEVEL (below land surface)
118 ft. after 48 hrs. pumping 2300 g.p.m.

Well Head Completion
Pitless adapter mfr Model
Casing Protection ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G	0	191	15	Y

Nearest Known Source of Contamination
50 ft. direction SW type O
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☑ Not Installed Date Installed N
Mfr name
Model HP Volts
Drop Pipe Length ft. Capacity g.p.m
Type

Any not in use and not sealed well(s) on property? ☑ Yes ☐ No

Was a variance granted from the MDH for this Well? ☐ Yes ☑ No

USGS Quad: Anoka Elevation 873
Aquifer: CTCW Alt Id: 85-6005

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 71701
License Business Name
Name of Driller MCALPINE, J.

Report Copy

HE-01205-06 (Rev. 9/96)

Unique No. 00580313

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2014/08/18

Entry Date 2000/03/20

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	28	ABCCCC	321	ft.	321	ft.	1998/04/29

Well Name RAMSEY 4 **Lic. Or Reg. No.** 71701 **Name of Driller** MCALPINE, J.

USGS Quad Anoka **Elevation** 873 **Aquifer** CTCW **Alternative Id** 85-6005

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
SAND	BLACK	SOFT	0	5	QFUB	SAND		
QFUB = sand-brown	SAND = sand							
SAND & GRAVEL	BROWN	MEDIUM	5	36	QHUB	SAND	GRVL	
QHUB = sand +larger-brown	SAND = sand				GRVL = gravel			
SANDY CLAY AND ROCKS	BROWN	MEDIUM	36	39	QPUB	CLAY	COBL	SAND
QPUB = pebbly sand/silt/clay-brown	CLAY = clay				COBL = cobble		SAND = sand	
GRAVEL AND ROCKS	BROWN	MEDIUM	39	45	QGUB	GRVL	COBL	
QGUB = gravel (+larger)-brown	GRVL = gravel				COBL = cobble			
SANDY CLAY AND ROCKS	BROWN	MEDIUM	45	55	QPUB	CLAY	COBL	SAND
QPUB = pebbly sand/silt/clay-brown	CLAY = clay				COBL = cobble		SAND = sand	
SAND AND GRAVEL	BROWN	MEDIUM	55	70	QHUB	SAND	GRVL	
QHUB = sand +larger-brown	SAND = sand				GRVL = gravel			
SANDY CLAY AND GRAVEL	BROWN	HARD	70	120	QPUB	CLAY	GRVL	SAND
QPUB = pebbly sand/silt/clay-brown	CLAY = clay				GRVL = gravel		SAND = sand	
GRAVEL & SANDSTONE	BRN/RED	MEDIUM	120	126	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone				SHLE = shale		DLMT = dolomite	
SANDSTONE AND SHALE	TAN/RED	HARD	126	165	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone				SHLE = shale		DLMT = dolomite	
SANDSTONE AND SHALE	BLU/GRN	HARD	165	275	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone				SHLE = shale		DLMT = dolomite	
SANDSTONE AND SHALE	WHITE	MED-HRD	275	292	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
SHALE	BROWN	HARD	292	296	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
SANDSTONE	WHITE	MEDIUM	296	321	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
SHALE	BLU/GRN	HARD	321	321	CECR	SHLE	SNDS	
CECR = Eau Claire Formation	SHLE = shale				SNDS = sandstone			

Unique No. 00593672

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2014/08/18

Entry Date 2001/06/06

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	28	ACCCBD

Well Depth		Depth Completed		Date Well Completed
316	ft.	316	ft.	2000/10/10

Well Name RAMSEY 5

Drilling Method Cable Tool

Contact's Name CITY OF RAMSEY
15153 RAMSEY NW BL
RAMSEY MN 55303

Drilling Fluid Bentonite

Well Hydrofractured? ☐ Yes ☐ No
From ft. to ft.

Well Owner's Name RAMSEY 5
7500 116 CR
RAMSEY MN 55303

Use community supply(municipal)

Casing **Drive Shoe?** ☑ Yes ☐ N

Hole Diameter
in. to 316 ft

Casing Diameter **Weight(lbs/ft)**
30 in. to 178 ft 118.55
24 in. to 215 ft 94.6

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
SAND & GRAVEL	BROW	SOFT	0	60
SAND, CLAY, ROCKS	BROW	HARD	60	165
GRAVEL/ ROCKS	BROW	HARD	165	172
FRANCONIA	GRN/B	MEDIUM	172	175
FRANCONIA	GRN/B	MEDIUM	175	264
IRONTON/ GALES	GRY/B	MEDIUM	264	276
IRONTON/ GALES	GRY/G	HARD	276	316

Screen N
Make Type

Open Hole From 210 ft. to 316 ft.

Static Water Level 24 ft. from Land surface Date 2000/09/26

PUMPING LEVEL (below land surface)
139.3 ft. after 9 hrs. pumping 1000 g.p.m.

Well Head Completion
Pitless adapter mfr Model
Casing Protection ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G	0	210	15	Y

Nearest Known Source of Contamination
2500 ft. direction E type SDF
Well disinfected upon completion? ☑ Yes ☐ No

Pump ☑ Not Installed Date Installed N
Mfr name
Model HP Volts
Drop Pipe Length ft. Capacity g.p.m
Type

Any not in use and not sealed well(s) on property? ☐ Yes ☑ No

Was a variance granted from the MDH for this Well? ☐ Yes ☑ No

REMARKS, ELEVATION, SOURCE OF DATA, etc.

M.G.S. NO. 4052.

GAMMA LOGGED 8-24-2000.

USGS Quad: Anoka Elevation 869
Aquifer: CTCW Alt Id: 1020035S06

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 71015
License Business Name
Name of Driller COX, A.

Report Copy

HE-01205-06 (Rev. 9/96)

Unique No. 00593672

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2014/08/18

Entry Date 2001/06/06

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	28	ACCCBD	316	ft.	316	ft.	2000/10/10

Well Name RAMSEY 5 **Lic. Or Reg. No.** 71015 **Name of Driller** COX, A.

USGS Quad Anoka **Elevation** 869 **Aquifer** CTCW **Alternative Id** 1020035S06

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
SAND & GRAVEL	BROWN	SOFT	0	60	QHUB	SAND	GRVL	
QHUB = sand +larger-brown	SAND = sand			GRVL = gravel				
SAND, CLAY, ROCKS	BROWN	HARD	60	165	QPUB	SAND	CLAY	COBL
QPUB = pebbly sand/silt/clay-brown	SAND = sand			CLAY = clay			COBL = cobble	
GRAVEL/ ROCKS	BROWN	HARD	165	172	QGUB	GRVL	COBL	
QGUB = gravel (+larger)-brown	GRVL = gravel			COBL = cobble				
FRANCONIA	GRN/BRN	MEDIUM	172	175	QUUB	DRFT		
QUUB = Quat. deposit-brown	DRFT = drift							
FRANCONIA	GRN/BLU	MEDIUM	175	264	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone			SHLE = shale			DLMT = dolomite	
IRONTON/ GALES	GRY/BRN	MEDIUM	264	276	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
IRONTON/ GALES	GRY/GRN	HARD	276	316	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							

Unique No. 00706840

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2015/04/16

Entry Date 2006/01/25

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	28	BCDCDA

Well Depth		Depth Completed		Date Well Completed
390	ft.	390	ft.	2005/08/10

Well Name RAMSEY 6

Drilling Method Cable Tool

Well Owner's Name
7849 CIVIC CENTER DR
RAMSEY MN

Drilling Fluid
Bentonite

Well Hydrofractured? ☐ Yes ☐ No
From ft. to ft.

Use community supply(municipal)

Contact's Name CITY OF RAMSEY - OLSEN, BRIAN
15153 NORTHERN NW BL 763-433-9825
RAMSEY MN 55303

Casing **Drive Shoe?** ☑ Yes ☐ N

Hole Diameter
in. to 374 ft
in. to 390 ft

Casing Diameter **Weight(lbs/ft)**
30 in. to 178 ft 118.65
24 in. to 282 ft 94.6

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
SAND	BROW	SOFT	0	27
SAND & GRAVEL	GRY/R	MEDIUM	27	60
SANDY CLAY & ROCKS	GRAY	HARD	60	101
SAND/CLAY/GRAVEL	TAN	M.HARD	101	123
FINE SAND/GRAVEL	TAN	HARD	123	170
ST LAWRENCE	BLU/G	M.HARD	170	200
FRANCONIA	GRN/B	M.HARD	200	337
IRONTON GALESVILLE	WHITE	M.HARD	337	385

Screen N
Make Type

Open Hole From 282 ft. to 390 ft.

Static Water Level 37 ft. from Land surface Date 2005/04/26

PUMPING LEVEL (below land surface)
147.28 ft. after 8 hrs. pumping 990 g.p.m.

Well Head Completion
Pitless adapter mfr BAKER Model 9.5PS2426
Casing Protection ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G		282	110	Y

Nearest Known Source of Contamination
114 ft. direction S type SEW
Well disinfected upon completion? ☐ Yes ☐ No

Pump ☐ Not Installed Date Installed
Mfr name GOULDS
Model .12MC-6 HP 150 Volts 460
Drop Pipe Length 100 ft. Capacity E+03 g.p.m
Type S

Any not in use and not sealed well(s) on property? ☐ Yes ☑ No

Was a variance granted from the MDH for this Well? ☐ Yes ☑ No

REMARKS, ELEVATION, SOURCE OF DATA, etc.

GAMMA LOGGED 2-15-2005. M.G.S. NO. 4498. LOGGED BY JIM TRAEN.

USGS Quad: Anoka Elevation 873
Aquifer: CTCW Alt Id: 4498

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 71015
License Business Name
Name of Driller COLBURN, S.

Report Copy

HE-01205-06 (Rev. 9/96)

Unique No. 00706840

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2015/04/16

Entry Date 2006/01/25

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	28	BCDCDA	390	ft.	390	ft.	2005/08/10

Well Name RAMSEY 6 **Lic. Or Reg. No.** 71015 **Name of Driller** COLBURN, S.

USGS Quad Anoka **Elevation** 873 **Aquifer** CTCW **Alternative Id** 4498

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
SAND	BROWN	SOFT	0	27	QFUB	SAND		
QFUB = sand-brown	SAND = sand							
SAND & GRAVEL	GRY/RED	MEDIUM	27	60	QHUU	SAND	GRVL	
QHUU = sand +larger	SAND = sand			GRVL = gravel				
SANDY CLAY & ROCKS	GRAY	HARD	60	101	QPUB	CLAY	SAND	COBL
QPUB = pebbly sand/silt/clay-brown	CLAY = clay			SAND = sand			COBL = cobble	
SAND/CLAY/GRAVEL	TAN	M.HARD	101	123	QPUB	SAND	CLAY	GRVL
QPUB = pebbly sand/silt/clay-brown	SAND = sand			CLAY = clay			GRVL = gravel	
FINE SAND/GRAVEL	TAN	HARD	123	170	QHUB	SAND	GRVL	
QHUB = sand +larger-brown	SAND = sand			GRVL = gravel				
ST LAWRENCE	BLU/GRN	M.HARD	170	200	CSTL	DLMT	SLSN	
CSTL = St.Lawrence Formation	DLMT = dolomite			SLSN = siltstone				
FRANCONIA	GRN/BLU	M.HARD	200	337	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone			SHLE = shale			DLMT = dolomite	
IRONTON GALESVILLE	WHITE	M.HARD	337	385	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							

Unique No. 00743832

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2015/04/16

Entry Date 2007/01/12

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	20	DDAADC

Well Depth 332 ft. **Depth Completed** 332 ft. **Date Well Completed** 2007/05/20

Well Name RAMSEY 7

Drilling Method Cable Tool

Contact's Name CITY OF RAMSEY
7550 SUNWOOD DR
RAMSEY MN 55303

Drilling Fluid Bentonite

Well Hydrofractured? ☐ Yes ☑ No
From ft. to ft.

Well Owner's Name RAMSEY 7
15030 ARMSTRONG BL
RAMSEY MN 55303

Use community supply(municipal)

Casing **Drive Shoe?** ☑ Yes ☐ N

Hole Diameter
in. to 332 ft

Casing Diameter **Weight(lbs/ft)**
30 in. to 122 ft 118.65
24 in. to 216 ft 94.6

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
SAND	BROW	SOFT	0	18
SAND & GRAVEL	GRY/R	MEDIUM	18	57
SANDY CLAY/ROCKS	GRAY	HARD	57	113
ST. LAWRENCE SANDSTON	BLU/G	M.HARD	113	123
FRANCONIA SANDSTONE	TAN/G	HARD	123	180
FRANCONIA SHALE	TAN/G	M.HARD	180	264
IRONTON GALESVILLE	GRY/G	MEDIUM	264	312
EAU CLAIRE TRANSITION	GRAY	HARD	312	332

Screen N **Open Hole** From 210 ft. to 332 ft.

Make Type

Static Water Level 25 ft. from Land surface Date 2007/03/19

PUMPING LEVEL (below land surface)
159.9 ft. after 8 hrs. pumping 1100 g.p.m.

Well Head Completion
Pitless adapter mfr BAKER Model 9.5PS2426
Casing Protection Y ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G		210	25	Y

Nearest Known Source of Contamination
114 ft. direction S type SEW
Well disinfected upon completion? ☑ Yes ☐ No

Pump ☐ Not Installed Date Installed Y
Mfr name GOULDS
Model 12MC-X HP 150 Volts 460
Drop Pipe Length 180 ft. Capacity E+03 g.p.m
Type S

Any not in use and not sealed well(s) on property? ☐ Yes ☑ No

Was a variance granted from the MDH for this Well? ☐ Yes ☑ No

REMARKS, ELEVATION, SOURCE OF DATA, etc.

GAAMMA LOGGED 1-11-2007. M.G.S. NO. 4657. LOGGED BY JIM TRAEN.

USGS Quad: Anoka Elevation 882
Aquifer: CTCW Alt Id: 85-6005

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 1431
License Business Name
Name of Driller COX, A.

Report Copy

HE-01205-06 (Rev. 9/96)

Unique No. 00743832

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2015/04/16

Entry Date 2007/01/12

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	20	DDAADC	332	ft.	332	ft.	2007/05/20

Well Name RAMSEY 7 **Lic. Or Reg. No.** 1431 **Name of Driller** COX, A.

USGS Quad Anoka **Elevation** 882 **Aquifer** CTCW **Alternative Id** 85-6005

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
SAND	BROWN	SOFT	0	18	QFUB	SAND		
QFUB = sand-brown	SAND = sand							
SAND & GRAVEL	GRY/RED	MEDIUM	18	57	QHUU	SAND	GRVL	
QHUU = sand +larger	SAND = sand			GRVL = gravel				
SANDY CLAY/ROCKS	GRAY	HARD	57	113	QPUG	CLAY	COBL	SAND
QPUG = pebbly sand/silt/clay-gray	CLAY = clay			COBL = cobble			SAND = sand	
ST. LAWRENCE SANDSTONE	BLU/GRN	M.HARD	113	123	CSTL	SLSN	DLMT	
CSTL = St.Lawrence Formation	SLSN = siltstone			DLMT = dolomite				
FRANCONIA SANDSTONE	TAN/GRN	HARD	123	180	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone			SHLE = shale			DLMT = dolomite	
FRANCONIA SHALE	TAN/GRN	M.HARD	180	264	CTCG	SHLE	SNDS	DLMT
CTCG = Tunnel City Group	SHLE = shale			SNDS = sandstone			DLMT = dolomite	
IRONTON GALESVILLE	GRY/GRN	MEDIUM	264	312	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
EAU CLAIRE TRANSITION	GRAY	HARD	312	332	CECR	SHLE	SNDS	
CECR = Eau Claire Formation	SHLE = shale			SNDS = sandstone				

Unique No. 00743833

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING RECORD
Minnesota Statutes Chapter 1031

Update Date 2015/04/16

Entry Date 2007/01/24

Township Name	Township	Range	Dir	Section	Subsection
	32	25	W	28	BABDBD

Well Depth		Depth Completed		Date Well Completed
354	ft.	354	ft.	2007/05/20

Well Name RAMSEY 8

Drilling Method Cable Tool

Contact's Name CITY OF RAMSEY
7550 SUNWOOD DR
RAMSEY MN 55303

Drilling Fluid
Bentonite

Well Hydrofractured? ☐ Yes ☑ No
From ft. to ft.

Well Owner's Name RAMSEY 8
14779 ZEOLITE NW ST
RAMSEY MN 55303

Use community supply(municipal)

Casing **Drive Shoe?** ☑ Yes ☐ N

Hole Diameter
in. to 303 ft
in. to 354 ft

Casing Diameter **Weight(lbs/ft)**
30 in. to 222 ft 118.65
24 in. to 245 ft 94.6

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO
SAND & GRAVEL	GRAY	SOFT	0	79
SAND/GRAVEL/CLAY	RED/B	MEDIUM	79	135
SANDY CLAY/GRAVEL	GRAY	HARD	135	173
FINE SAND/GRAVEL	BRN/Y	M.HARD	173	213
FRANCONIA SANDSTONE	TAN/G	M.HARD	213	274
IRONTON GALESVILLE	GRY/G	M.HARD	274	344
EAU CLAIRE TRANSITION	RED/G	HARD	344	354

Screen N
Make Type

Open Hole From 240 ft. to 354 ft.

Static Water Level 15 ft. from Land surface Date 2007/01/24

PUMPING LEVEL (below land surface)
179 ft. after 8 hrs. pumping 1900 g.p.m.

Well Head Completion
Pitless adapter mfr BAKER Model 9.5PS2426
Casing Protection ☑ 12 in. above grade
☐ At-grade(Environmental Wells and Borings ONLY)

Grouting Information Well grouted? ☑ Yes ☐ No

Material	From	To (ft.)	Amount(yds/bags)	
G		240	14	Y

Nearest Known Source of Contamination
114 ft. direction S type SEW
Well disinfected upon completion? ☑ Yes ☐ No

Pump ☐ Not Installed Date Installed
Mfr name GOULDS
Model 16BHC-5 HP 200 Volts 460
Drop Pipe Length 187 ft. Capacity E+03 g.p.m
Type S

Any not in use and not sealed well(s) on property? ☐ Yes ☑ No

Was a variance granted from the MDH for this Well? ☐ Yes ☑ No

REMARKS, ELEVATION, SOURCE OF DATA, etc.

GAMMA LOGGED 1-24-2007. M.G.S. NO. 4664. LOGGED BY JIM TRAEN.

USGS Quad: Anoka Elevation 871
Aquifer: CTCW Alt Id: 85-6005

Well CONTRACTOR CERTIFICATION Lic. Or Reg. No. 71015
License Business Name
Name of Driller COLBURN, S.

Report Copy

HE-01205-06 (Rev. 9/96)

Unique No. 00743833

County Name Anoka

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING RECORD

Minnesota Statutes Chapter 1031

Update Date 2015/04/16

Entry Date 2007/01/24

Township Name	Township	Range	Dir	Section	Subsection	Well Depth		Depth Completed		Date Well Completed
	32	25	W	28	BABDBD	354	ft.	354	ft.	2007/05/20

Well Name RAMSEY 8 **Lic. Or Reg. No.** 71015 **Name of Driller** COLBURN, S.

USGS Quad Anoka **Elevation** 871 **Aquifer** CTCW **Alternative Id** 85-6005

GEOLOGICAL MATERIAL	COLOR	HARDNESS	FROM	TO	STRAT	LITH PRIM	LITH SEC	LITH MINOR
SAND & GRAVEL	GRAY	SOFT	0	79	QHUG	SAND	GRVL	
QHUG = sand +larger-gray	SAND = sand			GRVL = gravel				
SAND/GRAVEL/CLAY	RED/BRN	MEDIUM	79	135	QPUU	SAND	GRVL	CLAY
QPUU = pebbly sand/silt/clay	SAND = sand			GRVL = gravel			CLAY = clay	
SANDY CLAY/GRAVEL	GRAY	HARD	135	173	QPUG	CLAY	GRVL	SAND
QPUG = pebbly sand/silt/clay-gray	CLAY = clay			GRVL = gravel			SAND = sand	
FINE SAND/GRAVEL	BRN/YEL	M.HARD	173	213	QHUU	SAND	GRVL	
QHUU = sand +larger	SAND = sand			GRVL = gravel				
FRANCONIA SANDSTONE	TAN/GRN	M.HARD	213	274	CTCG	SNDS	SHLE	DLMT
CTCG = Tunnel City Group	SNDS = sandstone			SHLE = shale			DLMT = dolomite	
IRONTON GALESVILLE	GRY/GRN	M.HARD	274	344	CWOC	SNDS		
CWOC = Wonewoc Sandstone	SNDS = sandstone							
EAU CLAIRE TRANSITION	RED/GRN	HARD	344	354	CECR	SHLE	SNDS	
CECR = Eau Claire Formation	SHLE = shale			SNDS = sandstone				

Appendix B

Part 1 Wellhead Protection Plan Amendment

Amendment to the Wellhead Protection Plan

Part I

Wellhead Protection Area Delineation
Drinking Water Supply Management Area Delineation
Well and Drinking Water Supply Management Area Vulnerability Assessments

For

City of Ramsey

July 2019

DEPARTMENT OF HEALTH

CLEAN WATER LAND & LEGACY AMENDMENT

Introduction

This summary documents the amended delineation of the wellhead protection area (WHPA), drinking water supply management area (DWSMA), emergency response area (ERA), and the vulnerability assessments for the city of Ramsey's drinking water supply wells and DWSMA (PWSID 1020035). These were initially prepared in September of 2007 and must now be amended as the public water supply's wellhead plan has nearly expired.

Protection Area Boundaries

The city of Ramsey's DWSMA is unchanged (Figures 1a and 1b). The amount of water pumped by the city's wells has decreased since the previous WHPA delineations. However, the well interference along with the change in pumping configuration has warranted the delineation of an updated WHPA. The WHPA still represent a 10-year time of travel.

Vulnerability Assessments and Management Implications

Both the western field (Wells 3, 4, 5, 6, 7, and 8) and the eastern field (Wells 1 and 2) are considered to be vulnerable. While there is no change in vulnerability status for the western DWSMA, the rising tritium in Well #1 argues for a more protective DWSMA vulnerability rating. Therefore, the DWSMA vulnerability status around Wells 1 and 2 changed from low to moderate. The aquifer used by the city of Ramsey wells has some level of geologic protection, with areas of moderate vulnerability. The primary threats are other wells that penetrate the city's aquifer, as well as large capacity above and below ground chemical storage tanks. The remainder of the city's wellhead protection plan will outline strategies for effectively managing contaminant sources within the DWSMA.

Documentation

MDH rule criteria and guidelines were used to assess the adequacy of the existing delineations and vulnerability assessments and evaluate the impact of newer data. The results of this assessment showed that a full update of the Part 1 plan is not necessary and instead this brief synopsis is adequate to amend the Part 1 plan. The documentation of this assessment is available from MDH upon request.

Wellhead Protection (WHP) Plan Amendment Worksheet
Delineation of the WHPA and DWSMA and Vulnerability Assessments

Step 1 – Has there been any change in well status for this system since the last WHP plan? Status changes include construction of new wells, reconstruction of existing wells, change in usage for existing wells (e.g., primary versus emergency), adjustments in location of existing wells, and changes in well vulnerability. Use Table 1 to evaluate. Vulnerability has changed at Wells 1 and 2, and 8.

Table 1 - Water Supply Well Information

Local Well ID	Unique No.	Use / Status[1]	Casing Diameter (inches)	Casing Depth (feet)	Well Depth (feet)	Date Constructed/ Reconstructed	Well Vulnerability	Aquifer	Location change? (Y/N)	If well is new, is it in the ERA?
1	161441	Primary	14	243	323	1984	**Vulnerable**	CTCG - Tunnel City Group	N	NA
2	416183	Primary	14	240	320	1987	**Vulnerable**	CTCG - Tunnel City Group	N	NA
3	580303	Primary	30 x 24	222	345	1997	Vulnerable	CTCW - Tunnel City-Wonewoc	N	NA
4	580313	Primary	30 x 24	191	321	1998	Vulnerable	CTCW - Tunnel City-Wonewoc	N	NA
5	593672	Primary	30 x 24	215	316	2000	Vulnerable	CTCW - Tunnel City-Wonewoc	N	NA
6	706840	Primary	30 x 24	282	390	2005	Not Vulnerable	CTCW - Tunnel City-Wonewoc	N	NA
7	743832	Primary	30 x 24	216	332	2007	Not Vulnerable	CTCW - Tunnel City-Wonewoc	N	NA
8	743833	Primary	30 x 24	245	354	2007	**Vulnerable**	CTCW - Tunnel City-Wonewoc	N	NA

Note: 1. Primary (P), Emergency Backup (E), Seasonal Use (S) Use ~~strike out~~ to identify wells that are no longer included in the amended wellhead protection plan. **Use bolding to note changes to 1) use/status and vulnerability, 2) well location and 3) identify wells that have been added since the current plan was approved.**

Step 2 - What changes have occurred to the amount pumped from each PWS well?

Table 3 - Annual Volume of Water Discharged from Water Supply Wells

Local Well ID	Unique No.	2011	2012	2013	2014	2015	Highest annual rate from previous 5 years	Pumping Amount Used in Previous Delineation	% Change
1	161441	**134.541**	100.231	76.124	104.23	129.575	**134.541**	168.438	-20%
2	416183	0.116	**5.462**	0.065	0.045	0.031	**5.462**	28.785	-81%
3	580303	140.514	**164.864**	40.799	30.863	127.767	**164.864**	188.592	-13%
4	580313	58.523	62.362	123.903	**194.032**	118.314	**194.032**	155.853	24%
5	593672	30.297	59.23	47.32	58.707	**76.277**	**76.277**	154.455	-51%
6	706840	120.12	**138.082**	106.876	119.842	122.664	**138.082**	110.183	25%
7	743832	88.424	60.305	**118.526**	95.657	11.063	**118.526**	130.029	-9%
8	743833	**117.421**	29.151	74.06	57.914	14.744	**117.421**	188.592	-38%

(Expressed as million gallons. Bolding indicates greatest pumping volume)

Step 3 – Other than changes to the city wells identified above, what information is new since the previous delineation?

Chemistry – compare data for select parameters (or standard suite?) for user-specified or standardized time periods (ex., 8 years preceding previous delineation compared with everything since then). Select parameters could be via a checklist like Al's current Arcmap tool. Standard suite could be tritium, stable isotopes and assessment monitoring suite. This may include city wells and a search of the entire DWSMA or DWSMA plus buffer. Could be presented in tabular form as below:

Total coliform were absent in all wells. Well 7 and 8 did not have tritium results when the original part 1 was completed in 2007. They were sampled in 2012. Well 7 non vulnerable status was confirmed by the tritium sampling. Well 8 on the other hand went from non-vulnerable to vulnerable because tritium was found at 2.5 TU in the 2012 sample. Wells 1, 3, 4, 5, and 6 were resampled and analyzed for tritium in 2017.

The 2017 tritium sampling confirmed the vulnerability of Wells 3, 4, 5, and 6. Wells 1 and 2 vulnerability status changed from non-vulnerable to vulnerable because tritium was found at 1.6 TU and 2.4 TU in the 2006 and 2017 Well 1 samples, respectively.

Table 2 – Updated Chemistry Information

Unique Number	Isotope Data/GW Class	New detection of SDWA contaminants	Previous contaminants no longer detected	Geologic Sensitivity	Depth	Aquifer

Geology/Boundary Conditions – identify if any of the following are new since the last Part 1 approval date:

List of published reports or studies: e.g. County Geologic Atlas, regional hydrologic studies:

Anoka County Geologic Atlas Part A and Part B were published in 2013 and 2016, respectively. The Geologic Atlas does not suggest that flow boundaries need to be reassessed. In addition, no new geologic data was added that suggest a change in the 2007 interpretation of the DWSMA vulnerability.

Wells within 1mile of DWSMA, (tabular listing with depth/aquifer info for quick assessment) from:

Located CWI
Unlocated CWI
Wells DB (disclosures, maintenance permits) listed by TRS

Five new bedrock wells within DWSMA: three are CTCG wells (2 DO and 1 IR), All three wells are 4-inch wells. The new IR well was included when simulating the impact of high capacity wells on the WHPA.

PCSI (I don't think these currently make it to CWI)

Recharge info (compare USGS pub date to old Part 1). **No Change**

Soils map.

Other Pumping Wells - What changes have occurred regarding other high-capacity wells (i.e., wells not from amending PWS)? See if Al can compare info from this version of the table in previous Part 1 with what his search tool comes up with now to show what's new. Also, expand his search tool to look not only at SWUDS, but also CWI for codes like IRR or diam. > 6 inch).

Table 3 - Annual Volume of Water Discharged from Other High-Capacity Wells within 1.5 miles of DWSMA

Local Well ID	Unique No.	2012	2013	2014	2015	2016	5-yr Average Pumping	Pumping Amount Used in Previous Delineation	% Change
City of Anoka	201218	144.32	223.292	275.949	260.948	283.052	237.51	140.98	68.47 %
City of Anoka	676405	140.113	167.438	135.399	165.015	148.41	151.28	Not Modeled	100 %
City of Anoka	224625	142.564	165.708	134.539	103.357	89.905	127.21	116.31	9.38 %
Dayton, City Of	752128	18.501	21.211	9.078	30.066	36.895	23.15	Not Modeled	100 %
Anoka-Henn ISD 11	512754	12.024	11.091	8.128	9.251	8.284	9.76	10.21	-4.49 %
Ramsey, City of	773399	0	0	0	0	8.201	1.64	Not Modeled	100 %
Links Northfork Gc Llc	463021	47.768	33.953	19.125	31.361	7.884	28.02	43.14	-35.05 %
Ramsey, City Of	150546	0	12.978	12.978	11.423	6.125	8.70	23.27	-62.60 %
Marshall Concrete Products	122215	1.201	1.378	1.341	1.398	1.508	1.37	1.82	-24.95 %
Kurak, Thomas	417499	0	0	0	0.504	1.023	0.31	Not Modeled	100 %

(Expressed as gallons. **Bolding indicates greatest pumping volume**. Use strike out to show wells that are no longer used and italics to indicate wells that are new.)

Other high-capacity wells within 1.5 miles of the DWSMA, used in the 2007 delineation, have increased or decreased their pumping rate. In addition, some wells were not used in the previous delineation. All high capacity wells within 1.5 miles of the DWSMA were included in the new model well file and pumping rates were updated to reflect the average 2012 – 2016 pumping rates. This new well file was used in the model to estimate the new capture zone.

As depicted in Figure 1a, the new capture zone is not very different from the old one for Wells 3, 5, 6, and 7. The pumping rates used in the delineation have increased in Well 4 and decreased in Well 8 since the previous delineation. As a result, the predicted capture zone is larger for Well 4 and smaller for Well 8.

A smaller capture zone was delineated for Wells 1 and 2 (Figure 1b). Wells 1 and 2 are in a separate well field east of Wells 3 through 8. They were not delineated with the model used in 2007 but were delineated using a different model under a previous plan (Robertson, 2001). Despite the differences that were noted above, the new capture zones are still contained by the existing DWSMAs (Figures 1a and 1b).

Step 4 - Using the information assembled in the previous steps, is there information documenting either 1) new hydrogeologic flow boundaries or 2) changes to the hydrogeologic flow boundaries that were included in the current WHPA delineation that are significant enough to require re-delineating the WHPA?

■ No

☐Yes *(Describe the changes to the hydrogeologic flow boundaries that have been identified. Examples include re-interpretations of aquifer geometry, hydraulic connections to surface water features or recharge.)*

Step 5 – Has there been a change in the ambient groundwater flow field, either due to hydrologic conditions, addition of new data or re-interpretation of old data?

■ No

☐Yes *(Describe the change.)*

Step 6 – Does the previous WHPA delineation need to be modified to include either or both of the following? *(check as needed)*

☐ Fracture flow delineation component *(For example, has borehole geophysical work identified specific flow horizons in a fractured aquifer, or were secondary porosity conditions not addressed in the previous delineation according to the current standards?)*

☐ Surface water contribution area *(For example, has monitoring data showed that a suspected hydrologic feature is not functioning as a flow boundary or was the need for a conjunctive delineation not considered in the previous delineation?)*

If either are checked, describe why this additional work is necessary for the plan amendment.

Step 7 – Are there any new aquifer test or specific capacity data that will result in a new representative transmissivity value? (May be able to hit off of Justin's aquifer test spreadsheet and Rich's specific capacity spreadsheet to assess this)

■ No, the current reference transmissivity value(s) for the aquifer(s) is still valid; re-approve the current aquifer test plan. **Original plan is on file and was reapproved on November 14, 2017.**

☐Yes, the reference transmissivity value has been changed or added for the following aquifers (specify which aquifer and ft^2/day). Approve and file the amended aquifer test plan.

Step 8 – Was uncertainty adequately addressed in the original WHPA delineation? For example, was variability in aquifer transmissivity and groundwater flowfield addressed explicitly? The latter must include +/- 10% if uniform flow approach was used.

■ No changes are needed to address uncertainty. **The 2007 plan also included an uncertainty analysis that was that was assessed by varying various parameters such as hydraulic conductivity, recharge, and river bed conductance. A series of 11 scenarios were modeled and the final wellhead protection area was obtained by merging the capture zones for all the simulations. The 2017 assessment was performed in the same manner. The results of the capture zone for the 11 scenarios are shown in Figures 1a and 1b for the west and east wellfields, respectively. All captures zones are within the existing DWSMA. The existing DWSMA reflects the computation that would result from the use of a time of travel of 12 years approximately.**

☐ Yes, the WHPA must be amended to address uncertainty. Please specify.

Step 9A – What was the original ToT? **10 Years**

Step 9B -- Is there an opportunity to adjust the delineation ToT to maintain the same DWSMA geometry?

☐ No

■ Yes **12 years for Wells 1 through 8;**

Step 10 - Do any of the previous steps indicate the need to redefine the WHPA?

☐ No, proceed to Step 11.

■ Yes

The pumping rates used in the delineation have increased in Well 4 and decreased in Well 8 since the previous delineation. As a result, the predicted capture zone is larger for Well 4 and smaller for Well 8.2 years for Wells 1 through 8. The city of Ramsey indicated that they plan on continuing to pump more water at Well 4 than at Well 8.

In addition, a smaller capture zone is delineated for Wells 1 and 2 using the more recent groundwater model.

Because the previous WHPA was not representative of the existing pumping configuration, a new wellhead protection area is proposed (Figures 2a and b for west and east wellfield, respectively).

The DWSMA remains unchanged and reflects the capture zone that would result from the use of a time of travel of 12 years approximately.

Step 11 – Is the WHPA delineation method that was used for the current plan still adequate to address modifications that have been identified in any of the previous steps?

■ Yes. **The original model is based on a MODFLOW model developed by the consultant for the Tunnel City and Wonewoc Sandstones. It was imported in a recent version of the pre- and post-processor GMS (ver. 10.3). The model runs in MODFLOW 2000**

☐ No (update the delineation method/model as needed – there must be a runnable version of the model in a useable code so results can be validated).

Step 12 - Do the existing DWSMA boundaries need to be re-defined?

■ No. **The new WHPA has been redefined using an updated version of the 2007 model. It was redefined in the same manner as in 2007by concatenating the capture zone results of 11 scenarios. The 2017 WHPA is still contain within the existing DWSMA.** Congratulations – you may use the EZ amendment form to document the amended Part 1 and file this worksheet to document the basis for using it.

☐ Yes, the amended WHPA does not extend beyond the current DWSMA boundaries; however the existing DWSMA boundaries can be reduced based on new information such as parcel data. Congratulations – you may use the EZ amendment form to document the amended Part 1 and file this worksheet to document the basis for using it.

☐ Yes, the amended WHPA does extend beyond the current DWSMA boundaries. Create a new Part 1 report.

Step 13 – Does information exist to support an updated DWSMA vulnerability assessment?

☐ No, the geographic extent of the DWSMA is not changing and no new hydrogeologic, chemical or isotopic data exist to justify a change.

■ Yes, the geographic extent of the DWSMA is changing and/or new hydrogeologic, chemical or isotopic data exist to justify a change.
L-scores were regenerated at wells using the CWI data available in 2017. City wells were analyzed for tritium in 2012 and 2017. Review of the existing geologic information and recent tritium sampling at the city wells did not change the DWSMA vulnerability status around Wells 3, 4, 5, 6, 7, and 8. The rising tritium in Well 1 argues for a more protective DWSMA vulnerability rating. Therefore, the DWSMA vulnerability status around Wells 1 and 2 changed from low to moderate.

If yes, what information new information is available that may change the DWSMA vulnerability assessment?
(*Check all that apply)*

☐ Updated soils or geological information

■ Updated water quality data from within the DWSMA

☐ Updated inventory of current and historical land uses

☐ Other *(specify)*

Note: If DWSMA vulnerability changes, you may still use the EZ amendment form. If the change is to a single vulnerability rating that covers the entire DWSMA, this can be addressed in the text. If the new DWSMA vulnerability is variable, it must be shown in a figure that is attached to the report form.

Step 14 – Is the existing Part 1 WHP plan (i.e., documentation of the delineations and the vulnerability assessments) adequate so that only changes to the WHPA and DWSMA need be addressed?

☐ No, the Part 1 report must be brought up to current standards.

■ Yes, any changes to the WHPA, DWSMA or delineation criteria can be addressed by using the EZ amendment template.

Step 15 – Is the assessment of data elements conducted for the previous documentation effort still valid?

■ No, the assessment of data elements must be brought up to current standards. Attach the data elements assessment table to this document and proceed to use the EZ amendment template.

☐ Yes, any changes to the WHPA, DWSMA or delineation criteria can be addressed by using the EZ amendment template.

Form completed by

Hydrologist: Amal Djerrari

Table 4 - Assessment of Data Elements

Data Element	Present and Future Implications				Data Source
	Use of the Well s	Delineation Criteria	Quality and Quantity of Well Water	Land and Groundwater Use in DWSMA	
Precipitation					
Geology					
Maps and geologic descriptions	M	H	H	H	MGS
Subsurface data	M	H	H	H	MGS, MDH, CWI
Borehole geophysics	M	H	H	H	MGS
Surface geophysics	L	L	L	L	Not Available
Maps and soil descriptions					
Eroding lands					
Water Resources					
Watershed units					
List of public waters					
Shoreland classifications					
Wetlands map					
Floodplain map					
Land Use					
Parcel boundaries map	L	H	L	L	Anoka County
Political boundaries map	L	L	L	L	
Public Land Survey map	L	H	L	L	MDH
Land use map and inventory					
Comprehensive land use map					
Zoning map					
Public Utility Services					
Transportation routes and corridors					
Storm/sanitary sewers and PWS system map					
Oil and gas pipelines map					
Public drainage systems map/list					
Records of well construction, maintenance, and use	H	H	H	H	Ramsey, CWI, MDH
Surface Water Quantity					
Stream flow data					
Ordinary high water mark data					

Public Water Supplier: Ramsey (1020035)
Date: 12/15/2017

Data Element	Present and Future Implications				Data Source
	Use of the Wells	Delineation Criteria	Quality and Quantity of Well Water	Land and Groundwater Use in DWSMA	
Permitted withdrawals					
Protected levels/flows					
Water use conflicts					
Groundwater Quantity					
Permitted withdrawals	H	H	H	H	DNR, Ramsey
Groundwater use conflicts	L	L	L	L	DNR
Water levels	H	H	H	H	CWI, MDH
Surface Water Quality					
Stream and lake water quality management classification					
Monitoring data summary					
Groundwater Quality					
Monitoring data	H	H	H	H	MDH
Isotopic data	H	H	H	H	MDH
Tracer studies	H	H	H	H	Not Available
Contamination site data	M	M	M	M	Not Available
Property audit data from contamination sites					
MPCA and MDA spills/release reports					

Definitions Used for Assessing Data Elements:

High (H) - the data element has a direct impact

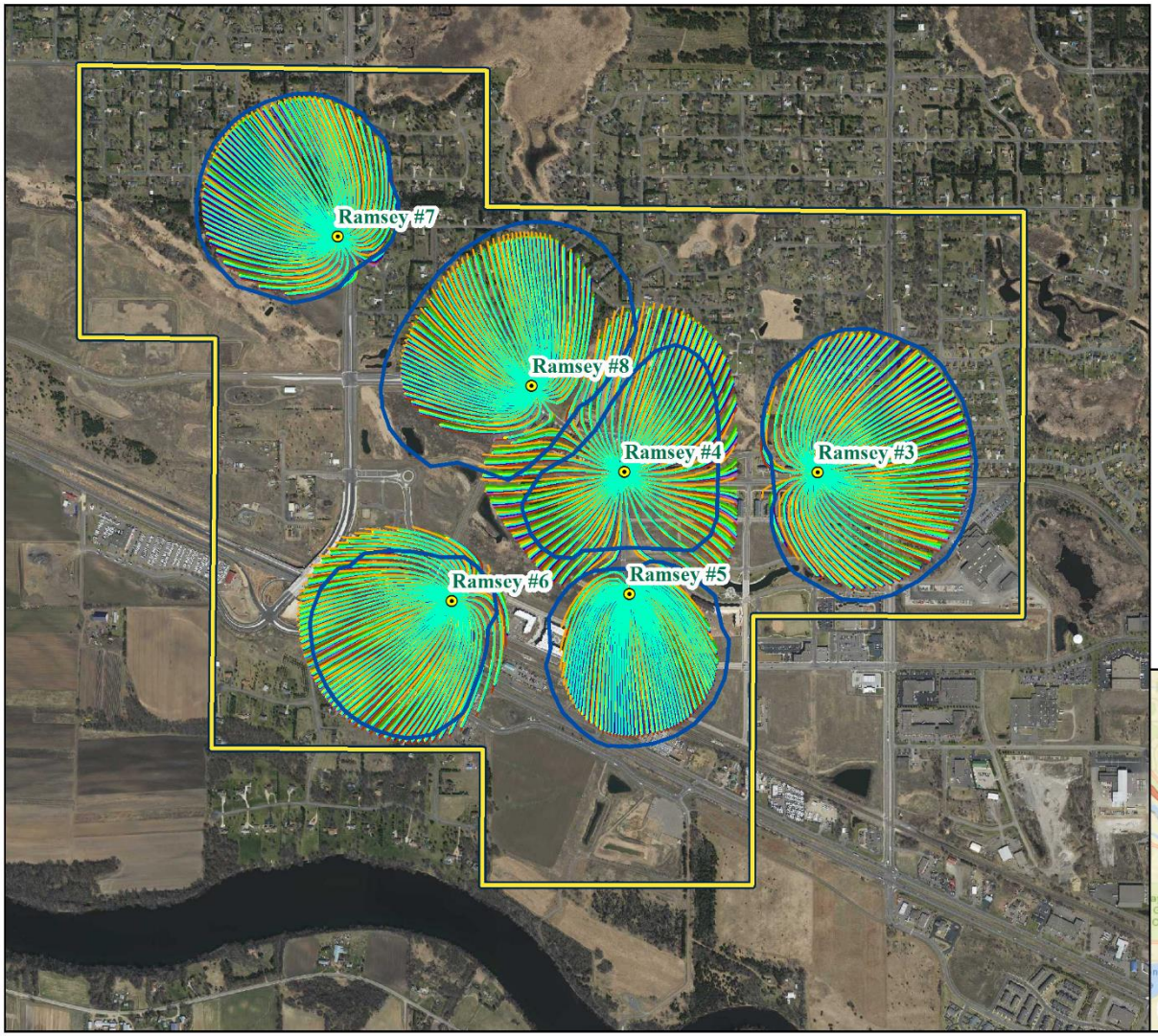
Moderate (M) - the data element has an indirect or marginal impact

Low (L) - the data element has little if any impact

Shaded - the data element was not required by MDH for preparing the WHP plan

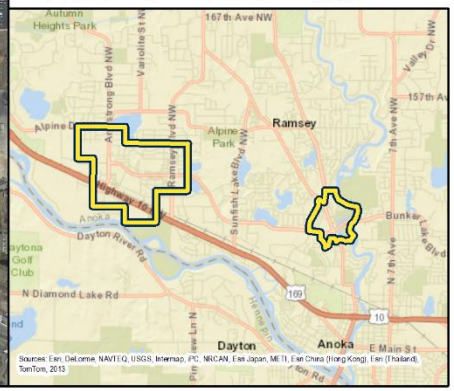
Ramsey
Anoka County
Minnesota

Figure 1a
Porous Media Capture Zones with Updated Well Pumping Rates
Sensitivity Analysis
City of Ramsey



- Primary Well
- 2007 Wellhead Protection Area (WHPA)
- Drinking Water Supply Management Area (DWSMA)
- 10-yr TT Pathlines (Base Case Run1)
- 10-yr TT Pathlines (Sensitivity Run 2)
- 10-yr TT Pathlines (Sensitivity Run 3)
- 10-yr TT Pathlines (Sensitivity Run 4)
- 10-yr TT Pathlines (Sensitivity Run 5)
- 10-yr TT Pathlines (Sensitivity Run 6)
- 10-yr TT Pathlines (Sensitivity Run 7)
- 10-yr TT Pathlines (Sensitivity Run 8)
- 10-yr TT Pathlines (Sensitivity Run 9)
- 10-yr TT Pathlines (Sensitivity Run 10)
- 10-yr TT Pathlines (Sensitivity Run 11)

0 250500 1,000 1,500 2,000 2,500
Feet

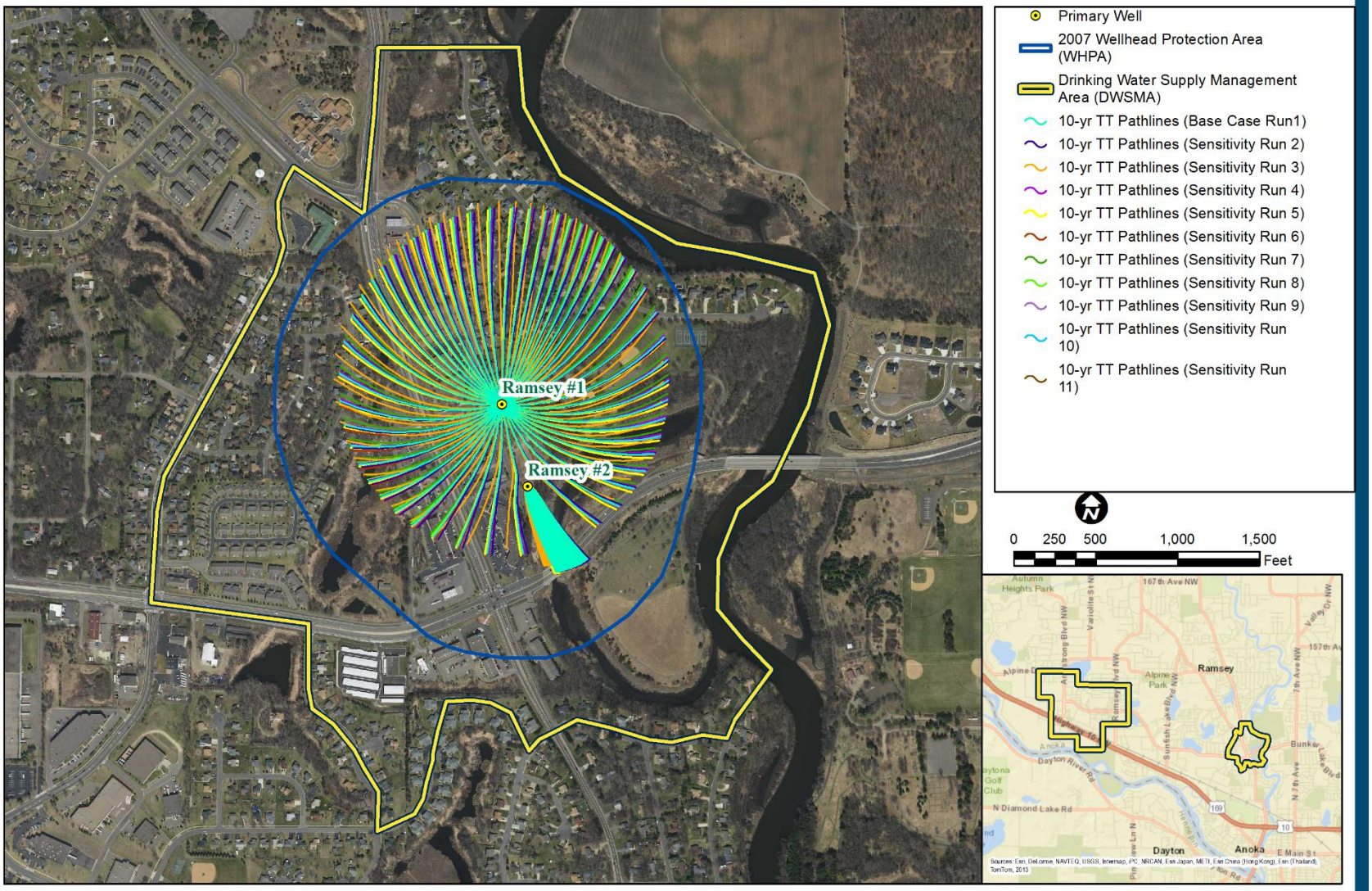


Public Water Supplier: Ramsey (1020035)

Date: 12/15/2017

Ramsey
Anoka County
Minnesota

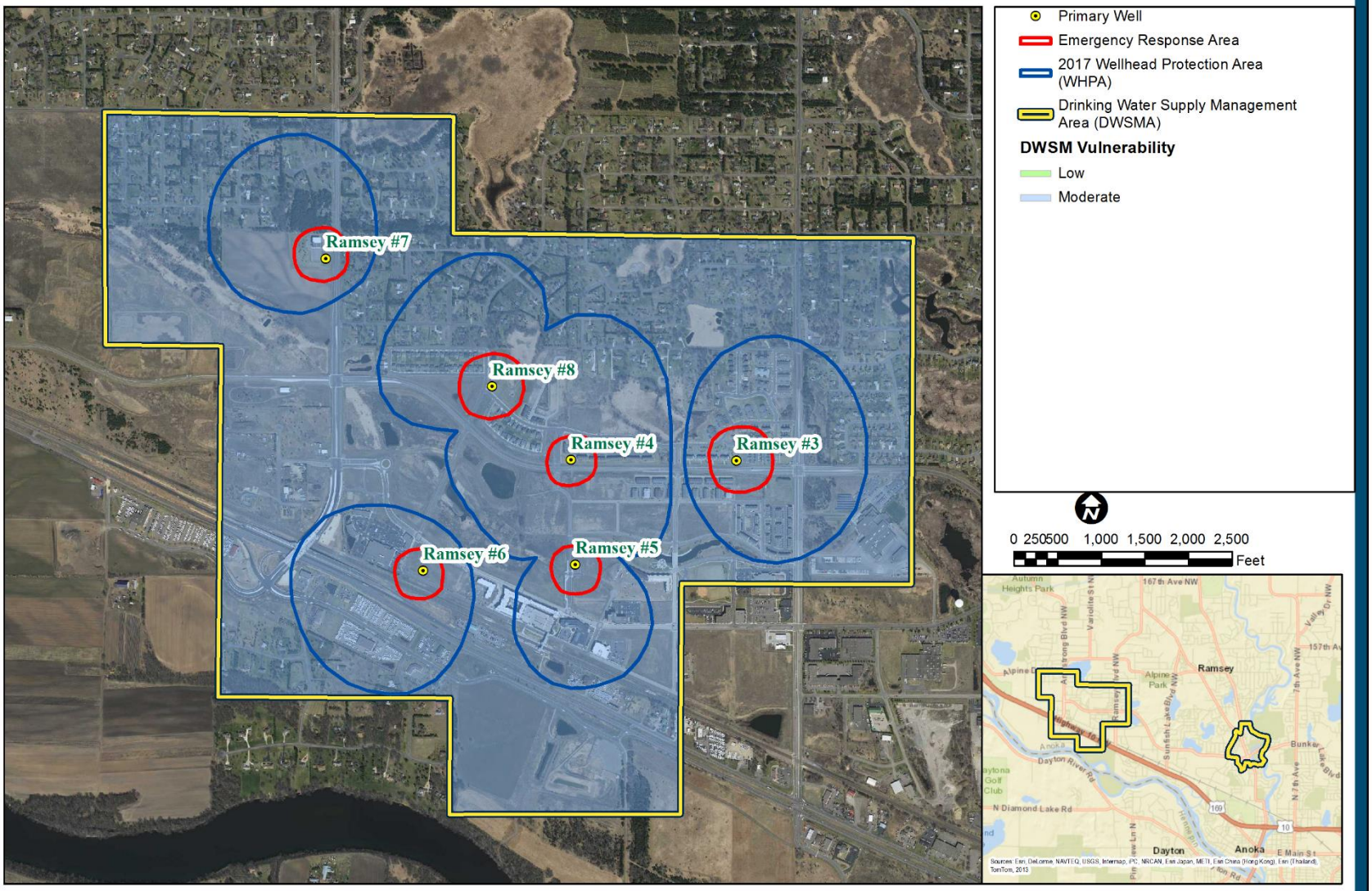
Figure 1b
Porous Media Capture Zones with Updated Well Pumping Rates
Sensitivity Analysis
City of Ramsey



Public Water Supplier: Ramsey (1020035) Date: 12/15/2017

Ramsey
Anoka County
Minnesota

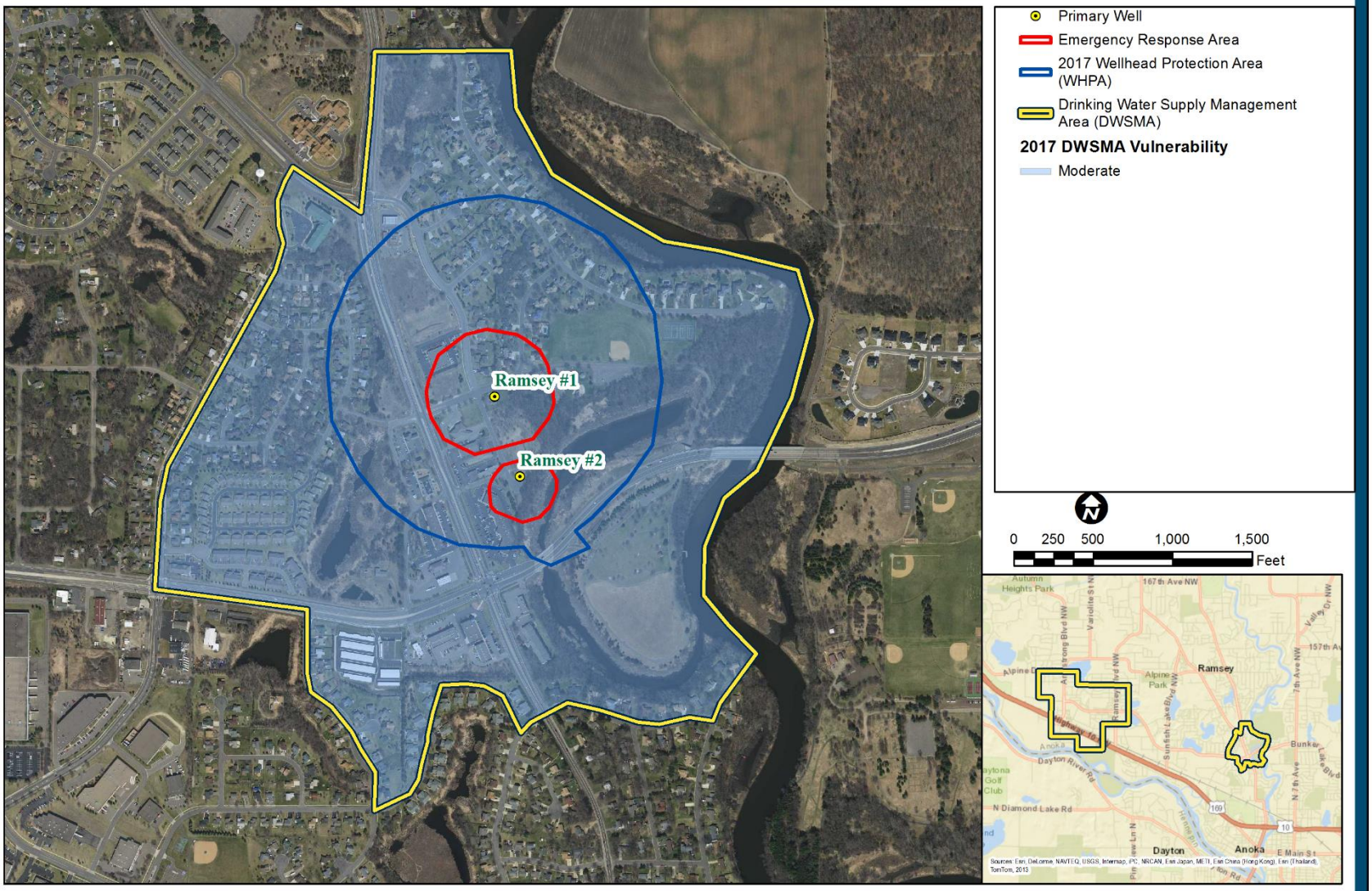
Figure 2a
Wellhead Protection Area and Drinking Water Supply Management Area
City of Ramsey



Public Water Supplier: Ramsey (1020035) Date: 12/15/2017

Ramsey
Anoka County
Minnesota

Figure 2b
Wellhead Protection Area and Drinking Water Supply Management Area
City of Ramsey



Appendix C

Data Elements Assessment

Appendix C

Data Elements Assessment

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C1.0 Data Elements Assessment

The data elements and their assessments required to be included in the Wellhead and Source Water Protection Plan amendment (WHPP) for the City of Ramsey (Public Water Supply 1020035) are discussed in this appendix. Data elements related to the physical environment, land use, water quantity, and water quality required for this WHPP for the City of Ramsey were specified in the April 4, 2019 Scoping 2 Decision Notice from the Minnesota Department of Health (MDH, 2019).

The City of Ramsey (City) currently operates eight municipal water supply wells (Table C-1). All eight wells are completed in the Tunnel City-Wonewoc aquifer.

Two Drinking Water Supply Management Areas (DWSMAs) have been delineated for Ramsey (MDH, 2018). The DWSMAs encompasses the Wellhead Protection Areas (WHPAs) for the Ramsey water supply wells. The West DWSMA is entirely within the Ramsey city limits. The East DWSMA extends beyond the city limits into the city of Anoka. The locations of the Ramsey DWSMAs are shown on Figure C-1.

C1.1 Physical Data Elements

Physical data elements required to be considered for this Plan amendment are identified in the Scoping 2 Decision Notice (MDH, 2019). Per the Scoping 2 Decision Notice, geology and water resources data elements were required to be considered during development of the Plan amendment.

C1.1.1 Geology and Hydrogeology

Existing information on the geology and hydrogeology in the vicinity of Ramsey was used to define the extent of the source water aquifer used by the City, delineate the WHPA, and to assess the vulnerability of the public water supply wells and the aquifer in the DWSMA.

As indicated on Figure C-2, the uppermost bedrock unit in the vicinity of the Ramsey DWSMAs varies with location and includes the following Cambrian-age units: Jordan Sandstone, St. Lawrence Formation, and Tunnel City Group (Mossler, 2011). Depth to bedrock beneath the Ramsey DWSMAs ranges from approximately 110 feet to approximately 210 feet. One fault has been mapped (see Mossler, 2011) that intersects the eastern edge of the East DWSMA.

Quaternary-age unconsolidated sediments overlie the bedrock in the vicinity of Ramsey (Meyer, 2011). Most of these sediments in the vicinity of Ramsey are terrace deposits from the ancestral Mississippi River. Small, discontinuous areas are covered with peat and muck deposits.

Well construction information for the Ramsey municipal wells is summarized in Table C-1 and copies of the MDH well records are presented in Appendix A.

Information regarding the geology and hydrogeology of the area was used to assess the vulnerability to contamination of the source water aquifer within the DWSMA (see MDH, 2018). The information is consistent with the classification of the susceptibility to contamination of the source water aquifer within the DWSMAs as Moderate.

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C1.1.2 Water Resources

Per the April 4, 2019 Scoping 2 Decision Notice (MDH, 2019) surface water resources must be evaluated to determine if they could potentially apply to this Plan.

The West DWSMA lies within the Mississippi River – Twin Cities watershed (Mississippi River level 4 subwatershed). The East DWSMA lies within the Rum River watershed.

A portion of Jeglens Marsh and some small ponds are the only surface water bodies within the DWSMAs. Wetland areas are also present in the DWSMA. The Rum River is adjacent to the East DWSMA. As shown on Figure C-1, FEMA Flood Zone A for Jeglen's Marsh overlaps a small percentage of the land within the West DWSMA and FEMA Flood Zone AE for the Rum River overlaps a portion of the East DWSMA. Some of the surface water bodies in the DWSMA meet the definition of public waters in Minnesota Statutes Section 103G.005, subdivision 15. In addition, there are areas adjacent to water bodies in the DWSMA that meet the definition of shoreland pursuant to Minnesota Statutes Sections 103F.201 to 103F.221 and consistent with Minnesota Rules part 6120.3300. The City manages the floodplain and shoreland areas as specified in Chapter 117 Article II Division 4, Subdivisions III and IV of the City Code.

Geologic conditions in and around the City's DWSMAs result in the aquifer vulnerability in the DWSMAs being classified as Moderate. Based on the aquifer vulnerability classification, it considered to be possible that issues related to surface water resources could have some effect on the water quality in the source water aquifer and should be considered in the development of the management strategies for the DWSMA. The quality of the source water is dependent on the quality of its recharge. Existing surface water management programs in the DWSMAs address water quality and, therefore, reduce the potential negative effects that infiltrating surface waters may have on the source water aquifers. The City believes that existing surface water management programs are adequate to address surface water quality in the DWSMA and to ensure that aquifer recharge and water availability do not become an issue for the City.

C1.2 Land Use Data Elements

The April 4, 2019 Scoping 2 Decision Notice requires land use data elements to be considered during development of this Plan amendment. Land use and public utility services within the DWSMAs are discussed in this section. In Part 1 of this Plan amendment, roads, property parcels, and the Rum River were used to define the DWSMA boundaries (MDH, 2018).

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C1.2.1 Current Land Use

Figure C-3 shows the current land uses within the DWSMA. Property parcels that lie partially or completely within the DWSMAs are shown on Figure C-3. Land uses found within the DWSMAs include, but are not limited to, residential, undeveloped land, parks, commercial/industrial, and agricultural. Figure C-4 shows the current zoning within the DWSMAs.

C.1.2.1.1 Potential Contaminant Source Inventory

A potential contaminant source inventory (PCSI) was conducted within the DWSMAs. As shown on Figure C-1, the aquifer vulnerability in the DWSMAs is classified as Moderate. The types of potential

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contaminant sources that must be inventoried in DWSMAs vary according to the aquifer vulnerability classification. For this Plan, the potential contaminant source types inventoried during the PCSI were those required by the MDH for areas in which aquifer vulnerability is classified as Moderate.

As shown in Table C-2, information on potential contaminant source locations was obtained from the following sources: Minnesota Department of Health (MDH), Minnesota Department of Natural Resources (MDNR), Minnesota Department of Public Safety (DPS), Minnesota Geological Survey (MGS), Minnesota Office of Pipeline Safety (MnOPS), Minnesota Pollution Control Agency (MPCA), Metropolitan Council, Minnesota Geospatial Information Office (MGIO), Minnesota Department of Transportation (MnDOT), and U.S. Environmental Protection Agency (USEPA) databases. Information from the various sources was compared to identify overlaps/duplications.

As part of the PCSI work, all identified potential contaminant source locations within the DWSMAs were verified to the extent possible with available information. As part of location verification, any inaccurate locations identified during the PCSI (i.e., any potential contaminant source entities that appeared to map on the wrong property parcel) were corrected to the extent possible based on available information. For future updates of this Plan, the City will access available data sources and maintain as accurate and up to date a potential contaminant source database as possible in its wellhead protection file.

The City maintains current records of the conditions around the municipal water supply wells. Water system operators check the area around each well routinely and report any conditions of concern. A potential contaminant source inventory for the Inner Wellhead Management Zone (IWMZ) around each of the municipal supply wells was completed on June 12, 2019. Copies of the IWMZ inventory reports are presented in Attachment C-1.

Properties identified as potential sources of contamination during the PCSI are listed in Table C-3 through Table C-8 as follows:

- Wells – Table C-3
- Potential Class V wells – Table C-4
- Storage tanks and LUST sites – Table C-5
- Chemical storage sites – Table C-6
- Spill locations – Table C-7
- Potential contaminant site Locations – Table C-8

Results of this inventory indicate the presence of several potential contaminant source properties within the DWSMAs. Locations of potential contaminant sources are shown on Figures C-5 through C-10 as follows:

- Well locations – Figure C-5
- Potential Class V Well locations – Figure C-6
- Storage tank and LUST sites – Figure C-7
- Chemical storage sites – Figure C-8
- Spill locations – Figure C-9
- Potential contaminant site locations – Figure C-10

These potential contaminant sources have been considered in the development of the management strategies for the DWSMA.

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Potential contaminant source locations were verified, to the extent possible, during preparation of this Plan amendment (Table C-3 through Table C-8). Verification procedures used included matching mapped locations with addresses on MDH Well Records or State/County-issued permits or in County/State/Federal databases, published business addresses, property parcel addresses, local knowledge of City staff, or information from City files (note that not all verification procedures were used for each type of potential contaminant source). The data tables indicate the status of verification for each potential contaminant source location. New information developed on contaminant sources in the future will be verified as they are discovered as part of the WHPP implementation.

C.1.2.1.1.1 Wells

Wells located within the City's DWSMAs, in particular wells completed in or penetrating a source water aquifer (i.e., an aquifer from which the City's wells pump water), have the potential to be a pathway via which contamination could more rapidly reach the source water aquifer and the Ramsey municipal water supply wells; especially if the wells were not properly installed or have not been adequately maintained. Data obtained from the Minnesota County Well Index (CWI) during the PCSI indicates that there are 216 wells (this number does not include the eight Ramsey municipal wells) within the Ramsey DWSMAs (Figure C-5). Two hundred fourteen of these wells are identified as active. The status of the other two wells is unknown. Table C-3 lists the wells that were identified in the DWSMAs and indicates the aquifer in which each well is completed (if known), the date the well was completed (if known), and the status of the well (if known).

During the review of wells in the DWSMAs during the PCSI, 102 sealed wells were identified. Per the April 4, 2019 Scoping 2 Decision Notice, the sealed well locations are not included in the PCSI. However, since an improperly sealed well could act as a pathway for contaminants to migrate from the surface into the groundwater system the City believes it is important to maintain a record of sealed well locations. Therefore, sealed well locations in the DWSMAs are shown in Attachment C-2.

As indicated in Table C-3, uses for the wells in the DWSMAs that are known to be active (not including the City's water supply wells) include domestic (173), non-community public water supply (either transient or non-transient) (8), elevator (4), irrigation (2), commercial (2), industrial (1), test well (2), and monitor well (1). Eighty-five of these active wells are completed in or penetrate the source water aquifer. The aquifer in which 36 of the active wells are open is not available (i.e., not identified in the public database). In addition, the aquifer in which one of the unknown status wells is open is not available. Wells located within the DWSMAs, particularly those wells completed in or below the source water aquifer, have the potential for being a pathway for contamination to reach the source water aquifer and the Ramsey municipal water supply wells.

Available information from the Minnesota Department of Natural Resources' (MDNR) Minnesota Permitting and Reporting System (MPARS) database and the CWI was reviewed to identify active high capacity wells within a zone that includes the DWSMAs and extends one mile beyond the boundaries of the DWSMAs. The available information indicates there are 31 active high capacity well within the zone of interest in addition to the eight Ramsey municipal water supply wells. The high capacity well locations are shown on Figure C-11. High capacity wells are defined as wells that pump more than 1,000,000 gallons

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per year or more than 10,000 gallons per day. Owners of these wells have obtained groundwater appropriation permits from the MDNR. A new high capacity well installed within or near the DWSMAs could, potentially, affect the boundaries of the DWSMAs. Uses for the wells not used for the City's municipal water supply include irrigation of various types, non-metallic processing, municipal water supply for the city of Anoka, pollution containment, and HVAC. (Table C-9). Six of the non-Ramsey high capacity wells pump from the City's source water aquifer and two of the wells penetrate the source water aquifer and pump from a deeper aquifer (Table C-9).

C.1.2.1.1.2 Potential Class V Well Locations

An inventory of locations where Class V wells may be present within the DWSMAs was done as part of the PCSI. Typical land uses associated with the presence of Class V wells include automobile service stations and repair shops. As defined by the U.S. Environmental Protection Agency, cesspools and large-scale septic systems that serve more than 20 people also are also included in the Class V well classification. During the PCSI, it was determined that there are seven separate property parcels where Class V wells may be present or may have been present based on the type of business that is or had operated there or the use of the property (see Table C-4 and Figure C-6). For all seven properties, the assessment of potential for presence of a Class V well is due to their association with automobile repair. All but one of these properties (PCSI ID 227 on Table C-4) are found in the EPA's Class V Wells database. MDH did not require that the City determine if Class V wells are actually present on any of these properties. Results of the location verification are summarized in Table C-4.

C.1.2.1.1.3 Storage Tanks

The PCSI identified 13 properties on which storage tanks are or have been located (see Table C-5 and Figure C-7). These properties include a total of 44 current or former storage tank locations. There are 17 currently active tanks located on a total of five of the properties (Table C-5). Products stored in the active storage tanks vary from site to site and include various fuels and used oil. As indicated in Table C-5, releases from the tanks were reported at nine of the properties. Available information indicates that the MPCA has closed the tank release responses at all nine of the properties for which releases were reported but the information does not indicate if the leaking tanks were removed or abandoned in place. Results of the location verification are summarized in Table C-5.

C.1.2.1.1.4 Chemical Storage Sites

The PCSI identified two property parcels within the DWSMAs on which chemical storage occurs (Table C-6 and Figure C-8). Note that one of these properties (PCSI ID 255 in Table C-6) was also identified in the storage tank data as a location of active above ground storage tanks and a location were a tank leak had occurred and underground storage tanks had been removed. Information on the chemicals stored at these locations is presented in Table C-6.

C.1.2.1.1.5 Spill Locations

The PCSI identified six properties within the DWSMAs where a contaminant spill occurred (Table C-7 and Figure C-9). A comparison of Tables C-7 and C-5 indicates that three of the six properties were also

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identified as locations of leaking underground storage tanks (LUSTs). As shown in Table C-7, site status for all the spills is identified as closed.

C.1.2.1.1.6 Potential Contaminant Source Locations

The PCSI identified six properties within the DWSMAs that include sites where contamination may potentially be present (Table C-8 and Figure C-10). As shown in Table C-8, all six of the sites have been classified as brownfields sites by the MPCA.

C1.2.2 Transportation Routes

Major highways and railroads are used for transporting a wide variety of materials. Some of these materials, if spilled, have the potential to enter the groundwater system. U.S. Highway 10 and County Roads 56, 83, and 116 cross the West DWSMA. State Highway 47 and County Road 116 cross the East DWSMA. The BNSF Railroad tracks cross the southern portion of the West DWSMA. These transportation corridors are shown on Figure C-1. Given the Moderate aquifer vulnerability classification in the DWSMAs, if a spill in one of the transportation corridors were to occur and be cleaned up promptly it is considered to be unlikely that there would be any significant risk to the City's wells and water supply arising from the spill.

C1.2.3 Historical Land Use

Ramsey Township was named for Alexander Ramsey, the first Territorial Governor, in 1858. Settlement was driven by trading along the banks of the Mississippi River and farming in the area. The St. Paul & Pacific Railroad reached Ramsey in 1864. Ramsey was incorporated as a city in November 1974. Historical land use shown on Figure C-12 is for the year 1984. As indicated on Figure C-12, the historical land uses present in the DWSMAs are generally consistent with current land use. Using available information, historical land uses that might significantly affect the management strategies for the DWSMAs that are not currently present within the DWSMAs were not identified

The population of Ramsey increased by approximately 200% between 1860 and 1910. The population of Ramsey declined approximately 13% between 1910 and 1930 and then increased approximately 28% between 1930 and 1950. Ramsey has continuously grown since 1950. In 1950 the population was 670. By 2010, the population had grown to 23,668. In 2017 the population of Ramsey was estimated to be 25,581.

While it is possible that buried features such as old wells that were not properly sealed or unused underground storage tanks not listed in any available database could be present within the DWSMAs, available information does not suggest the presence of such features. There is no basis for a concerted search for such buried features with in the DWSMAs. If any such, currently unknown, features are to be located in the future it would most likely occur only if they are encountered during development or redevelopment of a property.

C1.3 Public Utilities

Management of the DWSMA in the City of Ramsey must consider and reflect available public utility services information.

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As shown in Table C-1 , the eight Ramsey municipal wells pump from the Tunnel City-Wonewoc aquifer. Ramsey Wells 1 and 2 are located in the East DWSMA. Wells 3, 4, 5, 6, 7, and 8 are located in the West DWSMA. Well construction information for the City's municipal water supply wells wells is summarized in Table C-1 . Copies of the MDH Well Records for these wells are presented in Appendix A.

Per the April 4, 2019 Scoping 2 Decision Notice (MDH, 2018), a map of the City's water supply system is not included in this Plan to avoid potential security threats to the system.

C1.3.1 Pipelines

As shown on Figure C-13 no petroleum or natural gas pipelines cross the Ramsey DWSMAs. There is one natural gas pipeline that ends approximately 0.5 miles east of the East DWSMA. This pipeline does not present a potential risk to the DWSMA. The closest approach of a petroleum pipeline to the DWSMAs is approximately 5 miles to the southwest of the West DWSMA. The petroleum pipeline does not present a potential risk to the DWSMAs. The City will rely on State/Federal oversight and the management programs of the pipeline owners for proper operation and maintenance of the pipelines and response to releases from the pipelines. Therefore, additional measures in this Plan to address releases are not necessary.

C.1.3.2 Sewers

C.1.3.2.1 Sanitary Sewers

The City's sanitary sewer system is shown on Figure C-14.

An improperly designed or maintained sanitary sewer system may increase the chance for the release of untreated sewage into environmentally sensitive areas such as protected wetlands, lakes, and rivers. It could also result in releases of untreated sewage that could infiltrate into the groundwater system. The depth to the source water aquifer in the DWSMAs is over 100 feet. The aquifer vulnerability in the DWSMAs is classified as Moderate, which indicates that it takes years to decades for water to reach the source water aquifer from the surface. Based on the available information, leaks from a the sewer system would likely pose no significant risk to the City's wells. Chapter 58 Article III Division 4 of the Ramsey City Code addresses sanitary sewer use and service. The City has an ongoing maintenance program to insure the integrity and proper operation of the sanitary sewer system. Additional measures in this Plan to address the sanitary sewers are considered to be unnecessary.

C.1.3.2.2 Storm Sewers

The City Code requires a stormwater management plan for all new developments. The City's storm sewer lines are shown on Figure C-15.

A municipal storm sewer and surface water drainage system plays a significant role in the management of storm water and can be an important part of management strategies developed for a wellhead protection plan. An improperly designed or maintained storm sewer and surface water drainage system may increase the chance for the spread of a contaminant into environmentally sensitive areas such as protected wetlands, lakes, and rivers or allow infiltration of contaminants into the groundwater system. A surface

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water management program is in place in Ramsey (Ramsey, 2018b). The storm sewer system is currently in good condition and the City has a maintenance program in place to keep the system operating properly. The City will rely on their existing surface water management program to address issues related to surface water. Therefore, additional measures to address surface water in this Plan are considered to be unnecessary.

C1.4 Water Quantity Data Elements

Surface water and groundwater quantity are discussed in this section.

C1.4.1 Surface Water Quantity

As discussed above, the surface water features in the DWSMAs include Jeglens Marsh and some small ponds. The City Code requires a drainage plan for new developments if the direction, quantity or quality of drainage of a site will be altered during development. Any changes must conform to the City's comprehensive surface water management plan (Ramsey, 2018b).

The Minnesota Permitting and Reporting System (MPARS) database indicates there are no surface water appropriations in the Ramsey DWSMAs.

The City is not aware of any current water-use conflicts that impact surface water quantity in the vicinity of the DWSMAs. Therefore, measures in this Plan to address surface water quantity issues are considered to be unnecessary.

C1.4.2 Groundwater Quantity

The Ramsey municipal water supply system currently includes seven primary water supply wells and one seasonal-use well. Under MDNR Appropriation Permit No. 1985-6005, the City of Ramsey currently has a permitted annual groundwater appropriation of 850 million gallons per year (MGY). The permitted instantaneous total pumping rate for the Ramsey system is 8,200 gallons per minute (gpm) or approximately 11.8 million gallons per day (MGD).

The projected water use (i.e., pumpage) used to delineate the Ramsey WHPAs and DWSMAs was 949,205,000 gallons per year (MDH, 2018).

Ramsey was incorporated as a city in 1974. Between 1970 and 2000, the population of Ramsey increased from 2,536 to 18,510. The 2010 census counted a total of 23,668 people in Ramsey (an increase of approximately 28% over the 2000 population). In 2017 the City's estimated population was 25,581. It should be noted that the City's water supply system does not serve the entire population of Ramsey. In 2017the estimated population served by the municipal water supply system was 13,720. The City's draft Water Supply Plan (Ramsey, 2018a) projects that the City's water supply system will serve 13,921 people in 2020 and 22,987 in 2030. The draft Water Supply Plan projects the City's total population in 2030 will be 33,350.

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As shown in Table C-1 , the Ramsey municipal water supply wells were constructed between 1984 and 2007.

Water demand for 2007 through 2017 is shown in the City's draft 2018 Water Supply Plan (Ramsey, 2018a). During that period the City's water annual demand varied between 588 and 704 MGY while the population served increased from 9,702 in 2007 to 13,720 in 2017. The City's total per capita demand between 2007 and 2017 ranged between 122 and 199 gallons per capita per day. The residential per capita demand for the same period ranged from 72 to 120 gallons per capita per day. The City's average day water demand in 2017 was 1.92 MGD and the projected 2030 average day demand is 3.01 MGD (approximately 2,090 gpm) with a projected population served of 22,987.

As discussed above, in addition to the City of Ramsey municipal water supply wells 31 other high capacity wells within one mile of the DWSMAs were identified. Information on these 31 high capacity wells is presented in Table C-9. The City is not aware of any current adverse groundwater conflicts or interferences related to the existing Ramsey municipal wells.

Construction of other high capacity wells in or near the DWSMAs may influence groundwater flow in the source water aquifer and the groundwater quantity available to the municipal system. Such wells could potentially affect the boundaries of the DWSMAs, which would require the City to update the Wellhead Protection Plan. In addition, such wells could potentially reduce the static levels in the source water aquifer. Issues regarding changes in appropriations resulting from additions or deletions to the current list of water appropriations in and near the DWSMAs will be addressed in the management portion of this Plan.

Persistent drought conditions or other water emergencies may also prove to be a threat to the quantity of groundwater available to the municipal system. Under Section 58-118 of the City Code the City can put in place restrictions on water use if it determines that a shortage of water threatens the city. These restrictions may include limits on lawn and garden sprinkling, irrigation, car washing, air conditioning and other uses. In addition, the City has odd-even lawn sprinkling restrictions between 10:00 a.m. and 8:00 p.m. between Memorial Day and Labor Day. Per the city code, the following are exempted from the sprinkling ban: watering of newly sodded lawns for a period of two weeks, hand watering overseeded or spot repaired lawn areas, car washing, filling of children's swimming pools, and children playing in hose operated sprinklers or water toys. The City also requires rain sensors and back flow devices for irrigation systems for townhomes, multifamily residential properties, and commercial properties connected to the municipal water system.

Ramsey' current water supply meets the demand of its consumers. The City is confident that the municipal water supply system will continue to have the capability of meeting future demand.

C1.5 Water Quality Data Elements

Surface water and groundwater quality are discussed in this section.

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C1.5.1 Surface Water Quality

The City Code the City's surface water management plan (Ramsey, 2018b) address management of surface water. The goal of the City's surface water management is to protect and improve the quality of existing surface water resources in and near the City and provide guidelines for current and future urban development.

C1.5.2 Groundwater Quality

The MDH has an ongoing program to monitor the quality of municipal water supplies. City of Ramsey municipal wells are sampled at least once every year for selected metals, other inorganic compounds, organic compounds, and bacteria as part of this program. To date, reported concentrations of all monitoring parameters meet the regulatory levels specified by the U.S. EPA as part of the Safe Drinking Water Act or by the State of Minnesota. These results are presented in the Ramsey Consumer Confidence Report that is prepared annually. A copy of the 2018 annual report is presented in Appendix D. The 2018 report and reports from other years can also be accessed on the City's website at http://www.ci.ramsey.mn.us/Archive.aspx?AMID=38 Reports from previous years are also available from the City upon request.

The City currently adds chlorine and fluoride to the water supply at the pumphouses associated with the wells (Ramsey, 2018a). In addition, ortho and polyphosphates are also added to the pumped water at the pumphouses to inhibit corrosion and sequester iron and manganese. The City currently has four pumphouses in which water is treated prior to entering the distribution system. Water from the City's wells is routed to the pumphouses for treatment as follows:

- Pumphouse 1 – water from Wells 1 and 2
- Pumphouse 2 – water from Wells 3 and 4
- Pumphouse 3 – water from Wells 5 and 6
- Pumphouse 4 – water from Wells 7 and 8

The City currently has the capacity to treat up to 11 MGD (Ramsey, 2018a).

The MDH has prepared a study for Anoka County which evaluates the relative susceptibility of the water table aquifer to contamination from nitrate (MDH, 2012). The susceptibility of most of the area encompassed by the East DWSMA has been classified as low or moderate, although there are some small areas of high susceptibility within the DWSMA. In the West DWSMA the susceptibility classifications range from low to high. The combined area of low and moderate susceptibility is similar to the area of high susceptibility in the West DWSMA. The aquifer vulnerability classification for the Tunnel City-Wonewoc aquifer (the source water aquifer) suggests that it is unlikely that nitrate in the water table aquifer would adversely impact the source water aquifer in the DWSMAs.

It's important to consider groundwater quality when determining management strategies for the land uses within the DWSMAs. Since the City currently enjoys good water quality, the City has developed management strategies in this WHPP amendment aimed at maintaining the groundwater quality in the source water aquifers.

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C1.6 Assessment of Data Elements

C1.6.1 Use of the Municipal Wells

Ramsey currently has eight municipal water supply wells in the municipal water supply and distribution system for Public Water Supply 1020035. Locations of the wells are shown on Figure C-1and construction details for the Ramsey municipal wells are summarized in Table C-1 . Copies of the MDH well records for these wells are presented in Appendix A.

The 2010 census indicated that Ramsey had a population of 23,668. In 2017 the population of Ramsey was estimated to be 25,581 and it was estimate that the water system served 13,270 people. The City's draft Water Supply Plan (Ramsey, 2018a) projects that the City's water supply system will serve 13,921 people in 2020 and 22,987 in 2030. The draft Water Supply Plan projects the City's total population in 2030 will be 33,350.

As discussed above, the City's average day water demand in 2017 was 1.92 MGD and the projected 2030 average day demand is 3.01 MGD (approximately 2,090 gpm) with a projected population served of 22,987.

For the period 2010–2017, daily demand on the Ramsey water system averaged about 1.7 MGD. Ramsey currently has a permitted annual groundwater appropriation of 850 MGY. The permitted instantaneous total pumping rate for the Ramsey system is 8,200 gpm.

Ramsey currently has three elevated water storage facilities. These facilities have a combined storage capacity of 4.0 MG. Construction of additional water storage facilities is not currently planned (e.g., Ramsey, 2018a).

C1.6.2 Wellhead Protection Area Criteria

Delineation of the WHPAs for the Ramsey wells was completed in 2018. Information/criteria used to perform the WHPA/DWSMA delineations are discussed in the Part 1 WHPP amendment prepared by the MDH (2018) and are summarized below.

C1.6.2.1 Time of Travel

A 10-year groundwater time of travel capture zone for each of the City's wells was delineated but it was determined that capture zones for a 12-year time of travel would still be contained within the boundaries of the DWSMAs previously delineated for the Ramsey wells (MDH, 2018). The individual capture zones were combined into composite capture zones that were used to delineate the DWSMAs. The one-year groundwater time of travel capture zones for the City's wells was determined in a similar manner.

C1.6.2.2 Aquifer Transmissivity

Transmissivity of the Tunnel City-Wonewoc aquifer used to delineate the WHPAs for the City's wells was unchanged from that used in the previous (2007) delineations (MDH, 2018).

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C1.6.2.3 Daily Volume of Water Pumped

Daily volume of water pumped from each of Ramsey' municipal wells used in the groundwater flow model was determined by using the highest recorded annual volume for each well (see MDH, 2018).

C1.6.2.4 Flow Boundaries

The primary flow boundaries for the Tunnel City-Wonewoc aquifer in the Ramsey area are the Mississippi River and the Rum River. In addition to the rivers, operating high capacity wells can influence groundwater flow directions on a local scale. The rivers, along with active high capacity wells, were included in the groundwater model used for the WHPA delineation.

C1.6.2.5 Groundwater Flow Field

The groundwater flow model shows groundwater flow toward the regional discharge zone at the Mississippi River as well as some flow towards the Rum River.

C1.6.3 Quantity and Quality of Water Supplying the Public Water Supply Wells

As discussed above, the Ramsey municipal wells are open to a bedrock aquifer consisting of the Tunnel City Group and the Wonewoc Sandstone. Construction details for the Ramsey municipal wells are summarized in Table C-1 .

Based on the available information, there are no known groundwater quantity issues that will have any significant impact on the management of the DWSMAs associated with the Ramsey wells. In the future, new high capacity wells completed in the source water aquifer in the vicinity of Ramsey could, potentially, affect the quantity of groundwater available if the volume of water pumped from the aquifer would exceed the rate at which the aquifer recharged. It is also possible that new high capacity wells in the source water aquifer within the DWSMAs may have some effect on pumping from the City's wells, if the new wells were to be installed close to the City's wells. Currently, there are no known significant conflicts or interferences related to the municipal wells in the DWSMAs.

It is possible that the DWSMA could expand in the future if Ramsey installs additional wells in the source water aquifer, particularly if new wells would be in a new well field. Any new wells constructed within the 10-year life time of this Plan will be incorporated, as directed by the MDH, into the groundwater model and, if projected pumping from the new wells affects the boundaries of the DWSMAs, Plan amendments will be prepared with the help of the Wellhead Protection Consultant.

As discussed above, the City participates in the MDH's ongoing program to monitor the quality of municipal water supplies. To date, reported concentrations of all monitoring parameters meet the regulatory levels specified by the U.S. EPA as part of the Safe Drinking Water. Results of these analyses are available upon request from MDH or the City.

C1.6.4 Land and Groundwater Uses in the DWSMA

Aquifer vulnerability within the DWSMAs is classified as Moderate. Based on the aquifer vulnerability classification, the potential for land uses within the DWSMAs to negatively impact the source water

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aquifer is relatively low, but not nonexistent. Surface releases of contaminants within the DWSMAs, particularly if the releases were to be large and not cleaned up in a timely manner, could pose some risk to the source water aquifer. In addition, unmaintained, damaged, poorly-constructed, unused, or incorrectly abandoned wells could provide a direct route for contaminants to enter the source water aquifer. A spill very close to such a well would pose more of a risk to the source water aquifer than a spill in one of the DWSMAs far from such a well.

As discussed by MDH (2018), the DWSMAs were delineated to encompass the zones in which groundwater travel time to the Ramsey municipal wells is ten years or less. The DWSMAs are defined by geographically identifiable features. The East DWSMA extends beyond the Ramsey city limits into a portion of the city of Anoka.

Potential contaminant sources within the DWSMA identified through the PCSI include wells, storage tank sites (including LUST sites), potential Class V well locations, chemical storage locations, spill locations, and sites brownfields sites potentially associated with contaminants that may not fit into one of the other categories. In addition, railroad and highway corridors are present within the DWSMAs. These corridors are a potential location for contaminant spills. These potential contaminant sources will be considered when developing the management strategies for the Ramsey DWSMAs.

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C2.0 References

City of Ramsey (Ramsey), 2018a. Draft City of Ramsey Local Water Supply Plan – Third Generation for 2018-2028, draft submitted to MDNR November 29, 2018.

City of Ramsey (Ramsey), 2018b. Draft Surface Water Management Plan, project 14-31, revised August 23, 2018.

Meyer, G.N., 2011. Surficial Geology, Plate 3 of 6, *in* Geologic Atlas of Anoka County – Part A, Minnesota: D.R. Setterholm (ed.), Minnesota Geological Survey County Atlas Series, Atlas C-27, University of Minnesota, St. Paul, available online at https://conservancy.umn.edu/handle/11299/116119.

Minnesota Department of Health (MDH), 2012. Nitrate-Nitrogen Probability Ranking Map for the Water Table Aquifer – Anoka County, Minnesota, Environmental Health Division – Source Water Protection Unit, October 2012.

Minnesota Department of Health (MDH), 2018. Amendment to the Wellhead Protection Plan – Part 1: Delineation of the Wellhead Protection Area (WHPA), Drinking Water Supply Management Area (DWSMA) and Assessments of Well and DWSMA Vulnerability, prepared for the City of Ramsey, February 2018.

Minnesota Department of Health (MDH), 2019. Scoping 2 Decision Notice and Meeting Summary – City of Ramsey – PWSID 1020035, Letter from John Freitag of the MDH to Bruce Westby of the City of Ramsey, April 4, 2019.

Mossler, J.H., 2011. Bedrock Geology, Plate 2 of 6, *in* Geologic Atlas of Anoka County – Part A, Minnesota: D.R. Setterholm (ed.), Minnesota Geological Survey County Atlas Series, Atlas C-27, University of Minnesota, St. Paul, available online at https://conservancy.umn.edu/handle/11299/116119.

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Tables

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Table C-1

Ramsey Municipal Well Construction Summary
City of Ramsey Wellhead Protection Plan Amendment

Local Well ID	Unique Number	Use/ Status[1]	Casing Diameter (in.)	Casing Depth (ft.)	Well Depth (ft.)	Year Constructed	Aquifer	Well Vulnerability
1	161441	P	14	243	323	1984	CTCW	Vulnerable
2	416183	S	14	240	320	1987	CTCG	Vulnerable
3	580303	P	30 x 24	222	345	1997	CTCW	Vulnerable
4	580313	P	30 x 24	191	321	1998	CTCW	Vulnerable
5	593672	P	30 x 24	215	316	2000	CTCW	Vulnerable
6	706840	P	30 x 24	282	390	2005	CTCW	Not Vulnerable
7	743832	P	30 x 24	216	332	2007	CTCW	Not Vulnerable
8	743833	P	30 x 24	245	354	2007	CTCW	Vulnerable

[1] P = Primary
S = Seasonal

Aquifer Codes:
CTCG = Tunnel City Group
CTCW = Tunnel City Group-Wonewoc Sandstone

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Table C-2

Potential Contaminant Source Inventory Data Sources
City of Ramsey Wellhead Protection Plan Amendment

Potential Contaminant Source Type	Data Source(s)
Chemical Storage Tank Locations	MnDPS
Potential Class V Well Locations	MPCA WIMN Database; MPCA Agency Interests Database; U.S. EPA
Potential Contaminant Site Locations	MPCA WIMN Database; MPCA Agency Interests Database
LUST Locations	MPCA WIMN Database; MPCA Agency Interests Database
Storage Tanks	MPCA WIMN Database; MPCA Agency Interests Database
Spill Locations	MDA Small Spill Investigations; MPCA Remediation Sites Database
Wells	MGS CWI Database; MDNR MPARS Database; MDH Sealed Wells Database
Other Data Type	**Data Source(s)**
Current Land Use	Met Council 2016 Generalized Land Use
Historical Land Use	Met Council pre-1984 Land Use
Planned Land Use	City of Ramsey 2040 Planned Land Use
Bedrock Geology	MGS – Anoka County Geologic Atlas
Flood Zones	FEMA Digital Flood Insurance Rate Map Database
Roads and Railroads	MnDOT Office of Transportation Database
Pipelines	MGIO & MnOPS (1996)
Storm and Sanitary Sewer Networks	City of Ramsey
Zoning	City of Ramsey

Acronyms

CWI – County Well Index
FEMA – Federal Emergency Management Admin.
MnDPS – Minnesota Dept. of Public Safety
MGS – Minnesota Geological Survey
Met Council – Metropolitan Council
MGIO – Minnesota Geospatial Information Office
MDH – Minnesota Dept. of Health
MnOPS – Minnesota Office of Pipeline Safety
MnDOT – Minnesota Dept. of Transportation
MPARS – Minnesota Permitting and Reporting System
MPCA – Minnesota Pollution Control Agency
MDA – Minnesota Dept. of Agriculture
WIMN – What's In My Neighborhood
U.S. EPA – United States Environmental Protection Agency
MDNR – Minnesota Dept. of Natural Resources

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Table C-3

PCSI Results - Well Locations in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID No.	Unique No.	Status	Use	Well Name	Well Location	City	Total Depth (Feet)	Date Completed	Aquifer	PCS Code	Location Verified
1	253225440012	0000161441	Active	Community Supply (Municipal)	Ramsey 1	Not Available	Ramsey	323	11/09/1984	CTCG	WEL	Yes
2	363225120010	0000416183	Active	Community Supply (Municipal)	Ramsey 2	15153 Nowthen Bl NW	Ramsey	320	03/23/1987	CTCG	WEL	Yes
3	283225110011	0000580303	Active	Community Supply (Municipal)	Ramsey 3	7301 Industry Av NW	Ramsey	345	02/25/1997	CTCW	WEL	Yes
4	283225120011	0000580313	Active	Community Supply (Municipal)	Ramsey 4	7601 Industry Av NW	Ramsey	321	04/29/1998	CTCW	WEL	Yes
5	283225130005	0000593672	Active	Community Supply (Municipal)	Ramsey 5	15153 Ramsey Bl NW	Ramsey	316	10/10/2000	CTCW	WEL	Yes
6	283225230018	0000706840	Active	Community Supply (Municipal)	Ramsey 6	7849 Civic Center Dr	Ramsey	390	08/10/2005	CTCW	WEL	Yes
7	203225440002	0000743832	Active	Community Supply (Municipal)	Ramsey 7	7550 Sunwood Dr	Ramsey	332	05/20/2007	CTCW	WEL	Yes
8	283225210094	0000743833	Active	Community Supply (Municipal)	Ramsey 8	7550 Sunwood Dr	Ramsey	354	05/20/2007	CTCW	WEL	Yes
9	213225440020	0000412607	Active	Domestic	Amundsen, Jerry	7251 149th La NW	Ramsey	72	03/07/1985	QBAA	WEL	Yes
10	293225410016	0000450148	Active	Domestic	Anderlie, Glen	8150 144th Av NW	Ramsey	221	07/28/1988	CTCG	WEL	Yes
11	213225430006	0000155278	Active	Domestic	Anderson, Kenneth	15049 Uranimite St NW	Ramsey	233	12/05/1978	CTCG	WEL	Yes
12	253225310008	0000624756	Active	Elevator	Anoka County Hra	14351 Disprosium St NW	Ramsey	32	02/01/1999	QFUB	WEL	Yes
13	283225420024	0000782838	Active	Elevator	Anoka County Regional Railroad Authority	7600 Veterans Dr	Ramsey	0	06/29/2012	Not Available	WEL	Approximate
14	283225420024	0000782839	Active	Elevator	Anoka County Regional Railroad Authority	7600 Veterans Dr	Ramsey	29	06/10/2012	Not Available	WEL	Approximate
15	273225230004	0000587155	Active	Elevator	Anoka Elec. Coop.	14601 Ramsey Blvd	Ramsey	16	09/12/1996	QFUB	WEL	Yes
16	283225430001	0000596950	Active	Industrial	Anoka Ramsey Farm & Gar.	7435 Hwy 10	Ramsey	168	05/05/1997	QBAA	WEL	Yes
17	213225340001	0000415911	Active	Domestic	Austin, Glen	14905 Willemite St NW	Ramsey	200	11/12/1985	CTCG	WEL	Yes
18	213225430025	0000193785	Active	Domestic	Baker, Michael	7560 149th La NW	Ramsey	122	04/29/1984	QBAA	WEL	Yes
19	203225420033	0000243856	Active	Domestic	Barnett	15211 Iguana St NW	Ramsey	213	Not Available	CSLT	WEL	Yes
20	203225420031	0000242759	Active	Not Available	Barnett	15141 Iguana St NW	Ramsey	136	1974	Not Available	WEL	Yes
21	203225420032	0000242754	Unknown	Not Available	Barnett	15151 Iguana St NW	Ramsey	67	Not Available	Not Available	WEL	Yes
22	203225420030	0000242744	Active	Not Available	Barnett	15241 Jackel St NW	Ramsey	0	09/08/1978	Not Available	WEL	Yes
23	203225420005	0000242765	Active	Not Available	Barnett Builders	15130 Kangaroo St NW	Ramsey	180	09/02/1976	CTCG	WEL	Yes
24	203225420025	0000242644	Active	Not Available	Barnett Const. Co	8221 151st La NW	Ramsey	120	08/26/1985	Not Available	WEL	Yes
25	203225420012	0000242747	Active	Not Available	Barnett Const. Co.	15230 Jackel St NW	Ramsey	197	05/19/1975	CTCG	WEL	Yes
26	203225410011	0000242649	Active	Not Available	Barnett Const. Co.	8111 151st La NW	Ramsey	205	08/11/1976	CTCG	WEL	Yes
27	203225420022	0000242748	Active	Not Available	Barnnett	15230 Iguana	Ramsey	161	Not Available	CTCG	WEL	Yes
28	213225330011	0000673898	Active	Domestic	Beach, Jerry	7830 149th La NW	Ramsey	141	05/02/2002	CTCG	WEL	Yes
29	213225430022	0000458944	Active	Domestic	Berglund, Robert	7431 149th La NW	Ramsey	163	03/05/1990	QBAA	WEL	Yes
30	213225320022	0000471748	Active	Domestic	Bloodgood, Richard	7850 151st La NW	Ramsey	180	12/18/1990	CTCG	WEL	Yes
31	213225440004	0000144002	Active	Domestic	Boutain, Clarence	7351 150th La NW	Ramsey	141	09/07/1976	QBAA	WEL	Yes
32	203225420001	0000815114	Active	Domestic	Brock, Jannie	15240 Kangaroo St NW	Ramsey	73	04/24/2017	Not Available	WEL	Yes
33	213225330002	0000658016	Active	Domestic	Carlson, Cindy M.	7961 150th La NW	Ramsey	147	01/13/2001	QBAA	WEL	Yes
34	213225430030	0000178257	Active	Domestic	Carlson, David	7481 149th Av NW	Ramsey	172	12/23/1980	QBAA	WEL	Yes
35	213225310002	0000624992	Active	Domestic	Cary, Fred & Pamela	15140 Yolite St NW	Ramsey	121	10/11/1999	QBAA	WEL	Yes
36	223225330013	0000720891	Active	Domestic	Cazett, Jim	15052 Limonite St NW	Ramsey	105	12/14/2004	QBAA	WEL	Yes
37	293225410018	0000497399	Active	Domestic	Cfrn	8112 144th Av NW	Ramsey	200	04/27/1992	CTCG	WEL	Yes
38	293225140012	0000626753	Active	Domestic	Chalics Trucking	8100 146th Av NW	Ramsey	109	01/17/2001	QBAA	WEL	Yes
39	223225330002	0000675316	Active	Domestic	Cheney, Bill	15040 Kamacite St NW	Ramsey	63	04/17/2002	QBAA	WEL	Yes
40	283225220057	0000759582	Active	Monitor Well	City Of Ramsey	Armstrong Bl	Ramsey	62	09/07/2008	QWTA	WEL	Uncertain
41	203225410017	0000423562	Active	Domestic	Clair, Jim	15060 Armstrong Bl	Ramsey	109	08/21/1986	QBAA	WEL	Yes
42	213225430008	0000155070	Active	Domestic	Cunningham	7431 150th La NW	Ramsey	167	06/27/1978	QBAA	WEL	Yes
43	203225410022	0000439029	Active	Domestic	Dahlvang, Brain	8601 152nd Av NW	Ramsey	203	11/07/1987	CTCG	WEL	Yes
44	213225440003	0000154152	Active	Domestic	Deemer, Ben	7350 151st Av NW	Ramsey	239	09/21/1978	CTCG	WEL	Yes
45	213225440002	0000143979	Active	Domestic	Deemer, Ben	7320 151st Av NW	Ramsey	107	10/26/1977	QBAA	WEL	Yes
46	213225340026	0000435603	Active	Domestic	Derung, Neil	7730 149th La NW	Ramsey	169	06/25/1987	CTCG	WEL	Yes
47	213225340005	0000126615	Active	Domestic	Dubois, Gene & Debra	15030 Willemite St NW	Ramsey	185	09/20/1976	CTCG	WEL	Yes
48	203225410008	0000159275	Active	Domestic	Duffney, Lavern	8101 152nd Av NW	Ramsey	158	02/19/1979	CTCG	WEL	Yes
49	213225330021	0000538282	Active	Domestic	Eberlein, Steve	7900 150th La NW	Ramsey	140	01/14/1994	QBAA	WEL	Yes
50	213225340008	1000020502	Active	Domestic	Ecoff, Steve	7601 150th La NW	Ramsey	185	1973	Not Available	WEL	Yes
51	213225340002	0000597482	Active	Domestic	Elhardt, Mark	7751 150th La NW	Ramsey	195	06/11/1997	CTCG	WEL	Yes
52	203225420019	0000242746	Active	Not Available	Elisabeth, Dart	15231 Kangaroo St NW	Ramsey	103	05/27/1975	Not Available	WEL	Yes
53	213225320008	0000460012	Active	Domestic	Falls, Tom	7920 152nd La NW	Ramsey	170	12/19/1989	CSLT	WEL	Yes
54	213225320014	0000497488	Active	Domestic	Fiore, Ed	7861 151st La NW	Ramsey	221	10/24/1991	CSLT	WEL	Yes
55	203225420034	0000104706	Active	Domestic	Fred Nungesser	15221 Iguana St NW	Ramsey	128	02/27/1975	CTCG	WEL	Yes

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Table C-3

PCSI Results - Well Locations in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID No.	Unique No.	Status	Use	Well Name	Well Location	City	Total Depth (Feet)	Date Completed	Aquifer	PCS Code	Location Verified
56	213225330023	0000673234	Active	Domestic	Frederick, Frank	7841 150th La NW	Ramsey	147	11/01/2002	QBAA	WEL	Yes
57	213225330022	0000639083	Active	Domestic	Frey, Ray	7901 150th La NW	Ramsey	129	02/19/2003	QBAA	WEL	Yes
58	203225420003	0000242749	Active	Not Available	Fullon, Al	15210 Kangaroo NW	Ramsey	126	07/29/1974	CTCG	WEL	Yes
59	223225330027	0000126488	Active	Domestic	Fulton, Al	7010 150th Av NW	Ramsey	141	08/17/1976	CSLT	WEL	Yes
60	203225420021	0000242743	Active	Not Available	Fulton, Al	15250 Iguana NW	Ramsey	171	04/19/1974	CTCG	WEL	Yes
61	203225410015	0000242648	Active	Not Available	Fulton, Al	8130 151st La	Ramsey	171	11/21/1974	CTCG	WEL	Yes
62	213225320017	0000209280	Active	Domestic	Gilbertson, Dewitt	15140 Chameleon St NW	Ramsey	96	11/19/1973	QBAA	WEL	Yes
63	213225440006	0000133282	Active	Domestic	Graen, Richard	7321 150th La NW	Ramsey	204	08/16/1977	CTCG	WEL	Yes
64	283225430003	0000426793	Active	Commercial	Great Plains Gas Co.	7411 10 Hy W	Ramsey	52	12/29/1986	QWTA	WEL	Yes
65	203225410012	0000242761	Active	Domestic	Grecula, James	15131 Hedgehog St NW	Ramsey	0	1973	Not Available	WEL	Yes
66	293225140015	0000438998	Active	Public Supply/Non-Community	Hauan, Dave	14622 Ferret St NW	Ramsey	283	06/28/1988	CTCW	WEL	Yes
67	213225440018	0000242416	Active	Domestic	Hausier, Tim	15031 Peridot St NW	Ramsey	75	Not Available	QBAA	WEL	Yes
68	203225420032	0000626986	Active	Not Available	Havisto, Al	15151 Iguana St NW	Ramsey	197	05/24/1999	CTCG	WEL	Yes
69	213225430003	0000208754	Active	Domestic	Hebbert, Howard	15050 Uranimite St NW	Ramsey	100	10/26/1973	QBAA	WEL	Yes
70	283225310005	0000242784	Active	Unknown	Hedstrong, Roger	7665 10 Hy	Ramsey	150	09/16/1976	CTCG	WEL	Yes
71	213225430017	0000429104	Active	Domestic	Henrickson, Mike	7561 149th La NW	Ramsey	171	02/05/1987	QBAA	WEL	Yes
72	213225440015	0000145746	Active	Domestic	Herlitz, Ray	15000 Peridot St NW	Ramsey	210	03/29/1982	CSLT	WEL	Yes
73	293225140016	0000578982	Active	Domestic	Holiday Rv	8175 Riverdale Dr NW	Ramsey	127	09/10/1998	QWTA	WEL	Yes
74	213225430013	0000165560	Active	Domestic	Houman, Dave	7590 149th La NW	Ramsey	270	07/26/1979	CTCG	WEL	Yes
75	213225440017	0000182160	Active	Domestic	Hovind, Paul	7240 150th La NW	Ramsey	98	07/08/1983	QBAA	WEL	Yes
76	293225410017	0000453432	Active	Domestic	Jensen, Tim	8144 144th Av NW	Ramsey	196	09/26/1988	CTCG	WEL	Yes
77	203225410014	0000242646	Active	Not Available	Jenson, Leon	8150 151st La NW	Ramsey	123	07/03/1975	Not Available	WEL	Yes
78	283225320026	0000706442	Active	Domestic	John Weicht & Associates	7850 Riverdale Dr NW	Ramsey	179	02/16/2004	QBAA	WEL	Yes
79	213225320027	0000622076	Active	Domestic	Johnson, Harold F.	15280 Armstrong Bl NW	Ramsey	172	06/11/1999	QBAA	WEL	Approximate
80	283225120008	0000556694	Active	Domestic	Johnson, Jay	7446 149th Av NW	Ramsey	199	07/05/1995	CTCG	WEL	Yes
81	203225420026	0000242762	Active	Not Available	Johnson, Stephen	15131 Jackel St NW	Ramsey	0	06/27/1974	Not Available	WEL	Yes
82	203225420014	0000242756	Active	Not Available	Jung, Perry	15150 Jackel St NW	Ramsey	194	06/12/1975	CTCG	WEL	Yes
83	213225440007	0000146257	Active	Domestic	Kabanak, Ed	7220 151st Av NW	Ramsey	170	08/31/1978	CSLT	WEL	Yes
84	213225430007	0000154180	Active	Domestic	Karsikas, Philip	7500 151st Av NW	Ramsey	182	10/24/1978	QBAA	WEL	Yes
85	203225420018	0000242562	Active	Domestic	Kawecio, Walter	15211 Jackal St NW	Ramsey	180	06/04/1974	CTCG	WEL	Yes
86	213225320021	0000208755	Active	Domestic	Kelsey, Tim	7900 151st NW	Ramsey	81	10/10/1973	QBAA	WEL	Yes
87	213225430020	0000421788	Active	Domestic	Kempenich	7480 150th La NW	Ramsey	173	06/26/1986	CTCG	WEL	Yes
88	213225320001	0000624157	Active	Domestic	Kerns, Paula	7941 152nd La NW	Ramsey	109	02/15/1999	QBAA	WEL	Yes
89	203225420017	0000242755	Active	Not Available	Keroff, Lowell	15151 Kangaroo St NW	Ramsey	174	10/01/1975	CTCG	WEL	Yes
90	213225340003	0000170450	Active	Domestic	Khayatt, Carol	15060 Yolite St NW	Ramsey	216	10/24/1982	CTCG	WEL	Yes
91	213225440014	0000523995	Active	Domestic	Kissel, John & Mischelle	14980 Peridot St NW	Ramsey	200	06/23/1993	CTCG	WEL	Yes
92	213225430032	0000415912	Active	Domestic	Knutson, Herb	7551 149th Av NW	Ramsey	245	11/14/1985	CTCG	WEL	Yes
93	213225430023	0000181967	Active	Domestic	Kocisak, Peter	7440 150th La NW	Ramsey	110	09/08/1982	QBAA	WEL	Yes
94	213225440016	0000429126	Active	Domestic	Kreur, Gary	7230 150th La NW	Ramsey	210	03/11/1987	CTCG	WEL	Yes
95	213225440019	0000425939	Active	Domestic	Kruger	14981 Peridot St NW	Ramsey	240	01/13/1987	CTCG	WEL	Yes
96	213225340015	0000415858	Active	Domestic	Kruger, Richard	7640 150th La NW	Ramsey	158	07/09/1985	QBAA	WEL	Yes
97	213225440029	0000500459	Active	Domestic	Kukowskis	14950 Peridot St NW	Ramsey	215	08/02/1989	CTCG	WEL	Yes
98	203225420009	1000021132	Active	Domestic	Kvam, Lori	8240 151st La NW	Ramsey	0	1973	Not Available	WEL	Yes
99	203225410006	0000242753	Active	Not Available	Lamecker, Gary	15160 Hedgehog NW	Ramsey	210	1974	CTCG	WEL	Yes
100	283225320003	0000509238	Active	Public Supply/Non-Comm.-Transient	Landowski, Greg	7955 Riverdale rd	Ramsey	69	11/01/1989	QBAA	WEL	Yes
101	293225410019	0000463049	Active	Domestic	Limmer, Mike	8100 144th Av NW	Ramsey	190	06/28/1991	CTCG	WEL	Yes
102	293225410012	0000450358	Active	Domestic	Litchfield, Curt	8101 144th Av NW	Ramsey	93	05/18/1989	QBAA	WEL	Yes
103	213225320020	0000435324	Active	Domestic	Lloyd, Jeff	7920 151st La NW	Ramsey	66	01/28/1988	QWTA	WEL	Yes
104	203225430004	0000434320	Active	Domestic	Lokker, Donald	15049 Iguana St NW	Ramsey	200	05/28/1987	CTCG	WEL	Yes
105	293225410015	0000429129	Active	Domestic	Lowe, Steve	14311 Armstrong Bl NW	Ramsey	200	03/16/1987	CTCG	WEL	Yes
106	213225340012	0000242430	Active	Domestic	Luck, Don & Julie	15061 Willemite St NW	Ramsey	105	1972	Not Available	WEL	Yes
107	213225330019	0000451490	Active	Domestic	Lund, Gary	14920 Bison St NW	Ramsey	62	10/14/1988	QBAA	WEL	Yes
108	283225320016	0000498158	Active	Domestic	Lund, Larry	14322 Alpaca St NW	Ramsey	119	06/15/1992	QBAA	WEL	Yes
109	283225420002	0000626767	Active	Public Supply/Non-Comm.-Transient	M&G Leasing Inc.	7575 10 Uh	Ramsey	153	05/04/2001	QBAA	WEL	Yes

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PCSI Results - Well Locations in the DWSMAs
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PCSI ID	PID No.	Unique No.	Status	Use	Well Name	Well Location	City	Total Depth (Feet)	Date Completed	Aquifer	PCS Code	Location Verified
110	213225430027	0000178240	Active	Domestic	Maciaszek, Chet	7460 149th La NW	Ramsey	170	06/10/1981	QBAA	WEL	Yes
111	283225340002	0000231875	Unknown	Irrigation	Martin, James	Not Available	Ramsey	55	04/11/1977	QWTA	WEL	Uncertain
112	223225330029	0000242427	Active	Domestic	Mazzitello, Lisa	7030 149th La NW	Ramsey	161	11/08/1974	CTCG	WEL	Yes
113	213225430016	0000426450	Active	Domestic	Menkveld, Jack	15001 Uranimite St NW	Ramsey	260	01/27/1987	CTCG	WEL	Yes
114	283225120010	0000571659	Active	Domestic	Mertens, Fred	7404 149th Av NW	Ramsey	205	09/16/1995	CTCG	WEL	Yes
115	213225440027	0000451486	Active	Domestic	Miller, R.A.	7201 149th Av NW	Ramsey	204	10/11/1988	CTCG	WEL	Yes
116	283225320011	0000635309	Active	Public Supply/Non-Comm.-Transient	Monarch Homes 1	7820 Riverdale rd NW	Ramsey	165	01/12/2000	QBAA	WEL	Yes
117	213225330027	0000485819	Active	Domestic	Moorhouse, Lawrence/Hud	15041 Bison St NW	Ramsey	58	06/11/1992	QWTA	WEL	Yes
118	213225330014	0000686571	Active	Domestic	Newberger, Michael	14940 Chameleon St NW	Ramsey	140	11/25/2002	CTCG	WEL	Yes
119	253225340026	0000649059	Active	Domestic	Nguyen, Kieu-Loan-Kheo	14128 Barium St NW	Ramsey	17	06/06/2000	QUUU	WEL	Yes
120	213225330013	0000124066	Active	Domestic	Nienaber, Dwayne W.	14920 Chameleon St NW	Ramsey	117	06/30/1976	CTCG	WEL	Yes
121	213225340022	0000242781	Active	Domestic	Niven, Richard	15010 Willemite St NW	Ramsey	158	07/22/1974	CTCG	WEL	Yes
122	203225420008	0000242637	Active	Not Available	Nord, Donald	8310 151st La NW	Ramsey	156	09/30/1974	CTCG	WEL	Yes
123	213225440030	0000450357	Active	Domestic	Norvick, Steve	14930 Peridot St NW	Ramsey	230	05/17/1989	CTCG	WEL	Yes
124	213225440008	0000162015	Active	Domestic	Not Available	7311 150th La NW	Ramsey	158	03/19/1979	CTCG	WEL	Approximate
125	213225430015	0000170428	Active	Domestic	Not Available	14960 Uranimite St NW	Ramsey	157	04/27/1982	CTCG	WEL	Yes
126	213225440023	0000411512	Active	Domestic	Not Available	7260 149th La NW	Ramsey	82	06/13/1985	QBAA	WEL	Yes
127	213225440011	0000193469	Active	Domestic	Not Available	7380 150th La NW	Ramsey	230	05/10/1983	CTCG	WEL	Yes
128	293225410013	0000538121	Active	Domestic	Not Available	14401 Armstrong Bl NW	Ramsey	67	08/09/1994	QBAA	WEL	Yes
129	283225320025	0000513682	Active	Domestic	Not Available	7815 Riverdale Dr NW	Ramsey	116	08/03/1992	QBAA	WEL	Yes
130	213225440001	0000143466	Active	Domestic	Not Available	7260 151st Av NW	Ramsey	160	05/23/1977	CTCG	WEL	Yes
131	213225330024	0000126783	Active	Domestic	Not Available	7821 150th NW	Ramsey	200	08/12/1976	CTCG	WEL	Yes
132	213225320010	0000143467	Active	Domestic	Not Available	7840 152nd La NW	Ramsey	185	05/24/1977	CTCG	WEL	Yes
133	Not Available	0000133306	Active	Domestic	Not Available	Not Available	Ramsey	249	09/23/1977	CTCG	WEL	Uncertain
134	283225110008	0000610607	Active	Domestic	Not Available	7346 149th Av NW	Ramsey	168	03/12/1998	QBAA	WEL	Yes
135	213225430009	0000146256	Active	Domestic	Not Available	7421 150th La NW	Ramsey	162	03/29/1978	QBAA	WEL	Yes
136	213225430014	0000429144	Active	Domestic	Not Available	15000 Uranimite St NW	Ramsey	132	04/16/1987	QBAA	WEL	Yes
137	213225440008	0000152520	Active	Domestic	Not Available	7301 150th La NW	Ramsey	185	07/26/1978	CTCG	WEL	Yes
138	223225330007	0000208760	Active	Domestic	Not Available	7101 149th La NW	Ramsey	151	Not Available	CSLT	WEL	Yes
139	213225340007	0000143443	Active	Domestic	Not Available	15060 Willemite St NW	Ramsey	245	06/30/1977	CTCG	WEL	Yes
140	223225330010	0000208758	Active	Domestic	Not Available	15010 Kamacite St NW	Ramsey	135	Not Available	CTCG	WEL	Yes
141	223225330009	0000208757	Active	Domestic	Not Available	15030 Kamacite St NW	Ramsey	121	Not Available	CTCG	WEL	Yes
142	203225420020	0000478548	Active	Domestic	Not Available	8330 153rd Av NW	Ramsey	255	05/08/1977	CTCW	WEL	Yes
143	213225330007	0000126767	Active	Domestic	Not Available	7950 149th NW	Ramsey	155	09/03/1976	CTCG	WEL	Yes
144	213225430019	0000182159	Active	Domestic	Not Available	7500 150th La NW	Ramsey	158	07/07/1983	QBAA	WEL	Yes
145	283225120007	0000574223	Active	Domestic	Not Available	7454 149th Av NW	Ramsey	132	10/09/1995	QBAA	WEL	Yes
146	293225410010	0000533722	Active	Domestic	Not Available	8133 144th Av NW	Ramsey	210	09/14/1993	CTCG	WEL	Yes
147	283225120005	0000574222	Active	Domestic	Not Available	7528 149th Av NW	Ramsey	132	10/17/1995	QBAA	WEL	Yes
148	223225330008	0000208761	Active	Domestic	Not Available	7100 149th La NW	Ramsey	145	Not Available	CSLT	WEL	Yes
149	293225410014	0000439987	Active	Domestic	Not Available	14331 Armstrong Bl NW	Ramsey	215	04/25/1988	CTCG	WEL	Yes
150	213225430031	0000170422	Active	Domestic	Not Available	7521 149th Av NW	Ramsey	122	09/19/1981	QBAA	WEL	Yes
151	213225440024	0000429257	Active	Domestic	Not Available	7290 149th La NW	Ramsey	215	08/27/1987	CTCG	WEL	Yes
152	213225320009	0000156192	Active	Domestic	Not Available	7900 152nd La NW	Ramsey	185	12/28/1978	CTCG	WEL	Yes
153	213225340018	0000122790	Active	Domestic	Not Available	14921 Zeolite St NW	Ramsey	170	05/25/1976	CTCG	WEL	Yes
154	283225120004	0000612330	Active	Domestic	Not Available	7560 149th Av NW	Ramsey	134	08/19/1998	QBAA	WEL	Yes
155	213225330010	0000126647	Active	Domestic	Not Available	7850 149th NW	Ramsey	170	12/03/1976	CTCG	WEL	Yes
156	283225110007	0000619214	Active	Domestic	Not Available	7362 149th Av NW	Ramsey	209	08/28/1998	CTCG	WEL	Yes
157	363225140045	0000133317	Active	Domestic	Not Available	331 Coolidge St	Anoka	184	11/11/1977	CTCG	WEL	Yes
158	213225430011	0000442102	Active	Domestic	Not Available	7401 150th La NW	Ramsey	107	07/07/1988	QBAA	WEL	Yes
159	213225430005	0000143380	Active	Domestic	Not Available	15040 Uranimite St NW	Ramsey	120	03/09/1978	QBAA	WEL	Yes
160	213225330026	0000126774	Active	Domestic	Not Available	15001 Bison St NW	Ramsey	185	08/26/1976	CTCG	WEL	Yes
161	223225330032	0000505667	Active	Domestic	Not Available	14936 Limonite St NW	Ramsey	150	01/23/1990	MTPL	WEL	Yes
162	293225410009	0000570126	Active	Domestic	Not Available	8149 144th Av NW	Ramsey	108	09/29/1995	QBAA	WEL	Yes
163	283225120006	0000487588	Active	Domestic	Not Available	7520 149th Av NW	Ramsey	175	07/18/1991	QBAA	WEL	Yes

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PCSI ID	PID No.	Unique No.	Status	Use	Well Name	Well Location	City	Total Depth (Feet)	Date Completed	Aquifer	PCS Code	Location Verified
164	293225410020	0000423121	Active	Domestic	Not Available	14312 Armstrong Bl NW	Ramsey	190	08/07/1986	CTCG	WEL	Yes
165	283225120009	0000567229	Active	Domestic	Not Available	7428 149th Av NW	Ramsey	192	07/11/1995	CTCG	WEL	Yes
166	213225340006	0000790658	Active	Domestic	Odenbrett, Preston & Vaugh	15040 Willemite St	Ramsey	199	06/11/2012	CTCG	WEL	Yes
167	363225130009	0000149780	Active	Domestic	Olson, Gerald	381 Coolidge St	Anoka	209	05/31/1978	CTCG	WEL	Yes
168	213225330025	0000487842	Active	Domestic	Pahl, Martin	14921 Bison St NW	Ramsey	141	09/10/1991	CSLT	WEL	Yes
169	203225430003	0000197567	Active	Domestic	Pastorek, Larry	15076 Iguana St NW	Ramsey	185	11/17/1983	CSLT	WEL	Yes
170	213225440012	0000415887	Active	Domestic	Patzer	7350 150th La NW	Ramsey	243	10/02/1985	CTCG	WEL	Yes
171	273225230004	0000183685	Active	Domestic	Peltzer, Reinholdt	14650 Ramsey Bl NW	Ramsey	168	11/20/1981	CSLT	WEL	Approximate
172	223225330014	0000767802	Active	Domestic	Pelzer, Arnold	15035 Ramsey Bl NW	Ramsey	71	09/15/2008	QBAA	WEL	Yes
173	283225320023	0000705431	Active	Public Supply/Non-Comm.-Transient	Pleasureland Rv Center	7900 Riverdale Dr	Ramsey	160	01/05/2005	QBAA	WEL	Yes
174	213225330009	0000743422	Active	Domestic	Powers, Herb	7910 149th La NW	Ramsey	88	10/16/2006	QBAA	WEL	Yes
175	293225140008	0000431687	Active	Domestic	Powers, Mike	8050 147th St NW	Ramsey	117	11/05/1987	QBAA	WEL	Yes
176	283225330005	0000790638	Active	Domestic	Pregler, Andy	14290 Alpaca St NW	Ramsey	280	02/28/2013	CTCG	WEL	Yes
177	203225430002	0000432484	Active	Domestic	Quinn	15092 Iguana St NW	Ramsey	67	07/29/1987	QBAA	WEL	Yes
178	363225140046	0000144182	Active	Domestic	Quinn, Mike	321 Coolidge St NW	Anoka	218	02/01/1978	CSLT	WEL	Yes
179	223225330004	0000208759	Active	Domestic	R & B Const.	15021 Limonite St NW	Ramsey	121	11/16/1973	CSLT	WEL	Yes
180	223225330030	0000242776	Active	Domestic	R&B Const. #27	7000 149th La NW	Ramsey	120	05/23/1974	CSLT	WEL	Yes
181	363225130010	0000149709	Active	Domestic	Raaum, Roger	371 Coolidge St	Anoka	199	12/20/1978	CSLT	WEL	Yes
182	203225440002	0000611056	Active	Public Supply/Non-Comm.-Transient	Ramsey Fire Stat. 2	15050 Armstrong Bl NW	Ramsey	260	04/20/2000	CTCG	WEL	Yes
183	283225420024	0000773399	Active	Irrigation	Ramsey Ir	7550 Sunwood Dr	Ramsey	320	07/21/2010	CTCG	WEL	Yes
184	283225240002	0000563016	Active	Test Well	Ramsey Tw-4	7601 Industry Av NW	Ramsey	350	06/25/1997	CTCE	WEL	Approximate
185	283225220057	0000731127	Active	Monitor Well	Ramsey Tw-7	Industry Av NW	Ramsey	304	03/21/2006	CTCE	WEL	Uncertain
186	293225110008	0000429199	Active	Commercial	Ranelle, Dick	14700 Armstrong Bl NW	Ramsey	106	06/29/1987	QBAA	WEL	Yes
187	273225220065	0000743827	Active	Irrigation	Raymond Renner Properties, Llc	7065 148th La NW	Ramsey	192	08/21/2006	CSLT	WEL	Yes
188	223225330001	0000743171	Active	Domestic	Rosenberg, Cathy	15042 Limonite St NW	Ramsey	79	08/07/2008	QBAA	WEL	Yes
189	223225330030	0000208762	Active	Domestic	Rt B Const.	7000 149th La NW	Ramsey	150	Not Available	CSLT	WEL	Yes
190	203225420024	0000632763	Active	Domestic	Schagwerl, Tom	15150 Iguana St NW	Ramsey	172	06/21/1999	CTCG	WEL	Yes
191	223225330021	0000717246	Active	Domestic	Schmitz, Paul	14950 Kamacite St NW	Ramsey	118	10/29/2004	QBAA	WEL	Yes
192	203225420033	0000434311	Active	Domestic	Schroedl, Steve	15211 Iguana St NW	Ramsey	200	05/12/1987	CTCG	WEL	Yes
193	213225430021	0000197576	Active	Domestic	Schugowski, Ed	7471 149th La NW	Ramsey	260	07/16/1984	CTCG	WEL	Yes
194	203225420024	0000242757	Active	Not Available	Schwagel, Thomas And Cindy	15150 Iguana	Ramsey	65	Not Available	Not Available	WEL	Yes
195	213225320013	0000761474	Active	Domestic	Scott, Kyle	7841 151st La NW	Ramsey	92	10/09/2008	CSTL	WEL	Yes
196	213225340017	0000652503	Active	Domestic	Shefveland, Jim	7600 150th La NW	Ramsey	132	08/04/2000	QBAA	WEL	Yes
197	223225340021	0000126489	Active	Domestic	Sienko, Larry	6950 150th Av NW	Ramsey	158	12/01/1977	CTCG	WEL	Yes
198	203225410021	0000432526	Active	Domestic	Simon, James	8021 152nd Av NW	Ramsey	150	05/21/1987	CTCG	WEL	Yes
199	283225119901	0000122463	Active	Domestic	Sjerven, Stephen	14700 Ramsey Bl	Ramsey	160	01/22/1977	CSLT	WEL	Approximate
200	293225410004	0000406272	Active	Public Supply/Non-Comm.-Transient	Sleep Easy Mattess Co.	8000 10 Hy W	Ramsey	240	09/21/1984	CTCG	WEL	Yes
201	213225440013	0000506557	Active	Domestic	Smilth, Dan L.	7341 149th La NW	Ramsey	276	05/17/1999	CTCG	WEL	Yes
202	293225410011	0000549759	Active	Domestic	Smith, Ray	8121 144th Av NW	Ramsey	170	07/21/1994	CTCG	WEL	Yes
203	203225420013	0000611065	Active	Domestic	Snyder, Harlan & Eleanor	15210 Jackal St NW	Ramsey	200	06/19/2000	CTCG	WEL	Yes
204	213225320011	0000169042	Active	Domestic	Soucy, Dave	7820 152nd La NW	Ramsey	190	08/30/1979	CTCG	WEL	Yes
205	213225320005	0000169043	Active	Domestic	Soucy, Dave	Not Available	Ramsey	181	08/29/1979	CTCG	WEL	Uncertain
206	203225410023	0000158329	Active	Domestic	Stadden, John	8050 152nd Av NW	Ramsey	190	06/19/1986	CTCG	WEL	Yes
207	213225340025	0000126639	Active	Domestic	Stevenson, Jerry	7750 149th NW	Ramsey	170	07/07/1976	CTCG	WEL	Yes
208	223225330026	0000418467	Active	Domestic	Stoeckmann, Richard	7010 151st Av NW	Ramsey	112	07/24/1986	QBAA	WEL	Yes
209	213225320018	0000209281	Active	Domestic	Strate, Alen	15120 Chameleon St NW	Ramsey	110	09/20/1973	QBAA	WEL	Yes
210	203225410024	0000429102	Active	Domestic	Sutton	8030 152nd Av NW	Ramsey	96	02/03/1987	QBAA	WEL	Yes
211	203225420023	0000242750	Active	Not Available	Tekwall, Dwight	15200 Iguana St NW	Ramsey	0	09/01/1978	Not Available	WEL	Yes
212	283225330006	0000512849	Active	Domestic	Thomas, Jeffery & Scott, Kari	14275 Alpaca St NW	Ramsey	65	07/02/1992	QWTA	WEL	Yes
213	223225330016	0000559351	Active	Public Supply/Non-Comm.-Transient	Tom Thumb Food Market	14911 Ramsey Bl NW	Ramsey	190	05/26/1995	CTCG	WEL	Yes
214	213225440028	0000451462	Active	Domestic	Traines	7400 149th La NW	Ramsey	235	09/13/1988	CTCG	WEL	Yes
215	213225340019	0000768689	Active	Domestic	Ustimehuk, Leon	15001 Zeolite St NW	Ramsey	180	05/14/2009	CTCG	WEL	Yes
216	213225440021	0000168707	Active	Domestic	Wagner, Roy	7231 149th La NW	Ramsey	214	11/29/1979	CTCG	WEL	Yes
217	213225320017	0000279292	Active	Domestic	Williams Construction	15150 Chameleon St NW	Ramsey	65	10/11/1973	Not Available	WEL	Approximate

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PCSI ID	PID No.	Unique No.	Status	Use	Well Name	Well Location	City	Total Depth (Feet)	Date Completed	Aquifer	PCS Code	Location Verified
218	213225430024	0000439953	Active	Domestic	Williams, Ralph	7411 149th La NW	Ramsey	165	01/15/1988	QBAA	WEL	Yes
219	213225430029	0000429284	Active	Domestic	Williams, Ralph	7451 149th Av NW	Ramsey	188	10/01/1987	QBAA	WEL	Yes
220	213225330017	0000750676	Active	Domestic	Wochnick, Richard	14941 Chameleon St NW	Ramsey	78	10/09/2007	QBAA	WEL	Yes
221	213225330006	0000497487	Active	Domestic	Wolfbauer, Frank	7921 150th La NW	Ramsey	141	10/23/1991	QBAA	WEL	Yes
222	213225330018	0000768695	Active	Domestic	Wright, Mike & Sharen	14291 Chameleon St NW	Ramsey	140	07/16/2009	CTCG	WEL	Yes
223	223225330020	0000242554	Active	Domestic	Wyatt, M.L.	15001 Ramsey Bl	Ramsey	140	10/16/1975	CSTL	WEL	Yes
224	213225320024	0000242407	Active	Domestic	Zimmerman, C.S.	7810 151st La NW	Ramsey	198	06/00/1973	CTCG	WEL	Yes

Approximate - Parcel not found but location is approximately where that address would exist
Uncertain - Not enough address information to verify location

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Table C-4

PCSI Results - Potential Class V Well Locations in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID No.	Status	Location Name	Street Address	City or Twp	PCS Code	Location Verified
225	293225140011	Closed	Chalich Trucking Inc.	8049 146th Avenue NW	Ramsey	CVMVW	Yes
226	283225310003	Active	Ez Auto Sales And Service	7751 Highway 10 NW	Ramsey	CVMVW	Yes
227	283225430002	Active*	Import Auto Sales Inc	7443 Highway 10	Ramsey	CVMVW	Yes
228	283225320025	Active	Lake Region Rvs	7815 Riverdale Dr NW	Ramsey	CVMVW	Yes
229	283225320023	Active	Pleasureland Rv Center Inc	7900 Riverdale Dr NW	Ramsey	CVMVW	Yes
230	293225410022	Active	Quality Rv	8155 Riverdale Dr Nw	Ramsey	CVMVW	Approximate
231	283225320003	Active	Wilkins Used Cars/Anoka Auto	7955 Riverdale Drive NW	Ramsey	CVMVW	Yes

Potential Contaminant Source (PCS) Codes:
CVMVW - Motor Vehicle Waste Disposal Well (potential Class V)

Approximate - Parcel not found but location is approximately where that address would exist

* Indicates status of hazardous waste generator permit

DRAFT

Table C-5

PCSI Results - Storage Tank Locations in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID Number	MPCA Agency Interests ID	Site	Site Address	City	PCS Code-Material Code	Above or Underground	Tank Number	Tank Capacity	Install Date	Tank Status	Tank Product/Product Released	Release Discovered Date	Release Report Date	Complete Site Closure Date	Location Verified
232	283225420002	140313	Elite Lift Truck	7575 Highway 10 NW	Ramsey	AST-F000	Aboveground Storage Tank	ESOC763	550	2/17/2012	Active	Used Oil	Not Applicable	Not Applicable	Not Applicable	Yes
233	253225430043	22165	Aca Management 367	5195 142nd Ave NW	Ramsey	UST-C000	Underground Storage Tank System	001	12,000	8/15/1990	Removed	Alcohol Blend	Not Applicable	Not Applicable	Not Applicable	Yes
233	253225430043	22165	Aca Management 367	5195 142nd Ave NW	Ramsey	UST-C000	Underground Storage Tank System	002	12,000	8/15/1990	Removed	Alcohol Blend	Not Applicable	Not Applicable	Not Applicable	Yes
233	253225430043	22165	Aca Management 367	5195 142nd Ave NW	Ramsey	UST-C000	Underground Storage Tank System	003	12,000	8/15/1990	Removed	Alcohol Blend	Not Applicable	Not Applicable	Not Applicable	Yes
234	363225120020	107235	City Of Ramsey	14100 Saint Francis Blvd NW	Ramsey	UST-F000	Underground Storage Tank System	001	550	9/15/1973	Removed	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
234	363225120020	107235	City Of Ramsey	14100 Saint Francis Blvd NW	Ramsey	UST-F000	Underground Storage Tank System	002	550	9/15/1973	Removed	Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
235	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	AST-F000	Aboveground Storage Tank	1001	2,500	10/21/2016	Active	Gasoline, Non-Oxygenated	Not Applicable	Not Applicable	Not Applicable	Yes
235	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	AST-F000	Aboveground Storage Tank	1002	2,500	10/21/2016	Active	Diesel Fuel	Not Applicable	Not Applicable	Not Applicable	Yes
235	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	AST-F000	Aboveground Storage Tank	1003	2,500	10/21/2016	Active	Diesel Fuel	Not Applicable	Not Applicable	Not Applicable	Yes
235	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	AST-F000	Aboveground Storage Tank	1004	1,000	7/11/2016	Active	Diesel Fuel	Not Applicable	Not Applicable	Not Applicable	Yes
235	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	AST-F000	Aboveground Storage Tank	1005	300	10/21/2016	Active	Used Oil	Not Applicable	Not Applicable	Not Applicable	Yes
236	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	UST-F000	Underground Storage Tank System	001	10,000	1/1/1900	Removed	Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
236	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	UST-F000	Underground Storage Tank System	002	10,000	1/1/1900	Removed	Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
236	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	UST-F000	Underground Storage Tank System	003	6,000	1/1/1900	Removed	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
237	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	UST-W000	Underground Storage Tank System	004	560	1/1/1900	Removed	Used or waste oil	Not Applicable	Not Applicable	Not Applicable	Yes
238	363225120011	29715	Food N Fuel C15	13939 Saint Francis Blvd	Ramsey	UST-C000	Underground Storage Tank System	003	10,000	9/20/1987	Removed	Alcohol Blend	Not Applicable	Not Applicable	Not Applicable	Yes
238	363225120011	29715	Food N Fuel C15	13939 Saint Francis Blvd	Ramsey	UST-C000	Underground Storage Tank System	111	10,000	12/1/1985	Removed	Alcohol Blend	Not Applicable	Not Applicable	Not Applicable	Yes
238	363225120011	29715	Food N Fuel C15	13939 Saint Francis Blvd	Ramsey	UST-C000	Underground Storage Tank System	222	10,000	12/1/1985	Removed	Alcohol Blend	Not Applicable	Not Applicable	Not Applicable	Yes
239	363225120013	118201	Formerly Brooks Food Market #46	14051 Saint Francis Blvd	Ramsey	UST-F000	Underground Storage Tank System	001	8,000	8/3/1987	Removed	Gasoline	Not Applicable	Not Applicable	Not Applicable	Approximate
239	363225120013	118201	Formerly Brooks Food Market #46	14051 Saint Francis Blvd	Ramsey	UST-F000	Underground Storage Tank System	002	10,000	8/3/1987	Removed	Gasoline	Not Applicable	Not Applicable	Not Applicable	Approximate
239	363225120013	118201	Formerly Brooks Food Market #46	14051 Saint Francis Blvd	Ramsey	UST-F000	Underground Storage Tank System	003	10,000	8/3/1987	Removed	Gasoline	Not Applicable	Not Applicable	Not Applicable	Approximate
240	253225310011	148586	Holiday Stationstore #323	14350 Xkimo St NW	Ramsey	UST-F000	Underground Storage Tank System	001	20,000	7/23/2001	Active	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
240	253225310011	148586	Holiday Stationstore #323	14350 Xkimo St NW	Ramsey	UST-F000	Underground Storage Tank System	002	10,000	7/23/2001	Active	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
240	253225310011	148586	Holiday Stationstore #323	14350 Xkimo St NW	Ramsey	UST-F000	Underground Storage Tank System	003	10,000	7/23/2001	Active	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
240	253225310011	148586	Holiday Stationstore #323	14350 Xkimo St NW	Ramsey	UST-F000	Underground Storage Tank System	004	10,000	7/23/2001	Active	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
241	293225140014	105903	Oasis Market #535	14550 Armstrong Blvd NW	Ramsey	UST-F000	Underground Storage Tank System	001	10,000	5/26/1982	Removed	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
241	293225140014	105903	Oasis Market #535	14550 Armstrong Blvd NW	Ramsey	UST-F000	Underground Storage Tank System	002	10,000	5/26/1982	Removed	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
242	223225330016	105905	Ramsey Market	14911 Ramsey Blvd NW	Ramsey	UST-F000	Underground Storage Tank System	001	10,000	11/15/1976	Active	Gasoline	Not Applicable	Not Applicable	Not Applicable	Yes
242	223225330016	105905	Ramsey Market	14911 Ramsey Blvd NW	Ramsey	UST-F000	Underground Storage Tank System	002	10,000	11/15/1976	Active	E-10 - 10% ethanol & 90% gas	Not Applicable	Not Applicable	Not Applicable	Yes
242	223225330016	105905	Ramsey Market	14911 Ramsey Blvd NW	Ramsey	UST-F000	Underground Storage Tank System	003	10,000	10/22/1985	Active	Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
243	363225120018	108904	Superamerica #4508	14000 Saint Francis Blvd	Ramsey	AST	Aboveground Storage Tank	1001	300	2/10/2011	Removed	Other	Not Applicable	Not Applicable	Not Applicable	Yes
244	363225120018	108904	Superamerica #4508	14000 Saint Francis Blvd	Ramsey	UST-F000	Underground Storage Tank System	001	12,000	10/25/1995	Active	E-10 - 10% ethanol & 90% gas, Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
244	363225120018	108904	Superamerica #4508	14000 Saint Francis Blvd	Ramsey	UST-F000	Underground Storage Tank System	002	10,000	10/25/1995	Active	E-10 - 10% ethanol & 90% gas, Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
244	363225120018	108904	Superamerica #4508	14000 Saint Francis Blvd	Ramsey	UST-F000	Underground Storage Tank System	003	10,000	10/25/1995	Active	E-10 - 10% ethanol & 90% gas, Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
244	363225120018	108904	Superamerica #4508	14000 Saint Francis Blvd	Ramsey	UST-F000	Underground Storage Tank System	004	10,000	10/25/1995	Active	E-10 - 10% ethanol & 90% gas, Diesel	Not Applicable	Not Applicable	Not Applicable	Yes
245	253225430043	22165	Aca Management 367	5195 142nd Ave NW	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Gasoline, Unleaded	7/20/2001	7/20/2001	12/4/2002	Yes
246	273225230004	25184	Connexus Energy	14601 Ramsey Blvd	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Diesel	8/4/2016	8/4/2016	12/27/2016	Yes
247	363225210009	38300	Egan Oil Co	500 Bunker Lake Blvd NW	Anoka	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Unknown	4/29/2010	4/29/2010	6/13/2011	Yes
248	363225120011	29715	Food N Fuel C15	13939 Saint Francis Blvd	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Gasoline, Unleaded	4/24/2006	4/24/2006	12/15/2006	Yes
249	363225120013	118201	Formerly Brooks Food Market #46	14051 Saint Francis Blvd	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Unknown	6/14/1994	6/14/1994	9/30/1994	Approximate
250	213225440027	194638	Menkneld Property	Ramsey Blvd NW & 149th Ave Nw	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Unknown	2/20/1998	2/24/1998	2/25/2008	Approximate
251	293225140014	105903	Oasis Market #535	14550 Armstrong Blvd NW	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Gasoline, Unleaded	6/13/1994	6/14/1994	9/30/1994	Yes
252	293225140010	191649	Ramsey Crossing Property	8019 146th Ave NW	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Unknown	5/29/2013	5/29/2013	1/16/2014	Yes
253	223225330016	105905	Ramsey Market	14911 Ramsey Blvd NW	Ramsey	LUST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Closed	Gasoline, Unleaded	6/9/2011	6/13/2011	1/15/2013	Yes

LUST - Leaking Underground Storage Tank
AST - Aboveground Storage Tank
UST - Underground Storage Tank

Approximate - Parcel not found but location is approximately where that address would exist

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Table C-6

PCSI Results - Chemical Storage Sites in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

Non-Agricultural Chemicals							
PCSI ID	**PID Number**	**CAS Number**	**Facility Name**	**Site Address**	**Chemicals**	**PCS Code - Material Code**	**Location Verified**
254	283225430003	20950002	Amerigas Propane Lp #3900	7411 W Hwy 10	Propane (Liquified Petroleum Gas)	STOR-F000	Yes
255	273225230004	20950017	Connexus Energy	14601 Ramsey Blvd	Diesel Fuel, Gasoline	STOR-F000	Yes

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Table C-7

PCSI Results - Spill Locations in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID No.	MPCA Incident ID	Location Name	Street Address	City or Twp	Status	Substance	PCS Code	Location Verified
256	363225120013	20568	Brooks/Fina/Superette	14051 N W Saint Francis Blvd	Ramsey	Closed	Gasoline, Leaded	SPL	Yes
257	273225230004	101830	Connexus Energy	14601 Ramsey Blvd	Ramsey	Closed	Diesel Fuel	SPL	Yes
258	273225230004	101827	Connexus Energy	14601 Ramsey Blvd	Ramsey	Closed	Diesel Fuel	SPL	Yes
259	273225230004	101251	Connexus Energy	14601 Ramsey Boulevard	Ramsey	Closed	Unknown	SPL	Yes
260	273225230004	85905	Connexus Energy	14601 Ramsey Blvd	Ramsey	Closed	Diesel Fuel	SPL	Yes
261	253225310011	61874	Holiday Companies	14350 Xkimo St	Ramsey	Closed	Gasoline, Unleaded	SPL	Yes
262	363225120018	55155	Mississippi Transport	14000 Saint Francis St	Ramsey	Closed	Gasoline, Unleaded	SPL	Yes
263	363225210140	63438	Not Available	14035 Argon St	Ramsey	Closed	Paint - Latex	SPL	Yes
264	223225330016	15493	Wayne Transport	14911 Ramsey Blvd	Ramsey	Closed	Petroleum Other	SPL	Yes

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Table C-8

PCSI Results - Potential Contaminant Source Locations in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID No.	MPCA Agency Interests ID	Status	Location Name	Street Address	City or Twp	PCS Code	Location Verified
265	283225310005	193179	Active	Auto Ranch	7665 Highway 10 NW	Ramsey	BMS	Yes
266	283225310003	93602	Active	E-Z Auto Sales Inc	7751 Highway 10 Ste 6	Ramsey	BMS	Yes
267	283225430002	90420	Active	Import Auto Sales Inc	7443 Highway 10	Ramsey	BMS	Yes
268	203225340004	189406	Active	Ramsey School Site	See Location Description	Ramsey	BMS	Uncertain
269	363225120013	191178	Active	River's Bend Plaza	14001 St. Francis Blvd NW	Ramsey	BMS	Yes
270	283225240017	192296	Active	Senior Housing Parcel	County Road 116	Ramsey	BMS	Uncertain

PCS Codes
BMS - Brownfields

Uncertain - Not enough address information to verify location

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Table C-9

High Capacity Wells within One Mile of the DWSMA
City of Ramsey Part 2 WHPP Amendment

PCSI ID	Permit Number	Unique ID	Status	Permittee	Use	Aquifer	Permitted Volume MGY
1	1985-6005	161441	Active	Ramsey, City Of	Municipal/Public Water Supply	CWON	850
2	1985-6005	416183	Active	Ramsey, City Of	Municipal/Public Water Supply	CTCG	850
3	1985-6005	580303	Active	Ramsey, City Of	Municipal/Public Water Supply	CTCW	850
4	1985-6005	580313	Active	Ramsey, City Of	Municipal/Public Water Supply	CTCW	850
5	1985-6005	593672	Active	Ramsey, City Of	Municipal/Public Water Supply	CTCW	850
6	1985-6005	706840	Active	Ramsey, City Of	Municipal/Public Water Supply	CTCW	850
7	1985-6005	743832	Active	Ramsey, City Of	Municipal/Public Water Supply	CTCW	850
8	1985-6005	743833	Active	Ramsey, City Of	Municipal/Public Water Supply	CTCW	850
183	2015-3019	773399	Active	Ramsey, City of	Landscaping/Athletic Field Irrigation	CTCG	8
122215	1999-6047	122215	Active	Marshall Concrete Products	Non-metallic Processing (rubber, plastic, glass, concrete)	CTCG	7
201178	1976-6187	201178	Active	City of Anoka	Municipal/Public Water Supply	CEMS	1200
201182	1976-6187	201182	Active	City of Anoka	Municipal/Public Water Supply	CMTS	1200
209269	1976-6186	209269	Active	City of Anoka	Golf Course Irrigation	QWTA	65
224625	1976-6187	224625	Active	City of Anoka	Municipal/Public Water Supply	CWMS	1200
417499	2015-2400	417499	Active	Kurak, Thomas	Once-through Systems (HVAC)	CTCG	2
463025	1991-6175	463025	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463026	1991-6175	463026	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463027	1991-6175	463027	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463028	1991-6175	463028	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463029	1991-6175	463029	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463030	1991-6175	463030	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463031	1991-6175	463031	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463032	1991-6175	463032	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463033	1991-6175	463033	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463034	1991-6175	463034	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463035	1991-6175	463035	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463036	1991-6175	463036	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463037	1991-6175	463037	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT	580

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Table C-9

High Capacity Wells within One Mile of the DWSMA
City of Ramsey Part 2 WHPP Amendment

PCSI ID	Permit Number	Unique ID	Status	Permittee	Use	Aquifer	Permitted Volume MGY
463038	1991-6175	463038	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT	580
463039	1991-6175	463039	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QBAA	580
463040	1991-6175	463040	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580
463041	1991-6175	463041	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT	580
463042	1991-6175	463042	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT	580
463043	1991-6175	463043	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT	580
463044	1991-6175	463044	Active	MN Pollution Control Agency - St Paul	Pollution Containment	CSLT	580
512754	1993-6137	512754	Active	Anoka-Hennepin ISD 11	Landscaping/Athletic Field Irrigation	CTCW	15
676405	1976-6187	676405	Active	City of Anoka	Municipal/Public Water Supply	CTCW	1200
785266	2012-0951	785266	Active	Nathe, Joseph	Agricultural Crop Irrigation	QWTA	18.6
792110	1991-6175	792110	Active	MN Pollution Control Agency - St Paul	Pollution Containment	QWTA	580

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Figures

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A - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

T32N R25W S17 · T32N R25W S16 · T32N R25W S15 · T32N R25W S14
T32N R25W S20 · T32N R25W S21 · T32N R25W S22 · T32N R25W S23 · T32N R25W S24
T32N R25W S29 · T32N R25W S28 · T32N R25W S27 · T32N R25W S26 · T32N R25W S25
T32N R25W S33 · T32N R25W S34 · T32N R25W S35 · T32N R25W S36
T120N R22W S4 · T120N R22W S9 · T120N R22W S10 · T120N R22W S11
T31N R25W S2 · T31N R25W S1

Jeglens Marsh · Ramsey · Grass · Unnamed (south portion) · Rum River · Mississippi River · Dayton · Anoka · Champlin

Anoka North DWSMA · Anoka Central DWSMA · Dayton 2 DWSMA · Anoka West DWSMA

Municipal Well
Railroad
PWI Watercourse
PWI Basin
Ramsey DWSMA
Nearby DWSMA
Emergency Response Area
Wellhead Protection Area
Municipal Boundary
PLS Section

FEMA Flood Zone

A
AE
X

Aquifer Vulnerability

Moderate

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,000 2,000
Feet

Image Source: FSA (2017)

MUNICIPAL WELLS, DWSMA, AND VULNERABILITY
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-1

BARR

Barr Footer: ArcGIS 10.6.1, 2019-07-08 11:42 File: J:\Projects\23\02\10811\Maps\Reports\WHPPII_2019\FigC-01 Municipal Wells_DWSMA and Vulnerability.mxd User: JJL2

Municipal Well
Fault Line
Ramsey DWSMA
Municipal Boundary

Bedrock Subcrop*

Eau Claire Formation
Jordan Sandstone
St. Lawrence Formation
Tunnel City Group
Wonewoc Sandstone

* Minnesota Geological Survey

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,000 2,000
Feet

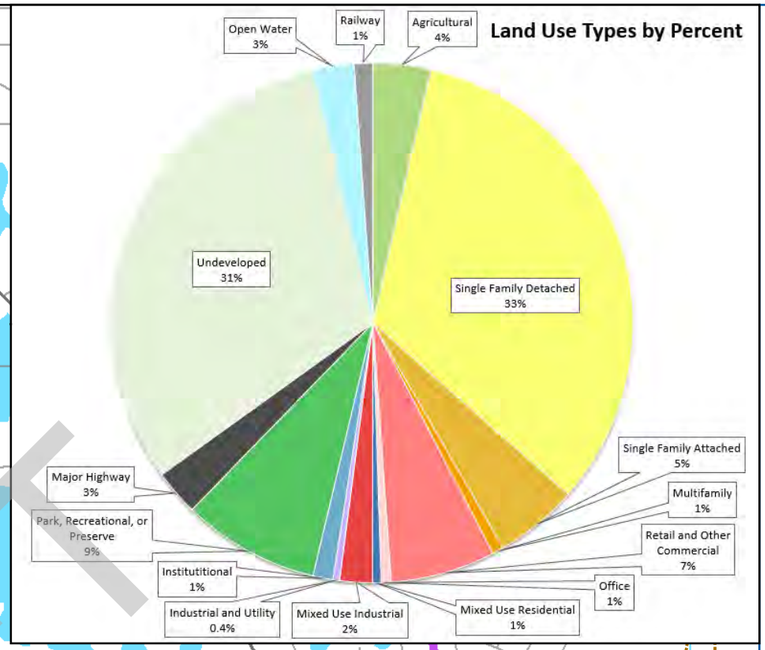
BEDROCK SUBCROP
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-2

BARR

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-03 13:45 File: I:\Projects\23\0021\081\Maps\Reports\WHPPII_2019\FigC-02 Bedrock Subcrop.mxd User: JJL2



Municipal Well

Ramsey DWSMA

Property Boundary

Municipal Boundary

Current Land Use*

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Office
- Mixed Use Residential
- Mixed Use Industrial
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Major Highway
- Railway
- Agricultural
- Undeveloped
- Water

* Land Use Data (Met Council 2016 Generalized Land Use)

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

N

0 1,000 2,000

Feet

CURRENT LAND USE
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-3

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Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:43 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII 2019\FigC-03 Current Land Use.mxd User: JJL2

Municipal Well

Ramsey DWSMA

Property Boundary

Municipal Boundary

City of Ramsey Zoning*

R-1: Rural Developing (outside MUSA)

R-1: MUSA

R-2: Medium-Density Residential

R-3: High-Density Residential

B-1: Business District

B-2: Business District

H-1: Business District

E-1: Employment District

E-2: Employment District

MU-PUD: Mixed-Use, Planned Unit Development

PUD: Planned Unit Development

COR: The COR

P: Public/Quasi-Public District

* City of Ramsey

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

N

0 1,000 2,000

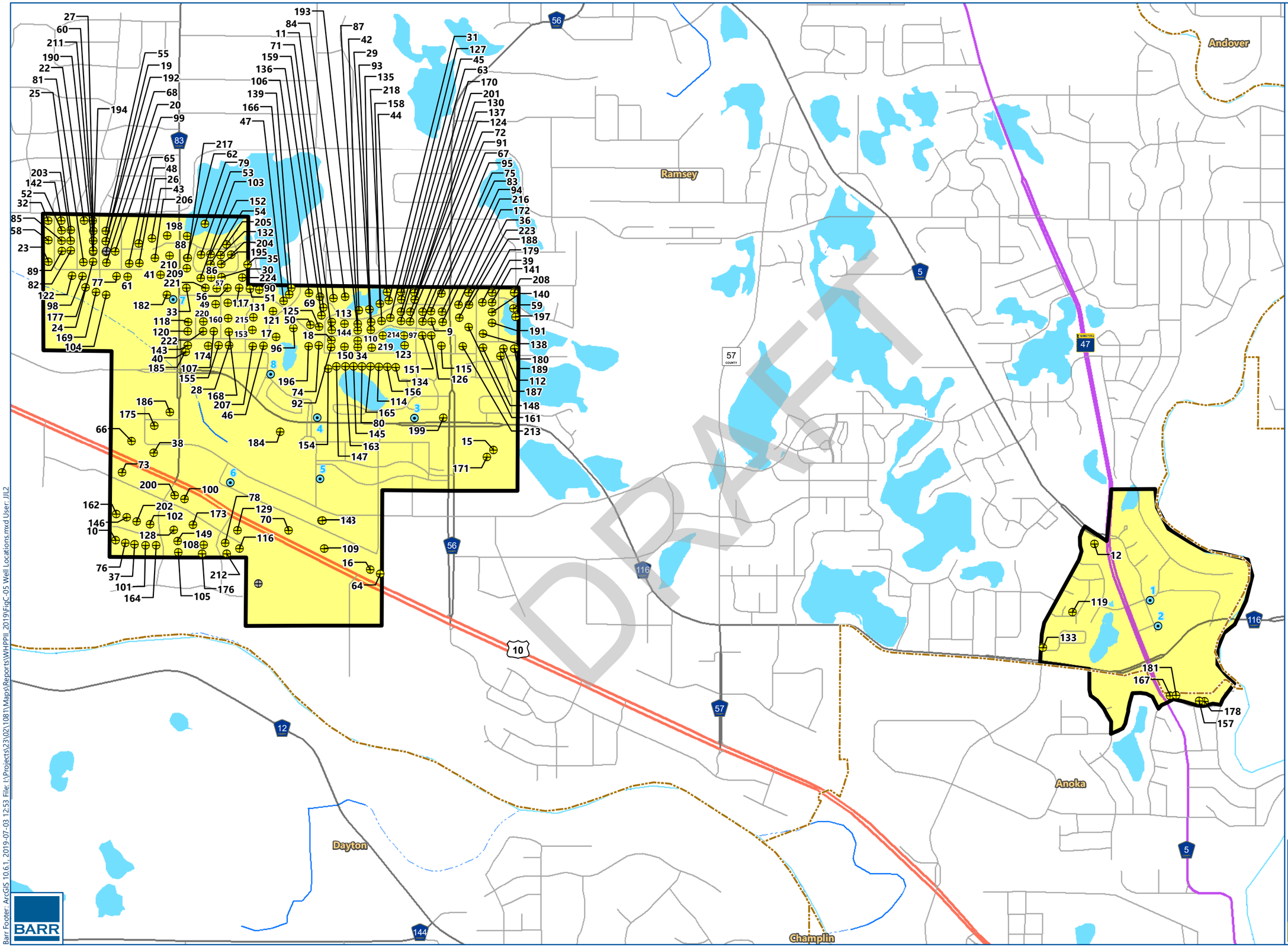
Feet

CURRENT ZONING - RAMSEY
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-4

BARR

Barr Footer: ArcGIS 10.6.1, 2019-07-09 11:07 File: I:\Projects\23\02\1081\Maps\Reports\WHPP\II_2019\FigC-04 Current Zoning.mxd User: JJL2


Municipal Well
Other Wells by Status
Active
Unknown
Ramsey DWSMA
Municipal Boundary
Aquifer Vulnerability
Moderate
95 - Other Well Location PCSI ID (PCSI ID refers to Table C-3)
2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)
0
1,000
2,000
Feet
Ramsey
Andover
Anoka
Dayton
Champlin
DRAFT
WELL LOCATIONS
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN
FIGURE C-5
BARR
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Municipal Well

Potential Class V Well Location

Ramsey DWSMA

Municipal Boundary

Aquifer Vulnerability

Moderate

225 - Potential Class V Well Location PCSI ID (PCSI ID refers to Table C-4)

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,000 2,000

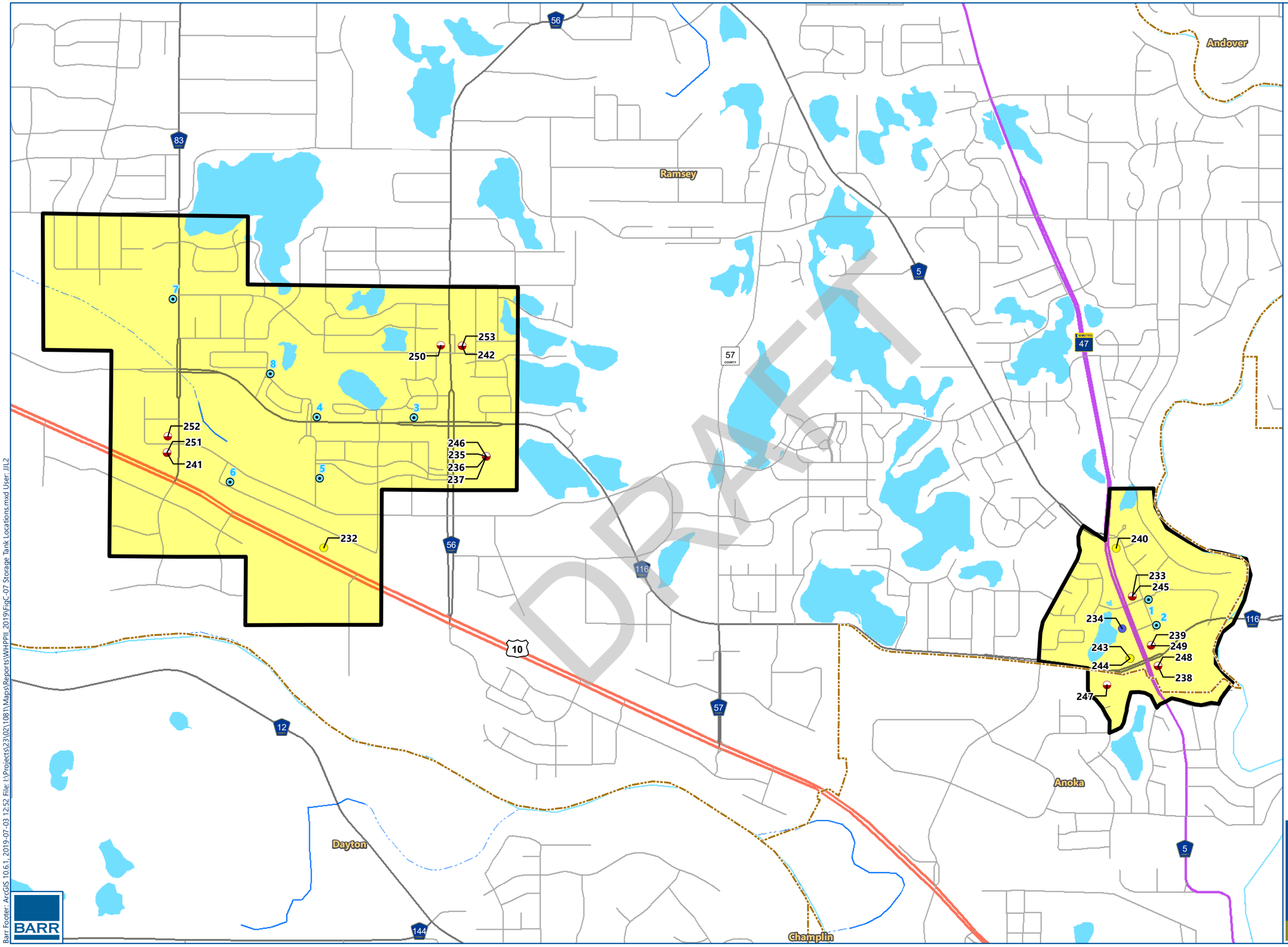
Feet

POTENTIAL CLASS V WELL LOCATIONS
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-6

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:53 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII_2019\FigC-06 Potential Class V Well Locations.mxd User: JJL2



STORAGE TANK LOCATIONS
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-7

BARR

Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:52 File: I:\Projects\23\02\10811\Maps\Reports\WHPPII_2019\FigC-07 Storage Tank Locations.mxd User: JJL2

Municipal Well

Non-agricultural Chemical Storage Location

Ramsey DWSMA

Municipal Boundary

Aquifer Vulnerability

Moderate

255 - Chemical Storage Location PCSI ID (PCSI ID refers to Table C-6)

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,000 2,000

Feet

CHEMICAL STORAGE TANK LOCATIONS

Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-8

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:54 File: I:\Projects\23\02\10811\Maps\Reports\WHPPII_2019\FigC-08 Chemical Storage Tank Locations.mxd User: JIL2

Municipal Well
Spill Location
Ramsey DWSMA
Municipal Boundary

Aquifer Vulnerability

Moderate

260 - Spill Location Map ID
(Map ID refers to Table C-7)

2 - Municipal Well Location PCSI ID
(PCSI ID refers to Table C-3)

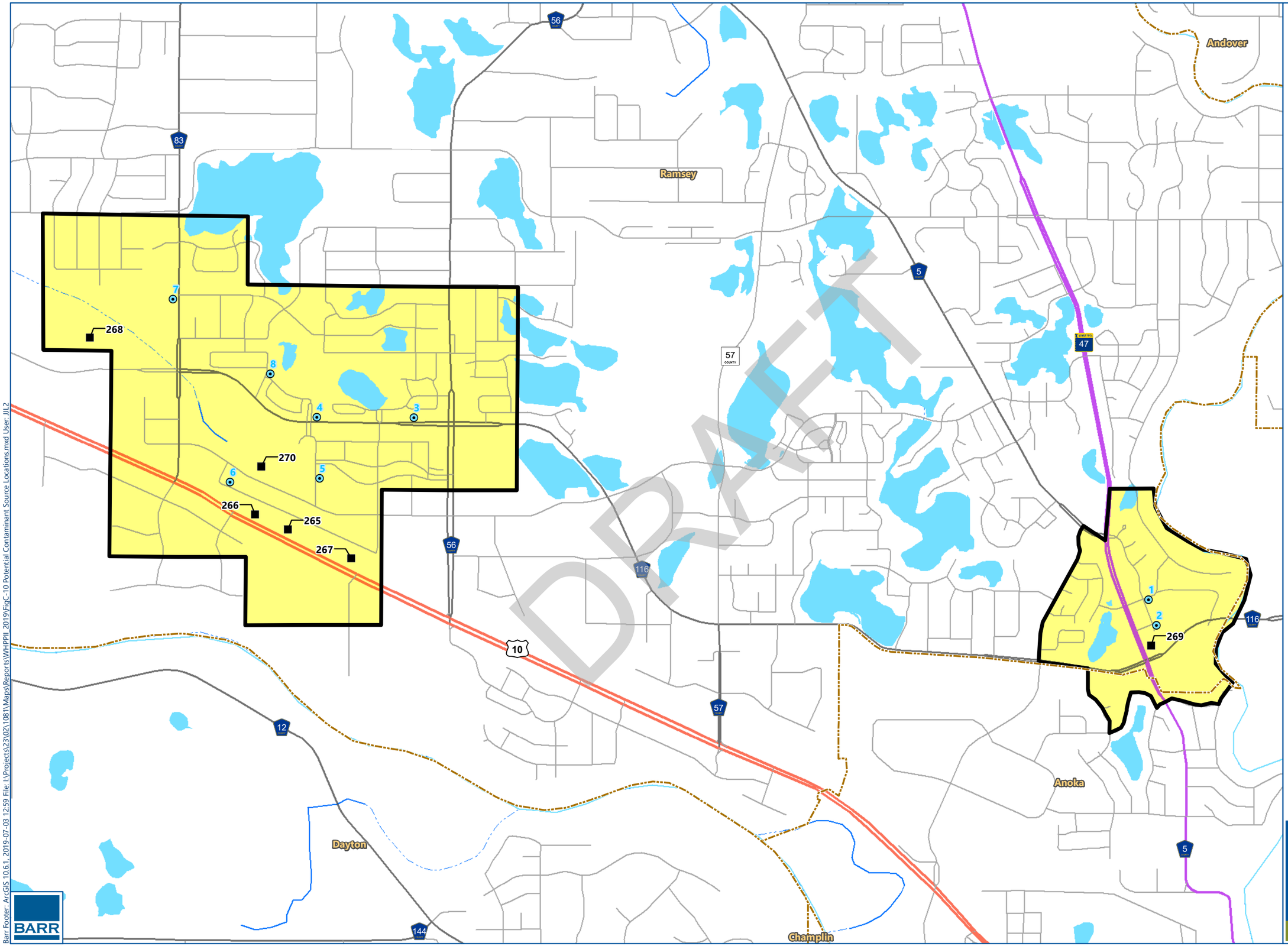
0 1,000 2,000
Feet

SPILL LOCATIONS
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-9

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:57 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII_2019\FigC-09 Spill Locations.mxd User: JJL2

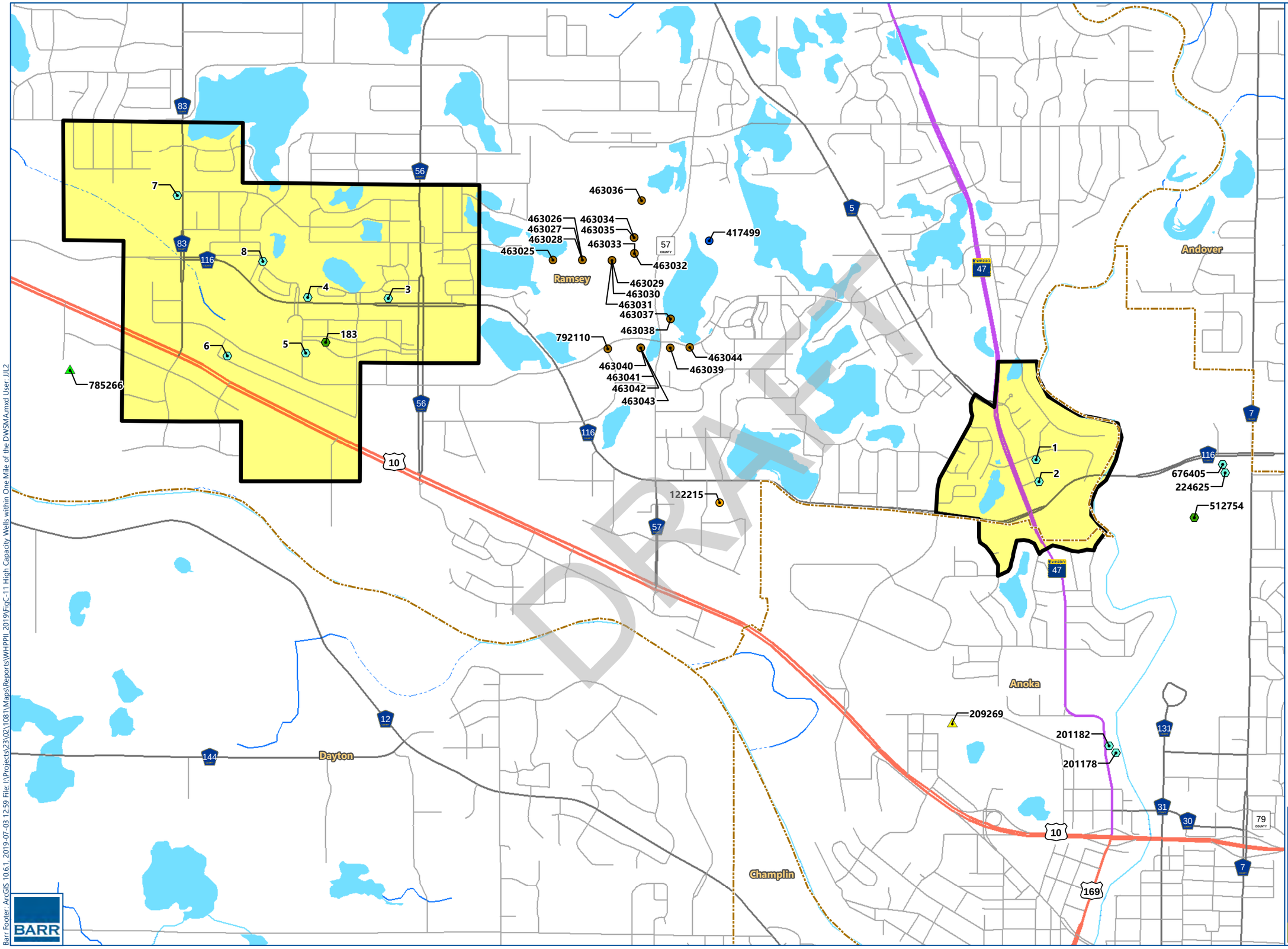


POTENTIAL CONTAMINANT SOURCE LOCATIONS
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-10

BARR

Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:59 File: I:\Projects\23\0211081\Maps\Reports\WHPPII_2019\FigC-10 Potential Contaminant Source Locations.mxd User: JJL2


Permitted Water Appropriations (MPARS) Within 1 Mile of DWSMA
Agricultural Crop Irrigation
Golf Course Irrigation
Landscaping/Athletic Field Irrigation
Municipal/Public Water Supply
Non-metallic Processing (rubber, plastic, glass, concrete)
Once-through Systems (HVAC)
Pollution Containment
Ramsey DWSMA
Municipal Boundary
Aquifer Vulnerability
Moderate
463042 - MPARS Location PCSI ID (PCSI ID refers to Table C-9)
0 1,000 2,000
Feet
HIGH CAPACITY WELLS WITHIN ONE MILE OF THE DWSMA
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN
FIGURE C-11
Ramsey
Andover
Anoka
Champlin
Dayton
7
8
4
3
183
6
5
785266
463036
463026
463027
463028
463025
463034
463035
463033
463032
417499
463029
463030
463031
463037
463038
792110
463040
463041
463042
463043
463044
463039
122215
1
2
676405
224625
512754
209269
201182
201178
DRAFT
Barr Footer: ArcGIS 10.6.1, 2019-07-03 12:59 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII_2019\FigC-11 High Capacity Wells within One Mile of the DWSMA.mxd User: JJL2

Municipal Well

Ramsey DWSMA

Municipal Boundary

Historical (1984) Land Use*

Single Family Residential

Commercial

Industrial

Airports

Parks & Recreation

Vacant/Agricultural

Major Four Lane Highways

Open Water Bodies

* Historical Land Use Data (Metropolitan Council)

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

N

0 1,000 2,000

Feet

HISTORICAL LAND USE
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-12

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-03 13:08 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII_2019\FigC-12 Historical Land Use.mxd User: JJL2

Municipal Well

Natural Gas Pipeline*

Petroleum Pipeline*

Ramsey DWSMA

Municipal Boundary

Aquifer Vulnerability

Moderate

* Minnesota Office of Pipeline Safety (MnOPS)

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,500 3,000

Feet

NATURAL GAS AND PETROLEUM PIPELINES
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-13

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-03 13:25, File: I:\Projects\23\02\10811\Maps\Reports\WHPPII_2019\FigC-13 Natural Gas and Petroleum Pipelines.mxd User: JJL2

Municipal Well

Sanitary Manhole*

Sanitary Line*

Ramsey DWSMA

Municipal Boundary

Aquifer Vulnerability

Moderate

* City of Ramsey

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,500 3,000

Feet

SANITARY SEWER MAP
CITY OF RAMSEY
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-14

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-09 10:53 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII_2019\FigC-14 Sanitary Sewer Map.mxd User: JJL2

Municipal Well
Stormwater Pond*
Stormwater Manhole*
Stormwater Line*
Ramsey DWSMA
Municipal Boundary

Aquifer Vulnerability

Moderate

* City of Ramsey

2 - Municipal Well Location PCSI ID (PCSI ID refers to Table C-3)

0 1,500 3,000
Feet

STORM SEWER MAP
CITY OF RAMSEY
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-15

DRAFT

Barr Footer: ArcGIS 10.6.1, 2019-07-09 10:55 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII_2019\FigC-15 Storm Sewer Map.mxd User: JIL2

Attachment C-1

IWMZ Inventories

DRAFT

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035	**COMMUNITY**
NAME	Ramsey	
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303	

FACILITY (WELL) INFORMATION

NAME	Well #1
FACILITY ID	S01
UNIQUE WELL NO.	161441
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ **YES** (Please attach a copy)
☐ **NO** ☐ **UNDETERMINED**

PWS ID / FACILITY ID	1020035 S01	**UNIQUE WELL NO.**	161441

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S01	UNIQUE WELL NO.	161441

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		Y	100	N
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		Y	150	N
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		Y	200	Y
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		

PWS ID / FACILITY ID	1020035 S01	UNIQUE WELL NO.	161441

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		N		
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
GPR	Gravel pocket receiving clear water drainage	30	N/A		Y	30	Y
SBM	Sewer, buried collector, municipal, pressurized, open jointed, or unapproved materials	50	50		Y	70	Y
SWD	Storm water drain pipe, 12 inches or greater	50	20		Y	65	Y
SWD	Storm water drain pipe, 12 inches or greater	50	20		Y	65	Y
FFH	Fire or flushing hydrant	10	N/A		Y	30	N

* New potential contaminant source.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

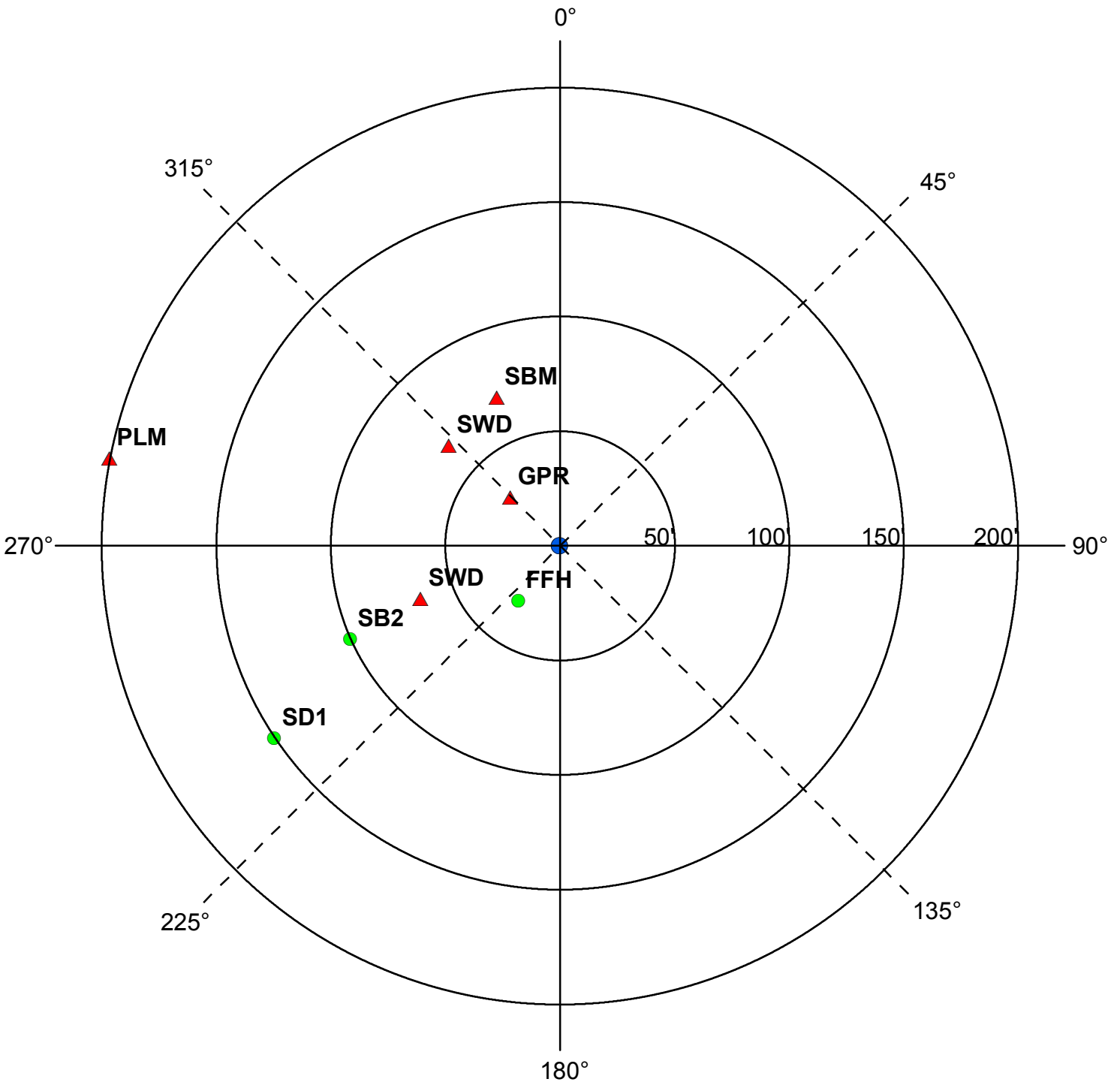
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S01	UNIQUE WELL NO.	161441

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S01	UNIQUE WELL NO.	161441

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

The PLM (contaminant plume) is the site of the former Amoco Station.

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035	**COMMUNITY**
NAME	Ramsey	
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303	

FACILITY (WELL) INFORMATION

NAME	Well #2
FACILITY ID	S02
UNIQUE WELL NO.	416183
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ **YES** (Please attach a copy)
☐ **NO** ☐ **UNDETERMINED**

PWS ID / FACILITY ID	1020035 S02	**UNIQUE WELL NO.**	416183

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S02	UNIQUE WELL NO.	416183

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		N		
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		

PWS ID / FACILITY ID	1020035 S02	UNIQUE WELL NO.	416183

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		N		
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
SWD	Storm water drain pipe, 12 inches or greater	50	20		Y	80	N
WAT	Stream, river, pond, lake, wetland	50	50		Y	150	Y
FPH	Frost proof yard hydrant	10	10		Y	50	N

* New potential contaminant source.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

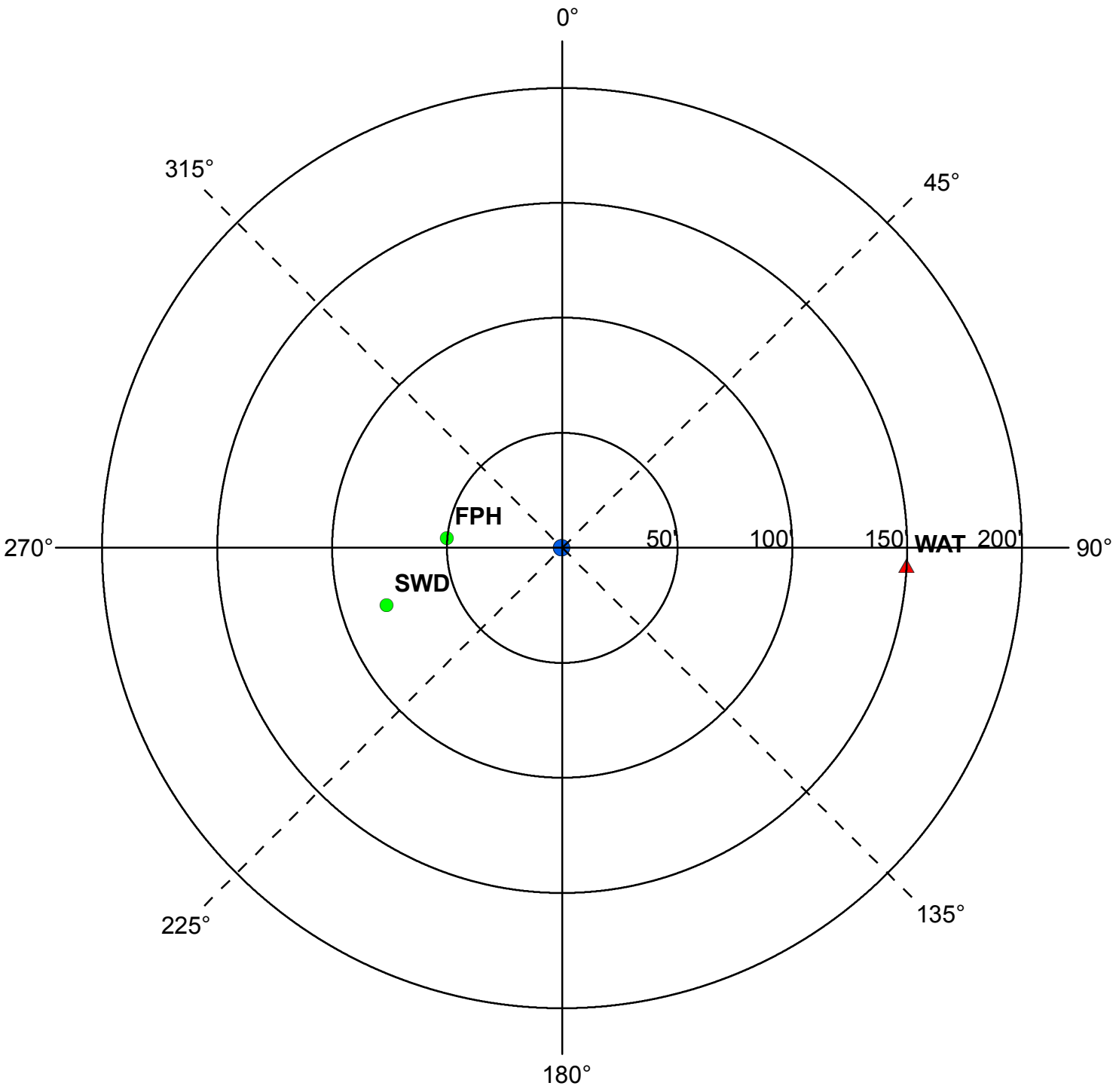
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S02	UNIQUE WELL NO.	416183

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S02	UNIQUE WELL NO.	416183

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035 **COMMUNITY**
NAME	Ramsey
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303

FACILITY (WELL) INFORMATION

NAME	Well #3
FACILITY ID	S04
UNIQUE WELL NO.	580303
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ **YES** (Please attach a copy)
☐ **NO** ☐ **UNDETERMINED**

PWS ID / FACILITY ID	1020035 S04	**UNIQUE WELL NO.**	580303

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S04	UNIQUE WELL NO.	580303

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		N		
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		

PWS ID / FACILITY ID	1020035 S04	UNIQUE WELL NO.	580303

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		Y	20	N
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
GPR	Gravel pocket receiving clear water drainage	30	N/A		Y	30	Y
SBA	Sewer buried, approved, air tested	50	20		Y	180	Y
SWD	Storm water drain pipe, 12 inches or greater	50	20		Y	180	Y
FFH	Fire or flushing hydrant	10	N/A		Y	40	N

* New potential contaminant source.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

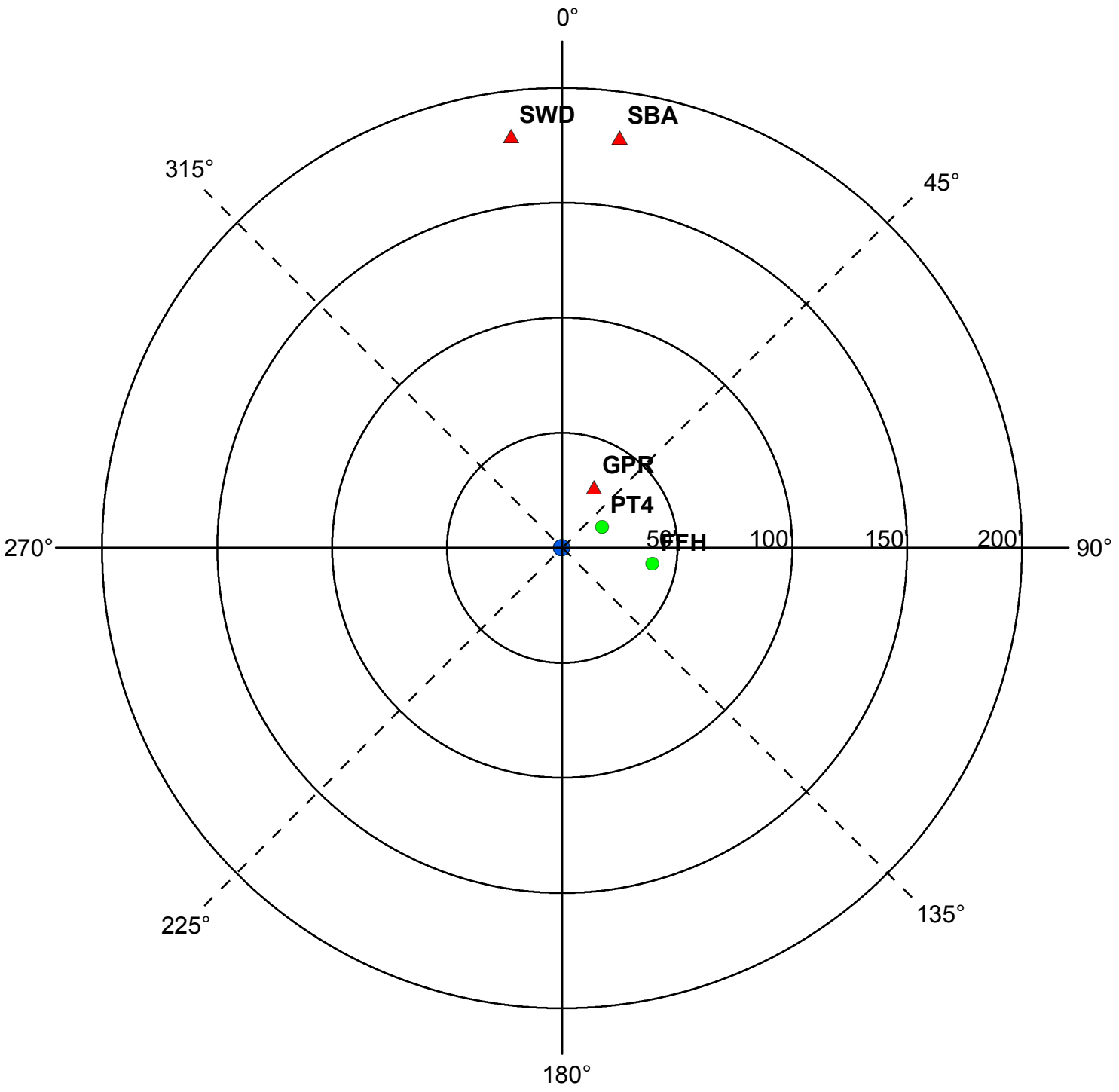
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S04	UNIQUE WELL NO.	580303

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S04	UNIQUE WELL NO.	580303

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

PT4 is a back-up generator with appropriate safeguards.

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035 **COMMUNITY**
NAME	Ramsey
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303

FACILITY (WELL) INFORMATION

NAME	Well #4
FACILITY ID	S05
UNIQUE WELL NO.	580313
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ **YES** (Please attach a copy)
☐ **NO** ☐ **UNDETERMINED**

PWS ID / FACILITY ID	1020035 S05	**UNIQUE WELL NO.**	580313

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S05	UNIQUE WELL NO.	580313

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		Y	70	N
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		Y	80	N
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		Y	50	Y
WEL	Operating well	record dist.	record dist.		Y	107	
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		

PWS ID / FACILITY ID	1020035 S05	UNIQUE WELL NO.	580313

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		N		
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
PIT	Pit	50	20		Y	30	N
FFH	Fire or flushing hydrant	10	N/A		Y	50	Y

* New potential contaminant source.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

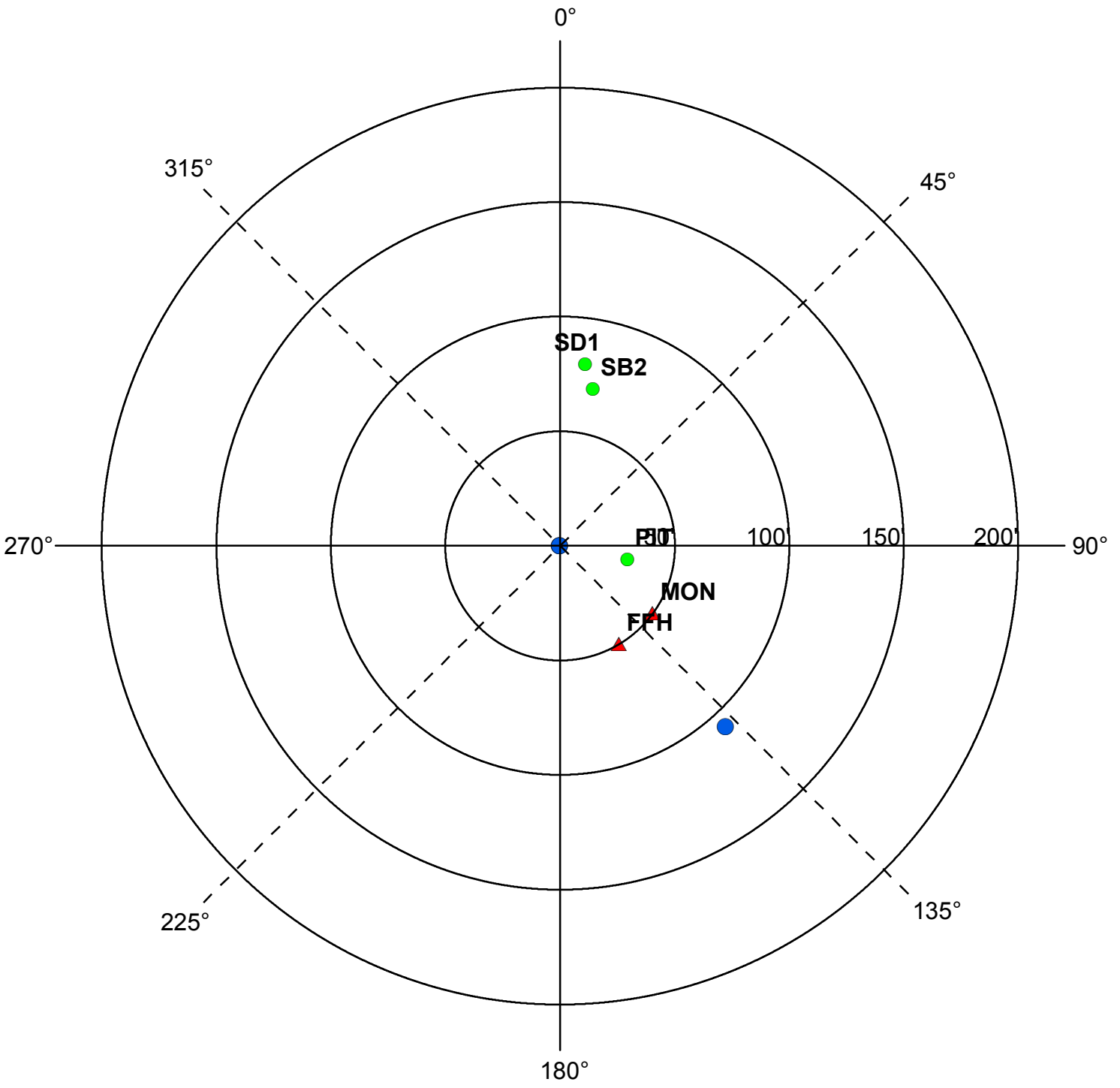
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S05	UNIQUE WELL NO.	580313

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S05	UNIQUE WELL NO.	580313

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035 **COMMUNITY**
NAME	Ramsey
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303

FACILITY (WELL) INFORMATION

NAME	Well #5
FACILITY ID	S06
UNIQUE WELL NO.	593672
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ YES (Please attach a copy)
☐ NO ☐ UNDETERMINED

PWS ID / FACILITY ID	1020035 S06	UNIQUE WELL NO.	593672

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S06	UNIQUE WELL NO.	593672

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		Y	110	N
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		Y	120	N
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		

PWS ID / FACILITY ID	1020035 S06	UNIQUE WELL NO.	593672

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		N		
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
GPR	Gravel pocket receiving clear water drainage	30	N/A		Y	50	N
FFH	Fire or flushing hydrant	10	N/A		Y	80	Y

* New potential contaminant source.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

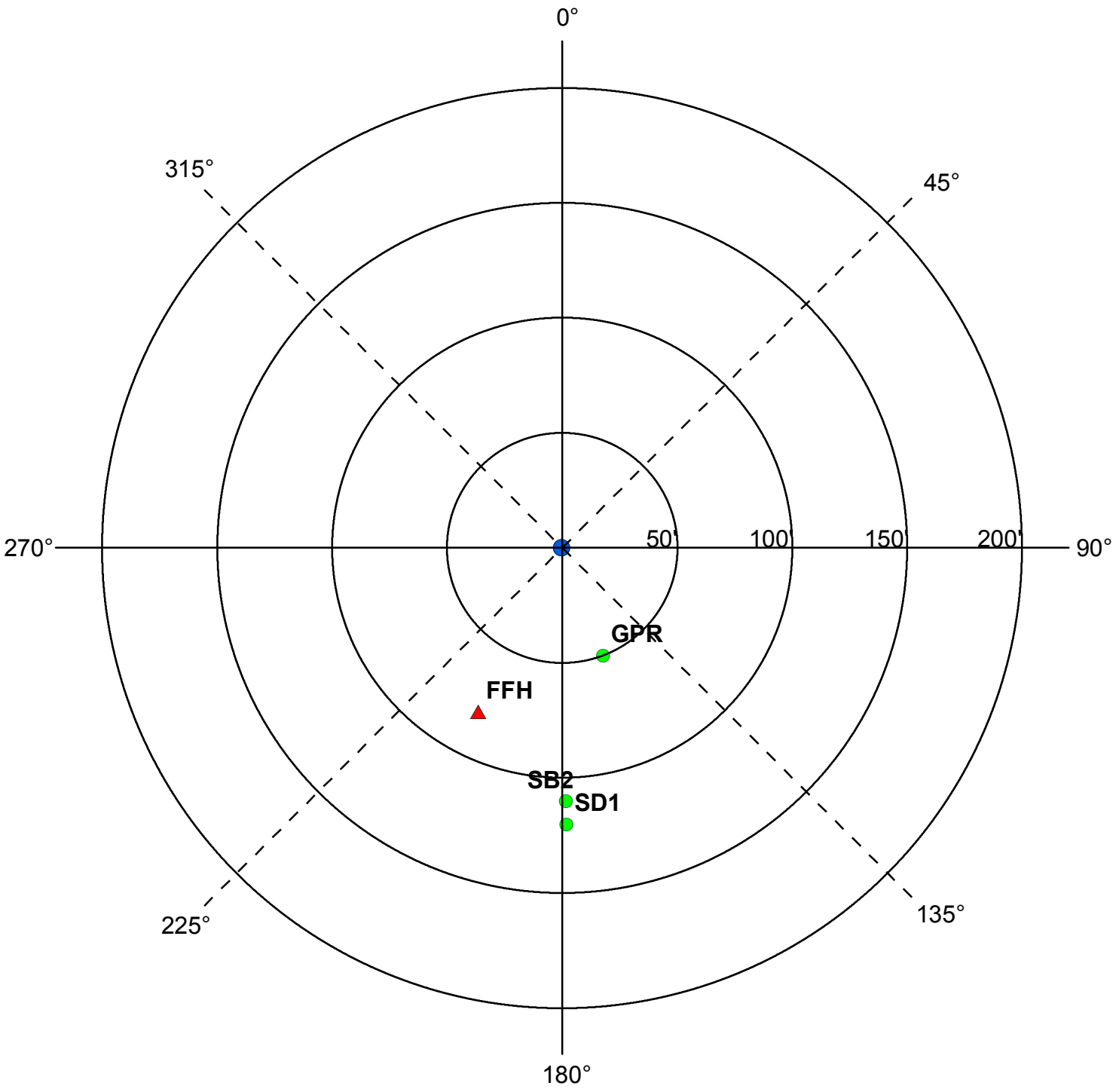
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S06	UNIQUE WELL NO.	593672

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?	X		
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S06	UNIQUE WELL NO.	593672

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035 **COMMUNITY**
NAME	Ramsey
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303

FACILITY (WELL) INFORMATION

NAME	Well #6
FACILITY ID	S07
UNIQUE WELL NO.	706840
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ **YES** (Please attach a copy)
☐ **NO** ☐ **UNDETERMINED**

PWS ID / FACILITY ID	1020035 S07	**UNIQUE WELL NO.**	706840

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S07	UNIQUE WELL NO.	706840

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		N		
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		

PWS ID / FACILITY ID	1020035 S07	UNIQUE WELL NO.	706840

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		N		
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
SWD	Storm water drain pipe, 12 inches or greater	50	20		Y	120	Y
FPH	Frost proof yard hydrant	10	10		Y	90	N
GSP	Gas pipe	5/10	5/10		Y	50	N

* New potential contaminant source.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

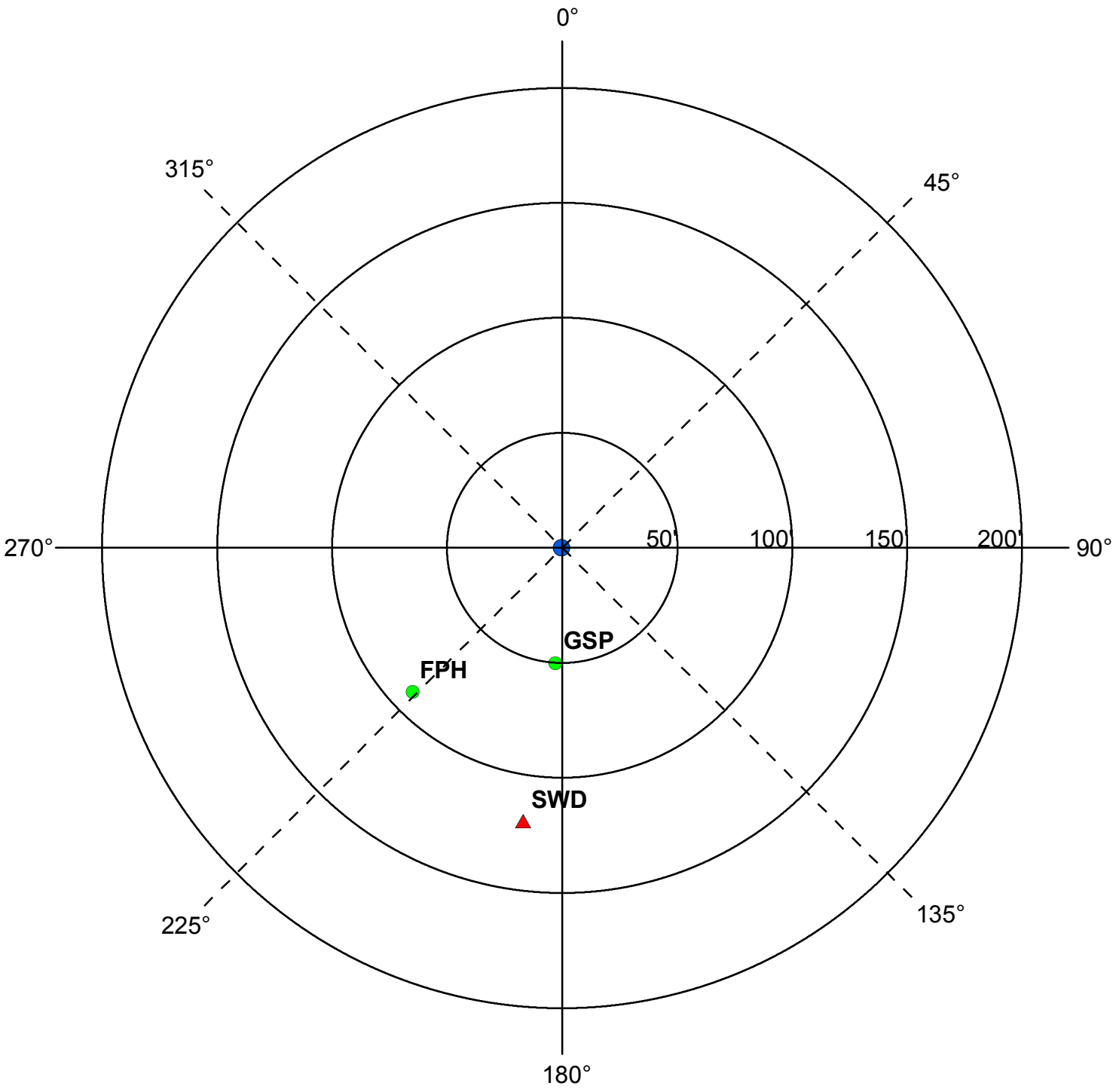
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S07	UNIQUE WELL NO.	706840

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S07	UNIQUE WELL NO.	706840

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035 **COMMUNITY**
NAME	Ramsey
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303

FACILITY (WELL) INFORMATION

NAME	Well #7
FACILITY ID	S08
UNIQUE WELL NO.	743832
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ **YES** (Please attach a copy)
☐ **NO** ☐ **UNDETERMINED**

PWS ID / FACILITY ID	1020035 S08	**UNIQUE WELL NO.**	743832

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S08	UNIQUE WELL NO.	743832

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		Y	180	N
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		Y	125	N
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		

PWS ID / FACILITY ID	1020035 S08	UNIQUE WELL NO.	743832

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		N		
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
BLD	Building (does not contain any actual or potential contaminant sources.)	3	3		Y	200	N**
BLD	Building (does not contain any actual or potential contaminant sources.)	3	3		Y	30	Y
FFH	Fire or flushing hydrant	10	N/A		Y	75	Y

* New potential contaminant source.

** This number is the estimated distance that this potential source is from this well even though it was identified during an inventory for an adjacent well.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

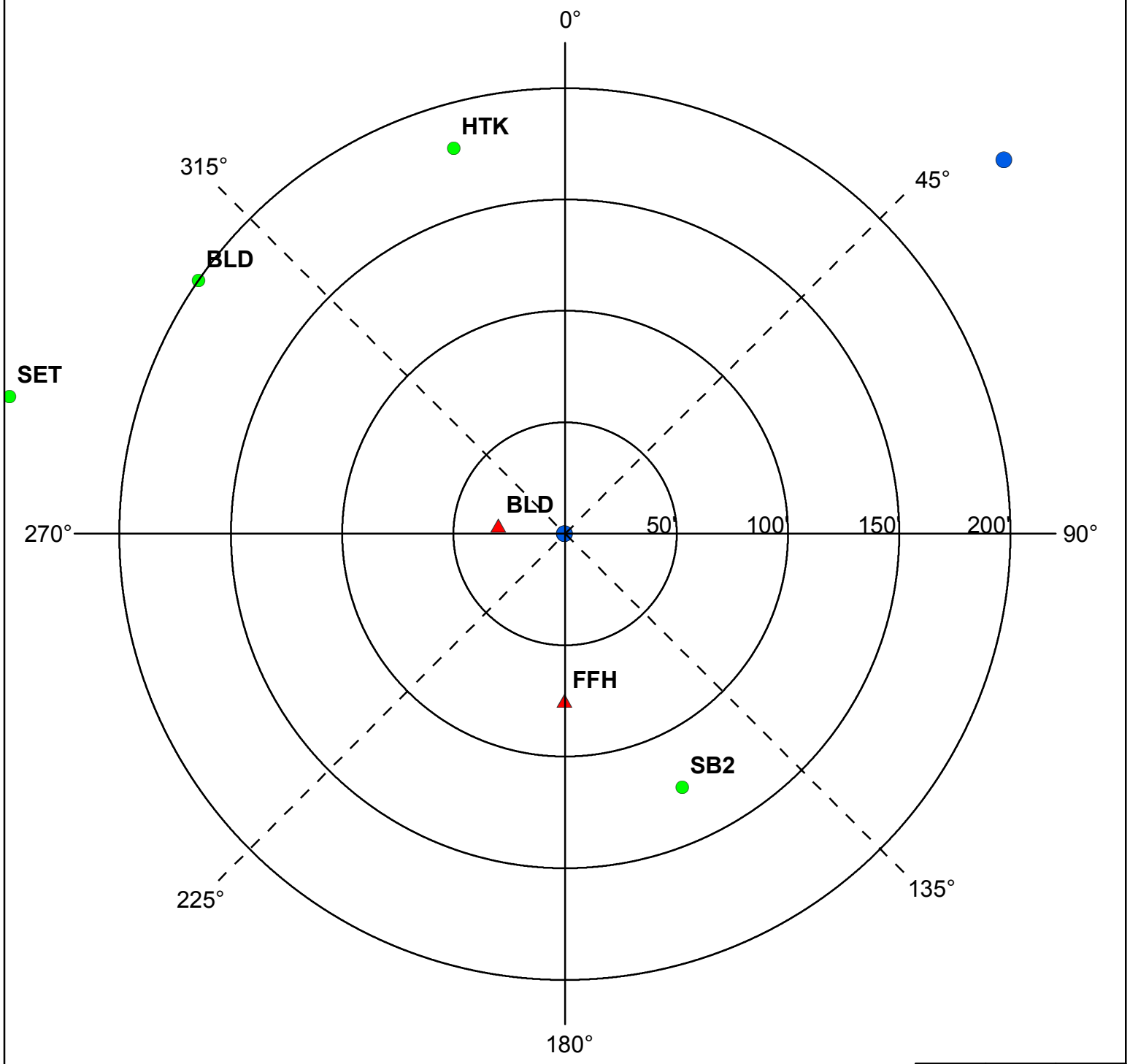
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S08	UNIQUE WELL NO.	743832

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S08	UNIQUE WELL NO.	743832

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

HTK = Two 1500 gallon tanks for drain water from firehouse that are emptied via VAC truck.BLD = building is pumphouse for wells 7 & 8.

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Environmental Health Division
Drinking Water Protection Section
P.O. Box 64975
St. Paul, Minnesota 55164-0975

INNER WELLHEAD MANAGEMENT ZONE (IWMZ) - POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT

PUBLIC WATER SYSTEM INFORMATION

PWS ID	1020035 **COMMUNITY**
NAME	Ramsey
ADDRESS	Ramsey Water Superintendent, 7550 Sunwood Drive, Ramsey, MN 55303

FACILITY (WELL) INFORMATION

NAME	Well #8
FACILITY ID	S09
UNIQUE WELL NO.	743833
COUNTY	Anoka

IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?

☐ **YES** (Please attach a copy)
☐ **NO** ☐ **UNDETERMINED**

PWS ID / FACILITY ID	1020035 S09	**UNIQUE WELL NO.**	743833

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
Agricultural Related							
*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well[2] (Class V well - illegal[3])	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		
SSTS Related							
AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well)[2]	50/300/150[4]	50/300/150[4]	100/600/300[4]	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		

PWS ID / FACILITY ID	1020035 S09	UNIQUE WELL NO.	743833

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal)[2]	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal)[2]	illegal	illegal		N		
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		Y	60	N
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		Y	80	N
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		Y	90	N
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
Land Application							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
Solid Waste Related							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
Storm Water Related							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		Y	130	N
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		Y	102	N
SWI	Storm water drainage well[2] (Class V well - illegal[3])	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
Wells and Borings							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
General							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		

PWS ID / FACILITY ID	1020035 S09	UNIQUE WELL NO.	743833

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well[1]	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		
IWD	Industrial waste disposal well (Class V well)[2]	illegal[3]	illegal[3]		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		
PT1	Petroleum tank or container, 1100 gal. or more, without safeguards	150	150		N		
PT2	Petroleum tank or container, 1100 gal. or more, with safeguards	100	100		N		
PT3	Petroleum tank or container, buried, between 56 and 1100 gal.	50	50		N		
PT4	Petroleum tank or container, not buried, between 56 and 1100 gal.	50[5]	20		N		
PU1	Pit or unfilled space more than four feet in depth	20	20		N		
PC1	Pollutant or contaminant that may drain into the soil	50	50	100	N		
SP1	Swimming pool, in-ground	20	20		N		
*VH1	Vertical heat exchanger, horizontal piping conforming to rule	50	10		N		
*VH2	Vertical heat exchanger (vertical) piping, conforming to rule	50	35		N		
*WR1	Wastewater rapid infiltration basin, municipal or industrial	300	300	600	N		
*WA1	Wastewater spray irrigation area, municipal or industrial	150	150	300	N		
*WS1	Wastewater stabilization pond, industrial	150	150	300	N		
*WS2	Wastewater stabilization pond, municipal, 500 or more gal./acre/day of leakage	300	300	600	N		
*WS3	Wastewater stabilization pond, municipal, less than 500 gal./acre/day of leakage	150	150	300	N		
*WT1	Wastewater treatment unit tanks, vessels and components (Package plant)	100	100		N		
*WT2	Water treatment backwash disposal area	50	50	100	N		
Additional Sources (If there is more than one source listed above, please indicate here).							
Potential Contamination Sources and Codes Based on Previous Versions of this Form							
SWD	Storm water drain pipe, 12 inches or greater	50	20		Y	75	Y
FFH	Fire or flushing hydrant	10	N/A		Y	60	N

* New potential contaminant source.

[1] A sensitive well has less than 50 feet of watertight casing, and which is not cased below a confining layer or confining materials of at least 10' in thickness.

[2] These sources, known as Class V underground injection wells, are regulated by the federal U.S. Environmental Protection Agency.

[3] These sources are classified as illegal by Minnesota Rules, Chapter 4725.

[4] Isolation distance is determined by average flow per day or if a facility handles infectious or pathological wastes.

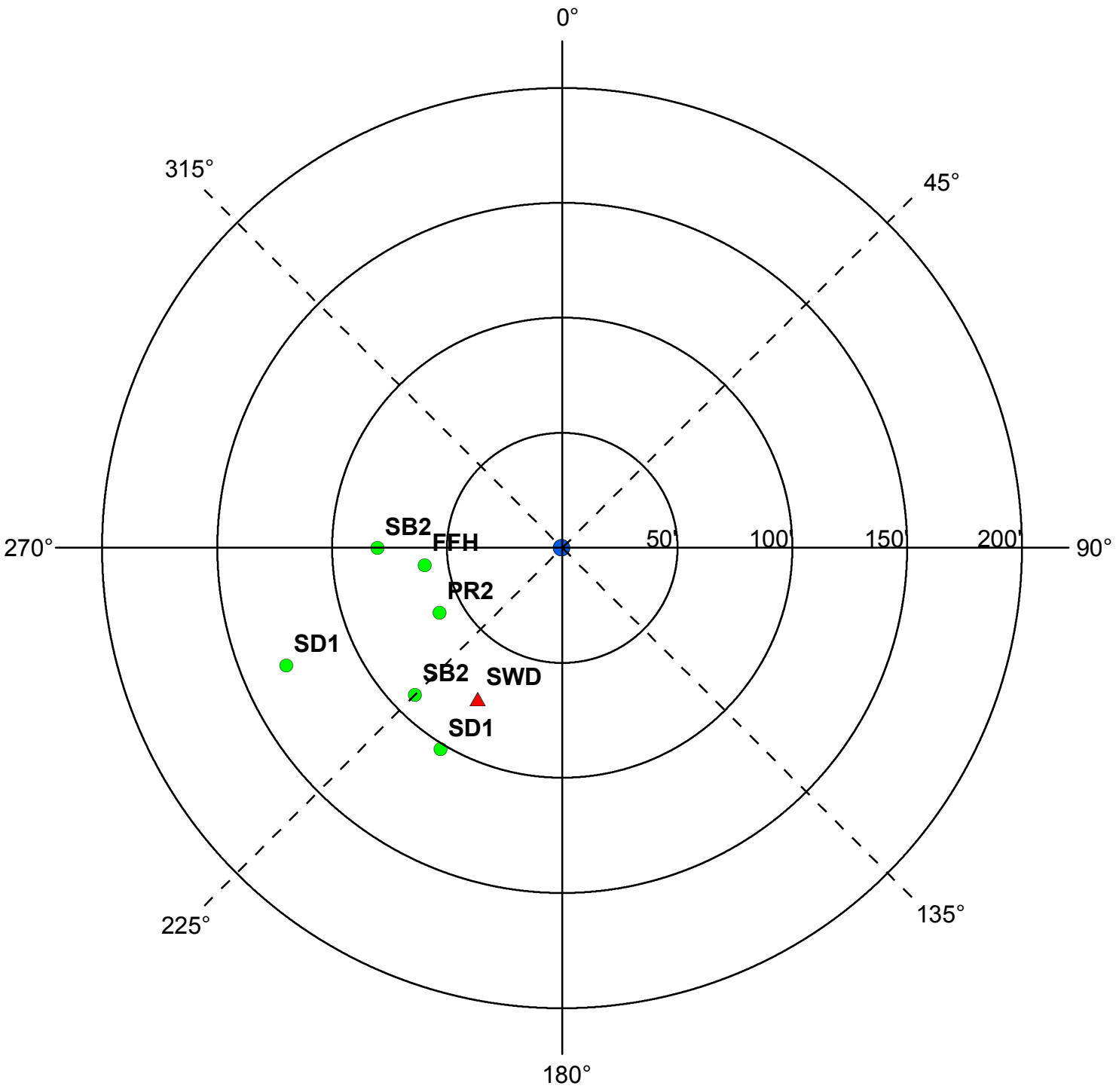
[5] A community public water-supply well must be a minimum of 50 feet from a petroleum tank or container, unless the tank or container is used for emergency pumping and is located in a room or building separate from the community well; and is of double-wall construction with leak detection between walls; or is protected with secondary containment.

This form is based on the new isolation distances in Minnesota Rules, Chapter 4725, related to wells and borings adopted August 4, 2008, and Minnesota Rules, Chapter 4720, related to wellhead protection.

PWS ID / FACILITY ID	1020035 S09	UNIQUE WELL NO.	743833

SETBACK DISTANCES	All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?	X		
Is the system monitoring existing nonconforming sources of contamination?		X	

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR	Freitag, John	DATE	6 - 12 - 2019

PWS ID / FACILITY ID	1020035 S09	UNIQUE WELL NO.	743833

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

COMMENTS

For further information, please contact:

Minnesota Department of Health
Drinking Water Protection Section
Source Water Protection Unit
P.O. Box 64975
St. Paul, Minnesota 55164-0975

Section Receptionist: 651-201-4700
Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000

Attachment C-2

Sealed Wells

DRAFT

Table C-2-1

Sealed Wells in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID No.	Unique No.	Status	Use	Well Name	Well Location	City	Total Sealed Depth (Feet)	Date Completed/Sealed	Aquifer	PCS Code	Location Verified
1	363225210156	H152710	Sealed	Not Available	Anoka County Community Action	5361 189th Av	Ramsey	16	4/1/1999	Not Available	WEL	Not Attempted
2	273225240004	579465	Sealed	Not Available	Anoka Electric Cooperative	14601 Ramsey Bl	Ramsey	200	12/19/1996	Not Available	WEL	Not Attempted
3	273225220035	H71251	Sealed	Not Available	Anoka Electric Cooperative	Industry (& Ramsey Bl) Av	Ramsey	136	8/12/1995	Not Available	WEL	Not Attempted
4	Not Available	H109614	Sealed	Not Available	Anoka Electric Cooperative	14601 Ramsey Bl	Ramsey	79	10/2/1996	Not Available	WEL	Not Attempted
5	213225330011	H194181	Sealed	Not Available	Beach, Jerry	7830 149th La Nw	Ramsey	80	5/29/2002	Not Available	WEL	Not Attempted
6	213225330011	H194948	Sealed	Not Available	Beach, Jerry	7830 149th La Nw	Ramsey	16	5/29/2002	Not Available	WEL	Not Attempted
7	Not Available	672712	Sealed	Not Available	Bp Amoco	5195 142nd Av Nw	Ramsey	15	1/6/2003	Not Available	WEL	Not Attempted
8	Not Available	672713	Sealed	Not Available	Bp Amoco	5195 142nd Av Nw	Ramsey	15	1/6/2003	Not Available	WEL	Not Attempted
9	Not Available	672714	Sealed	Not Available	Bp Amoco	5195 142nd Av Nw	Ramsey	15	1/6/2003	Not Available	WEL	Not Attempted
10	Not Available	672715	Sealed	Not Available	Bp Amoco	5195 142nd Av Nw	Ramsey	35	1/6/2003	Not Available	WEL	Not Attempted
11	Not Available	672716	Sealed	Not Available	Bp Amoco	5195 142nd Av Nw	Ramsey	15	1/6/2003	Not Available	WEL	Not Attempted
12	Not Available	H180959	Sealed	Not Available	Bp Amoco	5145 142nd Av	Ramsey	12	10/11/2001	Not Available	WEL	Not Attempted
13	Not Available	H181291	Sealed	Not Available	Brigh Tkeys Development	14700 NW Ramsey Bl	Ramsey	156	10/14/2003	Not Available	WEL	Not Attempted
14	Not Available	611762	Sealed	Not Available	Bright Keys Development	14726 Ramsey Bl Nw	Ramsey	50	10/14/2003	Not Available	WEL	Not Attempted
15	Not Available	H181292	Sealed	Not Available	Bright Keys Development	14726 NW Ramsey Bl	Ramsey	41	10/16/2003	Not Available	WEL	Not Attempted
16	Not Available	242745	Sealed	Not Available	Brock, Jannie	15240 Kangaroo St Nw	Ramsey	71	06/07/1975	Not Available	WEL	Not Attempted
17	Not Available	H100254	Sealed	Not Available	Brooks Food Market	14550 Armstrong Rd	Ramsey	16	12/13/1995	Not Available	WEL	Not Attempted
18	Not Available	H100255	Sealed	Not Available	Brooks Food Market	14051 St. Francis Bl	Ramsey	12	12/13/1995	Not Available	WEL	Not Attempted
19	363225210213	578983	Sealed	Not Available	Bulow Inc.	5343 Industry Av Nw	Ramsey	86	11/2/2000	Not Available	WEL	Not Attempted
20	Not Available	H154749	Sealed	Not Available	Bulow Inc.	5323 Industry Av	Ramsey	22	11/2/2000	Not Available	WEL	Not Attempted
21	Not Available	H223487	Sealed	Not Available	Bunkers, John	14550 Armstrong Bl	Ramsey	20	6/22/2004	Not Available	WEL	Not Attempted
22	213225330001	H171742	Sealed	Not Available	Carlson, Cindy M.	7961 150th La Nw	Ramsey	152	1/17/2001	Not Available	WEL	Not Attempted
23	Not Available	H224089	Sealed	Not Available	Cazett, Jim	15052 Limonite St Nw	Ramsey	114	12/15/2004	Not Available	WEL	Not Attempted
24	Not Available	H139245	Sealed	Not Available	Chapman, Darell	5343 Industry Av	Ramsey	50	10/1/1998	Not Available	WEL	Not Attempted
25	Not Available	H193653	Sealed	Not Available	Cheney, Bill	15040 Kamacite St	Ramsey	63	4/18/2002	Not Available	WEL	Not Attempted
26	213225340026	H93615	Sealed	Not Available	De Rung, Neil	7730 149th La Nw	Ramsey	57	7/1/1987	Not Available	WEL	Not Attempted
27	Not Available	H206289	Sealed	Not Available	Delta Environmental Consultants Inc.	County Road 116 (& Ramsey Bl)	Ramsey	15	7/7/2003	Not Available	WEL	Not Attempted
28	253225440012	H139949	Sealed	Not Available	Deluca, Mike	14504 St. Francis Bl Nw	Ramsey	24	6/17/1998	Not Available	WEL	Not Attempted
29	283225430007	578977	Sealed	Public Supply/Non-Comm.-Transient	Diamonds On Ten	7550 10 Hy Nw	Ramsey	155	08/04/1998	QBAA	WEL	Not Attempted
30	363225120023	H289702	Sealed	Not Available	Eagen Oil	500 Bunker Lake Bl	Anoka	32	6/15/2010	Not Available	WEL	Not Attempted
31	363225120023	H289703	Sealed	Not Available	Eagen Oil	740 Bunker Lake Bl	Anoka	32	6/16/2010	Not Available	WEL	Not Attempted
32	Not Available	H44132	Sealed	Not Available	Eberlein, Steve	7900 150th La Nw	Ramsey	56	1/29/1994	Not Available	WEL	Not Attempted
33	363225210009	H287500	Sealed	Not Available	Egan, Bill	740 Bunker Lake Bl Nw	Anoka	12	4/28/2010	Not Available	WEL	Not Attempted
34	363225210009	H287496	Sealed	Not Available	Egan, Bill	500 Bunker Lake Bl Nw	Anoka	16	4/29/2010	Not Available	WEL	Not Attempted
35	213225340002	H114219	Sealed	Not Available	Elhardt, Mark	7751 150th La Nw	Ramsey	70	7/3/1997	Not Available	WEL	Not Attempted
36	223225330030	H265829	Sealed	Not Available	Ericson, Rick	6950 149th La Nw	Ramsey	55	8/1/2008	Not Available	WEL	Not Attempted
37	Not Available	H278639	Sealed	Not Available	Ez Auto	7751 Hwy 10 Nw	Ramsey	24	7/7/2009	Not Available	WEL	Not Attempted
38	213225320008	H32369	Sealed	Not Available	Falls, Tom	7920 152nd La	Ramsey	64	8/19/1993	Not Available	WEL	Not Attempted
39	Not Available	H16328	Sealed	Not Available	Fiore, Ed	7861 151st La Nw	Ramsey	45	11/8/1991	Not Available	WEL	Not Attempted
40	Not Available	H16329	Sealed	Not Available	Fiore, Ed	7861 151st La Nw	Ramsey	63	11/8/1991	Not Available	WEL	Not Attempted
41	Not Available	H113162	Sealed	Not Available	Fleming Companies	14001 St. Francis Bl	Ramsey	16	2/14/1997	Not Available	WEL	Not Attempted
42	293225140008	H109798	Sealed	Not Available	Fluor Daniel Telecom	147th (& Ferrett St Sw) Av	Ramsey	21	7/31/1996	Not Available	WEL	Not Attempted
43	213225330024	H179810	Sealed	Not Available	Frederick, Frank	7841 150th La Nw	Ramsey	220	11/1/2002	Not Available	WEL	Not Attempted
44	Not Available	H109612	Sealed	Not Available	Gilbertson, Dewitt/betty	15140 Chameleon St Nw	Ramsey	18	9/26/1996	Not Available	WEL	Not Attempted
45	Not Available	H213326	Sealed	Not Available	Hagen, Scott	8110 Hwy 10 Nw	Ramsey	16	8/14/2003	Not Available	WEL	Not Attempted
46	Not Available	H218027	Sealed	Not Available	Hagen, Scott	8110 Hwy 10	Ramsey	25	12/24/2003	Not Available	WEL	Not Attempted
47	293225140010	587802	Sealed	Industrial	Hauan, Dave	8014 146th Av Nw	Ramsey	120	08/21/1996	CTCG	WEL	Not Attempted
48	Not Available	H153898	Sealed	Not Available	Havisto, Al	15151 Iguana St Nw	Ramsey	64	6/14/1999	Not Available	WEL	Not Attempted
49	Not Available	H266214	Sealed	Not Available	Hills, Douglas	7443 Hwy 10 N	Ramsey	30	11/26/2007	Not Available	WEL	Not Attempted
50	Not Available	H266213	Sealed	Not Available	Hills, Douglas	7443 Hwy 10 N	Ramsey	27	11/26/2007	Not Available	WEL	Not Attempted
51	Not Available	H266244	Sealed	Not Available	Hills, Douglas	7443 Hwy 10 N	Ramsey	25	2/7/2008	Not Available	WEL	Not Attempted
52	Not Available	H23816	Sealed	Not Available	Hud Lawrence Moorhouse	15041 Bison St Nw	Ramsey	58	6/11/1992	Not Available	WEL	Not Attempted

Table C-2-1

Sealed Wells in the DWSMAs
City of Ramsey Part 2 WHPP Amendment

PCSI ID	PID No.	Unique No.	Status	Use	Well Name	Well Location	City	Total Sealed Depth (Feet)	Date Completed/Sealed	Aquifer	PCS Code	Location Verified
53	363225120023	H177370	Sealed	Not Available	Johnson, Wayne C.	Hwy 47 (& 116 Cr)	Anoka	158	4/17/2001	Not Available	WEL	Not Attempted
54	213225320002	H151351	Sealed	Not Available	Kerns, Paula	7941 152nd La Nw	Ramsey	56	2/15/1999	Not Available	WEL	Not Attempted
55	Not Available	H38658	Sealed	Not Available	Kissel, John/michell	14980 Peridot St Nw	Ramsey	53	7/12/1993	Not Available	WEL	Not Attempted
56	363225120023	H32389	Sealed	Not Available	Klein, Nellie	402 Industry Av	Ramsey	21	6/24/1993	Not Available	WEL	Not Attempted
57	Not Available	H175785	Sealed	Not Available	Kruger, Lonnie	15210 Kangaroo St	Ramsey	30	10/10/2001	Not Available	WEL	Not Attempted
58	253225440012	H23327	Sealed	Not Available	Lee, David	142nd Av Nw	Ramsey	216	8/14/1992	Not Available	WEL	Not Attempted
59	Not Available	H93618	Sealed	Not Available	Lund, Gary	14920 Bison St	Ramsey	61	10/28/1988	Not Available	WEL	Not Attempted
60	283225110191	H133344	Sealed	Not Available	Menkveld Companies	149th (& Ramsey Bl) Av Nw	Ramsey	23	2/12/1998	Not Available	WEL	Not Attempted
61	Not Available	H258646	Sealed	Not Available	Mn Dot	7443 Hwy 10	Ramsey	20	6/28/2007	Not Available	WEL	Not Attempted
62	Not Available	H217030	Sealed	Not Available	Morrisette, Rollin	7500 151st Av Nw	Ramsey	145	6/3/2004	Not Available	WEL	Not Attempted
63	Not Available	H140071	Sealed	Not Available	Nault, David	14940 Bison St Nw	Ramsey	62	10/19/1998	Not Available	WEL	Not Attempted
64	Not Available	H203369	Sealed	Not Available	Newberger, Michael	14940 Chameleon St Nw	Ramsey	68	12/18/2002	Not Available	WEL	Not Attempted
65	Not Available	H4109	Sealed	Not Available	Noon's Rv Center	7405 Hwy 10 Nw	Ramsey	16	10/10/1988	Not Available	WEL	Not Attempted
66	Not Available	455267	Sealed	Domestic	Nordvik, Don	8020 147th Av Nw	Ramsey	279	11/23/1988	CTCW	WEL	Not Attempted
67	293225140009	615612	Sealed	Industrial	Nordvik, Don	8024 147th Av Nw	Ramsey	129	11/03/1998	CTCG	WEL	Not Attempted
68	Not Available	H0300166	Sealed	Not Available	Odenbrett, Preston	15040 Willemite St NW	Ramsey	42	6/11/2012	Not Available	WEL	Not Attempted
69	293225140012	171076	Sealed	Not Available	Ouellette, Tony	14550 Armstrong Bl	Ramsey	275	6/20/2001	Not Available	WEL	Not Attempted
70	Not Available	580349	Sealed	Public Supply/Non-Comm.-Transient	Ouellette, Tony & Jean	14590 Armstrong Bl Nw	Ramsey	50	02/14/2000	QBAA	WEL	Not Attempted
71	Not Available	H14369	Sealed	Not Available	Pahl, Martin	14921 Bison St Nw	Ramsey	56	9/13/1991	Not Available	WEL	Not Attempted
72	223225330024	H267426	Sealed	Not Available	Peltzer, Arnold	15035 Ramsey Bl	Ramsey	76	9/15/2008	Not Available	WEL	Not Attempted
73	213225330009	H253374	Sealed	Not Available	Powers, Herb	7910 149th La Nw	Ramsey	56	12/11/2006	Not Available	WEL	Not Attempted
74	293225110011	H279849	Sealed	Not Available	Premier Real Estate	8440 155th La	Ramsey	21	6/26/2009	Not Available	WEL	Not Attempted
75	293225110011	H281604	Sealed	Not Available	Premium Real Estate	8440 155th La Nw	Ramsey	21	6/26/2009	Not Available	WEL	Not Attempted
76	293225110011	H281605	Sealed	Not Available	Premium Real Estate	8440 155th La Nw	Ramsey	21	6/26/2009	Not Available	WEL	Not Attempted
77	Not Available	580302	Sealed	Not Available	Ramsey, City Of	7301 Industry Av Nw	Ramsey	365	11/25/2003	Not Available	WEL	Not Attempted
78	Not Available	593666	Sealed	Not Available	Ramsey, City Of	County Road 116 (7500 Block)	Ramsey	265	12/6/2000	Not Available	WEL	Not Attempted
79	283225240016	621372	Sealed	Not Available	Ramsey, City Of	Rhinestone Av	Ramsey	3	5/25/2005	Not Available	WEL	Not Attempted
80	283225230018	706813	Sealed	Not Available	Ramsey, City Of	Hwy 10 And Armstrong Bl Nw	Ramsey	378	4/19/2006	Not Available	WEL	Not Attempted
81	Not Available	H198749	Sealed	Not Available	Ramsey, City Of	14346 Nowthen Bl	Ramsey	75	10/1/2002	Not Available	WEL	Not Attempted
82	Not Available	H222521	Sealed	Not Available	Ramsey, City Of	14550 Ramsey Bl Nw	Ramsey	60	5/13/2004	Not Available	WEL	Not Attempted
83	283225310005	469000	Sealed	Not Available	Ramsey, City Of	7665 10 Hy	Ramsey	167	10/19/2010	Not Available	WEL	Not Attempted
84	283225130075	H0291202	Sealed	Not Available	Ramsey, City Of	Ramsey	Ramsey	30	1/5/2012	Not Available	WEL	Not Attempted
85	283225230016	H0297202	Sealed	Not Available	Ramsey, City Of	Not Available	Ramsey	30	1/15/2012	Not Available	WEL	Not Attempted
86	283225119901	H0292800	Sealed	Not Available	Ramsey, City Of	14650 Ramsey Bl	Ramsey	170	6/28/2011	Not Available	WEL	Not Attempted
87	283225130007	768958	Sealed	Not Available	Ramsey, City Of	E Ramsey Pk	Ramsey	38	7/26/2010	Not Available	WEL	Not Attempted
88	283225130007	H286770	Sealed	Not Available	Ramsey, City Of	7401 E Ramsey Pk	Ramsey	35	6/14/2010	Not Available	WEL	Not Attempted
89	Not Available	H247689	Sealed	Not Available	Renner, Raymond	7065 148th La Nw	Ramsey	24	7/26/2006	Not Available	WEL	Not Attempted
90	Not Available	H248892	Sealed	Not Available	Rosenberg, Cathy	15042 Limonite St Nw	Ramsey	76	8/14/2008	Not Available	WEL	Not Attempted
91	Not Available	H224070	Sealed	Not Available	Schmitz, Paul	14950 Kamacite St	Ramsey	63	11/1/2004	Not Available	WEL	Not Attempted
92	203225420033	H21864	Sealed	Not Available	Schroedl, Laurie	15211 Iguana St Nw	Ramsey	227	7/3/1992	Not Available	WEL	Not Attempted
93	Not Available	H145246	Sealed	Not Available	Schwagerl, Tom	15150 Iguana St	Ramsey	67	6/24/1999	Not Available	WEL	Not Attempted
94	213225320012	H263295	Sealed	Not Available	Scott, Kyle	7841 151st La	Ramsey	61	10/30/2008	Not Available	WEL	Not Attempted
95	Not Available	H171703	Sealed	Not Available	Shefveland, Jim	7600 150th La Nw	Ramsey	49	8/22/2000	Not Available	WEL	Not Attempted
96	Not Available	H169447	Sealed	Not Available	Snyder, Harlan	15210 Jackal St Nw	Ramsey	64	6/28/2000	Not Available	WEL	Not Attempted
97	Not Available	H59290	Sealed	Not Available	Tom Thumb Food Market, Inc.	14911 Ramsey Bl Nw	Ramsey	152	6/6/1995	Not Available	WEL	Not Attempted
98	Not Available	H278090	Sealed	Not Available	Ustimchuk, Leon	15001 Zeolite St Nw	Ramsey	65	6/18/2009	Not Available	WEL	Not Attempted
99	213225330012	H241521	Sealed	Not Available	Vincent, Ed	7810 149th La Nw	Ramsey	51	9/27/2006	Not Available	WEL	Not Attempted
100	Not Available	H265347	Sealed	Not Available	Wochnick, Richard	14941 Chameleon St Nw	Ramsey	59	10/18/2007	Not Available	WEL	Not Attempted
101	213225330004	H16327	Sealed	Not Available	Wolfbauer, Frank	7921 150th La Nw	Ramsey	61	11/8/1991	Not Available	WEL	Not Attempted
102	Not Available	H278110	Sealed	Not Available	Wright, Mike	14921 Chameleon St Nw	Ramsey	150	7/22/2009	Not Available	WEL	Not Attempted

Sealed Well

Ramsey DWSMA

Municipal Boundary

Aquifer Vulnerability

Moderate

2 - Sealed Well Location PCSI ID (PCSI ID refers to Table X Sealed Wells in the DWSMAs)

0 1,000 2,000

Feet

SEALED WELLS
IN THE DWMSAs
Part 2 WHPP Amendment
City of Ramsey
Anoka County, MN

FIGURE C-2-1

Ramsey

Andover

Anoka

Dayton

Champlin

BARR

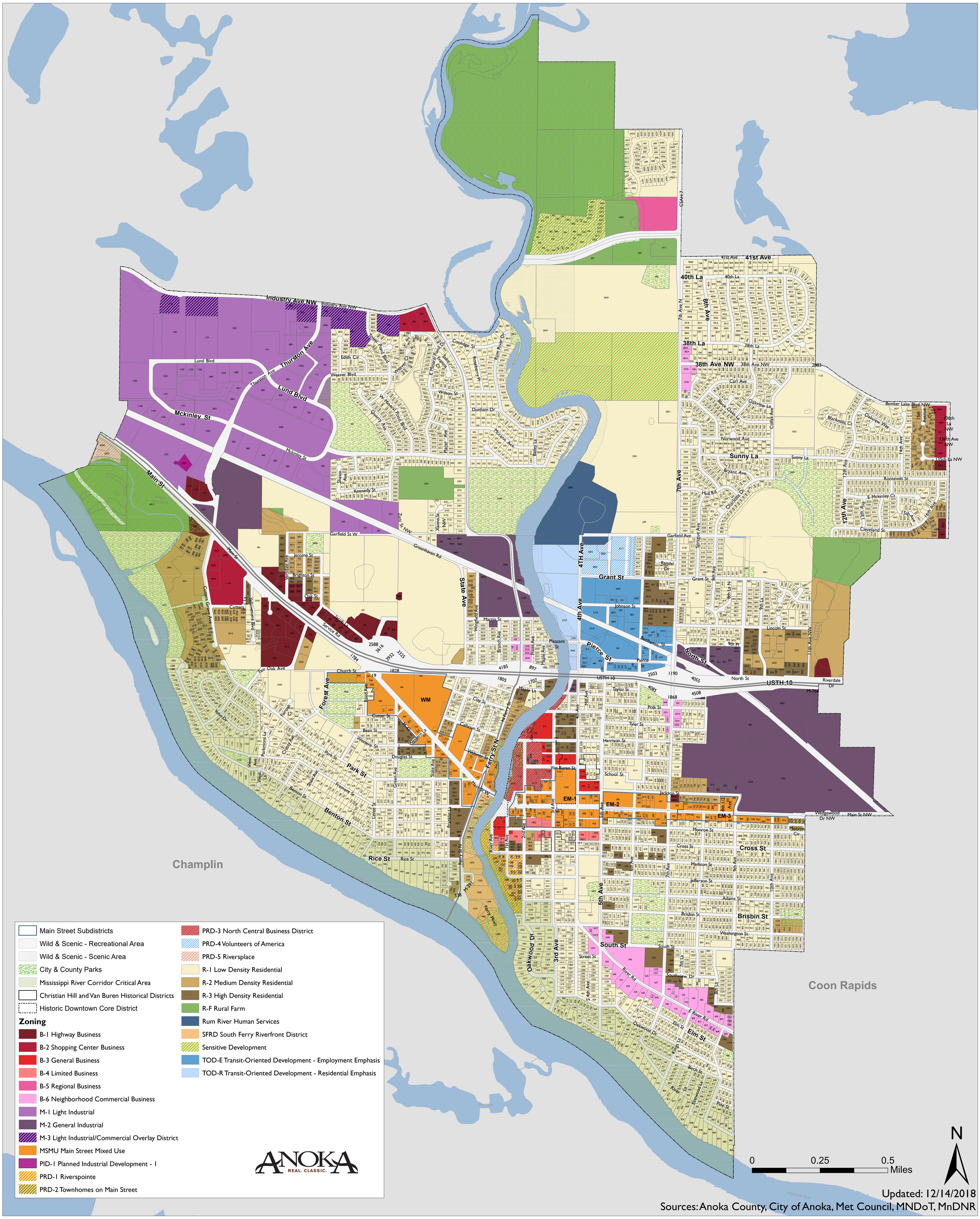
Barr Footer: ArcGIS 10.6.1, 2019-07-03 11:35 File: I:\Projects\23\02\1081\Maps\Reports\WHPPII_2019\Fig C-2-1 Sealed Wells in the DWSMAs.mxd User: JCG

Attachment C-3

Other Maps

DRAFT

City of Anoka Zoning Map (Official)



Appendix D

Water Quality Information

Ramsey

2018 DRINKING WATER REPORT

Making Safe Drinking Water

Your drinking water comes from a groundwater source: eight wells ranging from 316 to 390 feet deep, that draw water from the Tunnel City Group and Tunnel City-Wonewoc aquifers.

Ramsey works hard to provide you with safe and reliable drinking water that meets federal and state water quality requirements. The purpose of this report is to provide you with information on your drinking water and how to protect our precious water resources.

Contact [Insert owner/operator/designee name], [Insert title], at [Insert phone number and email] if you have questions about Ramsey's drinking water. You can also ask for information about how you can take part in decisions that may affect water quality.

The U.S. Environmental Protection Agency sets safe drinking water standards. These standards limit the amounts of specific contaminants allowed in drinking water. This ensures that tap water is safe to drink for most people. The U.S. Food and Drug Administration regulates the amount of certain contaminants in bottled water. Bottled water must provide the same public health protection as public tap water.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

Ramsey Monitoring Results

This report contains our monitoring results from January 1 to December 31, 2018.

We work with the Minnesota Department of Health to test drinking water for more than 100 contaminants. It is not unusual to detect contaminants in small amounts. No water supply is ever completely free of contaminants. Drinking water standards protect Minnesotans from substances that may be harmful to their health.

Learn more by visiting the Minnesota Department of Health's webpage Basics of Monitoring and Testing of Drinking Water in Minnesota (https://www.health.state.mn.us/communities/environment/water/factsheet/sampling.html).

How to Read the Water Quality Data Tables

The tables below show the contaminants we found last year or the most recent time we sampled for that contaminant. They also show the levels of those contaminants and the Environmental Protection Agency's limits. Substances that we tested for but did not find are not included in the tables.

We sample for some contaminants less than once a year because their levels in water are not expected to change from year to year. If we found any of these contaminants the last time we sampled for them, we included them in the tables below with the detection date.

We may have done additional monitoring for contaminants that are not included in the Safe Drinking Water Act. To request a copy of these results, call the Minnesota Department of Health at 651-201-4700 or 1-800-818-9318 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Definitions

- **AL (Action Level)**: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **EPA:** Environmental Protection Agency
- **MCL (Maximum contaminant level)**: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **MCLG (Maximum contaminant level goal)**: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Level 1 Assessment**: A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment**: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.
- **MRDL (Maximum residual disinfectant level):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **MRDLG (Maximum residual disinfectant level goal)**: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **NA (Not applicable)**: Does not apply.
- **NTU (Nephelometric Turbidity Units)**: A measure of the cloudiness of the water (turbidity).
- **pCi/l (picocuries per liter)**: A measure of radioactivity.
- **ppb (parts per billion)**: One part per billion in water is like one drop in one billion drops of water, or about one drop in a swimming pool. ppb is the same as micrograms per liter (µg/l).
- **ppm (parts per million)**: One part per million is like one drop in one million drops of water, or about one cup in a swimming pool. ppm is the same as milligrams per liter (mg/l).
- **PWSID**: Public water system identification.
- **TT (Treatment Technique):** A required process intended to reduce the level of a contaminant in drinking water.
- **Variances and Exemptions**: State or EPA permission not to meet an MCL or a treatment technique under certain conditions.

Monitoring Results – Regulated Substances

LEAD AND COPPER – Tested at customer taps.

Contaminant (Date, if sampled in previous year)	EPA's Action Level	EPA's Ideal Goal (MCLG)	90% of Results Were Less Than	Number of Homes with High Levels	Violation	Typical Sources
Copper (06/21/17)	90% of homes less than 1.3 ppm	0 ppm	0.82 ppm	0 out of 30	NO	Corrosion of household plumbing.
Lead (06/21/17)	90% of homes less than 15 ppb	0 ppb	1.9 ppb	1 out of 30	NO	Corrosion of household plumbing.

BACTERIA – Tested in the distribution system.

Contaminant	EPA's Limit (MCL)	EPA's Ideal Goal (MCLG)	Number of Test Results with E. coli	Number of Treatment Technique Exceedances	Violation	Typical Sources
E. coli	One positive sample	0	1	0	NO	Human and animal fecal waste.

INORGANIC & ORGANIC CONTAMINANTS – Tested in drinking water.						
Contaminant (Date, if sampled in previous year)	**EPA's Limit** (MCL)	**EPA's Ideal Goal** (MCLG)	**Highest Average or Highest Single Test Result**	**Range of Detected Test Results**	**Violation**	**Typical Sources**
Barium	2 ppm	2 ppm	0.11 ppm	0.0694 - 0.1110 ppm	NO	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposit.
Arsenic	10.4 ppb	0 ppb	1.65 ppb	1.32 - 1.65 ppb	NO	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes.
2,4-D	70 ppb	70 ppb	0.03 ppb	0.00 - 0.12 ppb	NO	Runoff from herbicide used on row crops.
Combined Radium	5.4 pCi/l	0 pCi/l	2.2 pCi/l	N/A	NO	Erosion of natural deposits.

CONTAMINANTS RELATED TO DISINFECTION – Tested in drinking water.

Substance (Date, if sampled in previous year)	**EPA's Limit** (MCL or MRDL)	**EPA's Ideal Goal** (MCLG or MRDLG)	**Highest Average or Highest Single Test Result**	**Range of Detected Test Results**	**Violation**	**Typical Sources**
Total Trihalomethanes (TTHMs)	80 ppb	N/A	1.9 ppb	1.40 - 1.90 ppb	NO	By-product of drinking water disinfection.
Total Haloacetic Acids (HAA)	60 ppb	N/A	2.05 ppb	0.48 – 1.48 ppb	NO	By-product of drinking water disinfection.
Total Chlorine	4.0 ppm	4.0 ppm	1.06 ppm	0.48 - 1.48 ppm	NO	Water additive used to control microbes.

Total HAA refers to HAA5

OTHER SUBSTANCES – Tested in drinking water.

Substance (Date, if sampled in previous year)	**EPA's Limit** (MCL)	**EPA's Ideal Goal** (MCLG)	**Highest Average or Highest Single Test Result**	**Range of Detected Test Results**	**Violation**	**Typical Sources**
Fluoride	4.0 ppm	4.0 ppm	0.73 ppm	0.61 - 0.83 ppm	NO	Erosion of natural deposits; Water additive to promote strong teeth.

Potential Health Effects and Corrective Actions (If Applicable)

E. coli: E. coli are bacteria whose presence indicates that the water may be contaminated with human or animal wastes. Human pathogens in these wastes can cause short-term effects, such as diarrhea, cramps, nausea, headaches, or other symptoms. They may pose a greater health risk for infants, young children, the elderly, and people with severely-compromised immune systems.

Lead: Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

Total coliform bacteria: Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other, potentially harmful, waterborne pathogens may be present or that a potential pathway exists through which contamination may enter the drinking water distribution system. We found coliforms indicating the need to look for potential problems in water treatment or distribution. When this occurs, we are required to conduct assessment(s) to identify problems and to correct any problems that were found during these assessments. 1 sample out of 180 samples collected in 2018 tested positive for E-coli, after detection five additional tests were collected and analyzed from the failed site. All additional follow up samples tested negative. Collection or lab procedures were most likely the reason for the positive test result.

Monitoring Results – Unregulated Substances

In addition to testing drinking water for contaminants regulated under the Safe Drinking Water Act, we sometimes also monitor for contaminants that are not regulated. Unregulated contaminants do not have legal limits for drinking water.

Detection alone of a regulated or unregulated contaminant should not cause concern. The meaning of a detection should be determined considering current health effects information. We are often still learning about the health effects, so this information can change over time.

The following table shows the unregulated contaminants we detected last year, as well as human-health based guidance values for comparison, where available. The comparison values are based only on potential health impacts and do not consider our ability to measure contaminants at very low concentrations or the cost and technology of prevention and/or treatment. They may be set at levels that are costly, challenging, or impossible for water systems to meet (for example, large-scale treatment technology may not exist for a given contaminant).

A person drinking water with a contaminant at or below the comparison value would be at little or no risk for harmful health effects. If the level of a contaminant is above the comparison value, people of a certain age or with special health conditions - like a fetus, infants, children, elderly, and people with impaired immunity – may need to take extra precautions. Because these contaminants are unregulated, EPA and MDH require no particular action based on detection of an unregulated contaminant. We are notifying you of the unregulated contaminants we have detected as a public education opportunity.

- More information is available on MDH's A-Z List of Contaminants in Water (https://www.health.state.mn.us/communities/environment/water/contaminants/index.html) and Fourth Unregulated Contaminant Monitoring Rule (UCMR 4) (https://www.health.state.mn.us/communities/environment/water/com/ucmr4.html).

UNREGULATED CONTAMINANTS – Tested in drinking water.

Contaminant	Comparison Value	Highest Average Result or Highest Single Test Result	Range of Detected Test Results
Manganese	100 ppb	296 ppb	20.70 - 365.00 ppb
Sodium*	20 ppm	10.5 ppm	N/A
Sulfate	500 ppm	14.2 ppm	N/A
Group of 6 Haloacetic Acids (HAA6Br)	N/A	0.37 ppb	0.00 - 0.56 ppb
Group of 9 Haloacetic Acids (HAA9)	N/A	1.49 ppb	0.68 - 2.03 ppb

*Note that home water softening can increase the level of sodium in your water.

Some People Are More Vulnerable to Contaminants in Drinking Water

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. The developing fetus and therefore pregnant women may also be more vulnerable to contaminants in drinking water. These people or their caregivers should seek advice about drinking water from their health care providers. EPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at 1-800-426-4791.

Learn More about Your Drinking Water

Drinking Water Sources

Minnesota's primary drinking water sources are groundwater and surface water. Groundwater is the water found in aquifers beneath the surface of the land. Groundwater supplies 75 percent of Minnesota's drinking water. Surface water is the water in lakes, rivers, and streams above the surface of the land. Surface water supplies 25 percent of Minnesota's drinking water.

Contaminants can get in drinking water sources from the natural environment and from people's daily activities. There are five main types of contaminants in drinking water sources.

- **Microbial contaminants,** such as viruses, bacteria, and parasites. Sources include sewage treatment plants, septic systems, agricultural livestock operations, pets, and wildlife.
- **Inorganic contaminants** include salts and metals from natural sources (e.g. rock and soil), oil and gas production, mining and farming operations, urban stormwater runoff, and wastewater discharges.
- **Pesticides and herbicides** are chemicals used to reduce or kill unwanted plants and pests. Sources include agriculture, urban stormwater runoff, and commercial and residential properties.
- **Organic chemical contaminants** include synthetic and volatile organic compounds. Sources include industrial processes and petroleum production, gas stations, urban stormwater runoff, and septic systems.
- **Radioactive contaminants** such as radium, thorium, and uranium isotopes come from natural sources (e.g. radon gas from soils and rock), mining operations, and oil and gas production.

The Minnesota Department of Health provides information about your drinking water source(s) in a source water assessment, including:

- How Ramsey is protecting your drinking water source(s);
- Nearby threats to your drinking water sources;
- How easily water and pollution can move from the surface of the land into drinking water sources, based on natural geology and the way wells are constructed.

Find your source water assessment at Source Water Assessments (https://www.health.state.mn.us/communities/environment/water/swp/swa) or call 651-201-4700 or 1-800-818-9318 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Lead in Drinking Water

You may be in contact with lead through paint, water, dust, soil, food, hobbies, or your job. Coming in contact with lead can cause serious health problems for everyone. There is no safe level of lead. Babies, children under six years, and pregnant women are at the highest risk.

Lead is rarely in a drinking water source, but it can get in your drinking water as it passes through lead service lines and your household plumbing system. Ramsey provides high quality drinking water, but it cannot control the plumbing materials used in private buildings.

Read below to learn how you can protect yourself from lead in drinking water.

1. **Let the water run** for 30-60 seconds before using it for drinking or cooking if the water has not been turned on in over six hours. If you have a lead service line, you may need to let the water run longer. A service line is the underground pipe that brings water from the main water pipe under the street to your home.
    - You can find out if you have a lead service line by contacting your public water system, or you can check by following the steps at: https://www.mprnews.org/story/2016/06/24/npr-find-lead-pipes-in-your-home
    - The only way to know if lead has been reduced by letting it run is to check with a test. If letting the water run does not reduce lead, consider other options to reduce your exposure.
2. **Use cold water** for drinking, making food, and making baby formula. Hot water releases more lead from pipes than cold water.
3. **Test your water.** In most cases, letting the water run and using cold water for drinking and cooking should keep lead levels low in your drinking water. If you are still concerned about lead, arrange with a laboratory to test your tap water. Testing your water is important if young children or pregnant women drink your tap water.
    - Contact a Minnesota Department of Health accredited laboratory to get a sample container and instructions on how to submit a sample:
      Environmental Laboratory Accreditation Program
      (https://eldo.web.health.state.mn.us/public/accreditedlabs/labsearch.seam)
      The Minnesota Department of Health can help you understand your test results.
4. **Treat your water** if a test shows your water has high levels of lead after you let the water run.
    - Read about water treatment units:
      Point-of-Use Water Treatment Units for Lead Reduction
      (https://www.health.state.mn.us/communities/environment/water/factsheet/poulead.html)

Learn more:

- Visit Lead in Drinking Water
  (https://www.health.state.mn.us/communities/environment/water/contaminants/lead.html)
- Visit Basic Information about Lead in Drinking Water (http://www.epa.gov/safewater/lead)
- Call the EPA Safe Drinking Water Hotline at 1-800-426-4791.To learn about how to reduce your contact with lead from sources other than your drinking water, visit Lead Poisoning Prevention: Common Sources (https://www.health.state.mn.us/communities/environment/lead/sources.html).

Appendix E

Written Comments from Local Units of Government

NOTE TO REVIEWERS: WRITTEN COMMENTS RECEIVED FROM LGUS, IF ANY, WILL BE ADDED TO THIS APPENDIX FOR THE FINAL DOCUMENT

Appendix F

Wellhead Protection Program Evaluation Template

WHP PLAN AMENDMENT EVALUATION
What have you accomplished?

for

City of Ramsey
PWS ID #1020035
Date

Date of Initial Plan Approval:

Evaluation Completed By:

Copies Presented or Sent To:

☐ Minnesota Department of Health
Attn: Trudi Witkowski
Environmental Health Division
Source Water Protection Unit
P.O. Box 64975
St. Paul, MN 55164-0975
Trudi.witkowski@state.mn.us

☐MDH or MRWA Planner

☐Wellhead Protection File

☐City Council/Governing Body

Note: delete the italicized notes text after completing a draft of this document.

A. Implementation of Wellhead Protection Management Strategies.
(Note: table should include all WHP measures)

WHP Measure	Implemented? Y or N	Comments

B. Additional Financial Resources
(Note: Include a summary of SWP Grants)

Have you taken advantage of local, state, or federal financial resources (such as Well Sealing Grants, SWP Grants, Clean Water Fund Grants or LCCMR funds) to help you implement your wellhead protection plan?

YES ☐ NO ☐

SWP Grants History:

C. Status of Inner Wellhead Management Zone Work (IWMZ Work)
Date of the most recent IWMZ inventory for each well in the public water supply system:

Does the IWMZ need to be updated for the amendment? YES☐ NO☐

D. Sealing Old Municipal Wells

Have you sealed any old municipal public water supply wells? YES ☐ NO ☐

Comments:

E. Water Quality Sampling and Data Collection

Have you or MDH sampled the quality of the groundwater in your DWSMA? YES ☐ NO ☐
Comments:

Have you collected additional data to improve the wellhead protection area delineation or assess vulnerability (e.g. tritium, isotopes, groundwater elevations)? YES☐ NO☐

Comments:

Have you implemented a monitoring plan for water quality developed in cooperation with MDH?

YES☐ NO☐

Comments:

F. Potential Contaminant Source Inventory (PCSI)

Have you maintained or updated your PCSI? YES ☐ NO ☐

Have you identified new PCS in your DWSMA and included them in your PCSI? ☐YES ☐NO

Comments:

G. Using SDWA Monitoring Data

Are there any changes in your SDWA compliance monitoring results? YES ☐ NO ☐

Comments:

H. Contingency Plan

Have you had to implement any part of your Contingency Plan? YES☐ NO☐

Comments:

Appendix G

Water Supply Plan Documentation

Minnesota Department of Natural Resources

Central Region Waters - 1200 Warner Road, St. Paul, MN 55106-6793
Telephone: (651) 259-5845 Fax: (651) 772-7977

December 12, 2008

Brian Olsen, Director of Public Works
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

Subject: CITY OF RAMSEY MUNICIPAL WATER SUPPLY–FINAL APPROVAL

Dear Mr. Olsen:

We are in receipt of your revised Water Supply Plan. This revised Plan contains most of the changes requested in Kate Drewry's July 24, 2008 letter. We appreciate the City's commitment to explore additional conservation measures to reduce per capita and peak demand levels. The Plan also commits the City to additional monitoring at the Lake Itasca well nest and surface level gage, along with the well nest in the primary wellfield. Monitoring data is to be submitted to the DNR on a quarterly basis in an Excel spreadsheet (template to be used for this reporting will be forwarded to you electronically).

With these changes and commitments, I am pleased to advise you that in accordance with Minnesota Statutes, Section 103G.291, Subdivision 3, and on behalf of the Commissioner of Natural Resources, your Plan is hereby approved. **This approval is effective upon the Department's receipt of a completed copy of the attached "Certification of Adoption" form.** Please return the completed and signed form to my office.

The DNR and Metropolitan Council encourage the City to continue strengthening and expanding its conservation programs to reduce demand. In particular, we urge you review the rate structure and water-use metrics annually, and if per capita trends are not declining, consider increasing rates and/or restructuring rate tiers and/or moving to a monthly billing system.

Thank you for your efforts in planning for the future of the City of Ramsey's water supply and for conserving the water resources of the State of Minnesota. If you have any questions or need additional assistance with the City's water planning or appropriation permit, please contact Area Hydrologist Kate Drewry at 651-259-5753.

Your efforts on the Plan and your commitment to water conservation are very much appreciated.

Sincerely,

Dale E. Homuth
Regional Hydrologist

Enclosure

c: Paul Saffert, P.E., Bolton and Menk, Inc
Bart Biernat, Anoka County
Chris Elvrum, Metropolitan Council
Chris Lord, ACD
Laurel Reeves, Water Appropriation Program
Central Office Permits and SWUDS
Kate Drewry, Area Hydrologist

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City of RAMSEY

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www.ci.ramsey.mn.us

April 1, 2009

Mr. Dale Holmuth
Regional Hydrologist
Department of Natural Resources Waters
1200 Warner Road
St. Paul, MN 55106

City of Ramsey Municipal Water supply – Final Plan Approval

Dear Mr. Holmuth,

Please find enclosed an executed copy of the "Certificate of Adoption Water Supply Plan". I am also enclosing a copy of the adopting resolution passed by City Council; on October 28th 2008. Please contact me if any thing further is required in this matter.

Sincerely,

Steven Jankowski
City Engineer

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DNR
Waters

CERTIFICATION OF ADOPTION
WATER SUPPLY PLAN

City or Water System Name: City of Ramsey Municipal Water Utility

Name of Person Authorized to Sign
Certification on Behalf of the System: Steven Jankowski

Title: City Engineer

Address: 7550 Sunwood Drive, Ramsey MN 55303

Telephone: 763-433-9826 Fax: 763-433-9898

E-mail: SJankowski@ci.ramsey.mn.us

I certify that the Water Supply Plan approved by the Department of Natural Resources has been adopted by the city council or utility board that has authority over water supply services.

Signed: Date: 4/1/09

Fax (651/772-7977) or mail this certification to: **DNR Waters**
1200 Warner Road
St. Paul, MN 55106

Or, email to: dale.homuth@dnr.state.mn.us

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DNR
Waters

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

RESOLUTION #08-10-212A

RESOLUTION ADOPTING THE 2008 COMPREHENSIVE SURFACE WATER MANAGEMENT PLAN; IMPROVEMENT PROJECT #07-24

WHEREAS, the City of Ramsey is in the process of updating their Comprehensive Plan, and;

WHEREAS, a significant component of the Comprehensive Plan is a Surface Water Management Plan (SWMP), and;

WHEREAS, the SWMP has been reviewed by the Lower Rum River Water Management Organization and the Metropolitan Council, and;

WHEREAS, Comments from these reviewing agencies have been incorporated into the final SWMP.

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

1) That the Ramsey City Council hereby adopts the Comprehensive Surface Water Management Plan

2) The SWMP shall be incorporated into the City's Comprehensive Plan and implemented by City staff.

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

Councilmember Elvig
Councilmember Strommen
Councilmember Dehen
Councilmember Jeffrey
Councilmember Look
Councilmember Olson

and the following voted against the same:

none

and the following abstained:

none

and the following were absent:

Mayor Gamec

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whereupon said Resolution was declared duly passed and adopted by the Ramsey City Council this 28th day of October 2008.

Mayor

ATTEST:

City Clerk

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Part 2. Emergency Preparedness Procedures

The emergency preparedness procedures outlined in this plan are intended to comply with the contingency plan provisions required by MDH in the WHP and SWP. Water emergencies can occur as a result of vandalism, sabotage, accidental contamination, mechanical problems, power failings, drought, flooding, and other natural disasters. The purpose of emergency planning is to develop emergency response procedures and to identify actions needed to improve emergency preparedness. In the case of a municipality, these procedures should be in support of, and part of, an all-hazard emergency operations plan. Municipalities that already have written procedures dealing with water emergencies should review the following information and update existing procedures to address these water supply protection measures.

A. Federal Emergency Response Plan

Section 1433(b) of the Safe Drinking Water Act, (Public Law 107-188, Title IV- Drinking Water Security and Safety) requires community water suppliers serving over 3,300 people to prepare an Emergency Response Plan.

Do you have a federal emergency response plan? Yes ☒ No ☐

If yes, what was the date it was certified? May 8, 2008

Complete Table 15 by inserting the noted information regarding your completed Federal Emergency Response Plan.

Table 15. Emergency Preparedness Plan contact information

Emergency Response Plan Role	Contact Person	Contact Phone Number	Contact Email
Emergency Response Lead	MATT KOHNER	763 433-9859	MKOHNER@CI.RAMSEY.MN.US
Alternate Emergency Response Lead	JOHN NELSON	763 286-0296	JNELSON@CI.RAMSEY.MN.US

B. Operational Contingency Plan

All utilities should have a written operational contingency plan that describes measures to be taken for water supply mainline breaks and other common system failures as well as routine maintenance.

Do you have a written operational contingency plan? Yes ☒ No ☐

At a minimum, a water supplier should prepare and maintain an emergency contact list of contractors and suppliers.

C. Emergency Response Procedures

Water suppliers must meet the requirements of MN Rules 4720.5280 . Accordingly, the Minnesota Department of Natural Resources (DNR) requires public water suppliers serving more than 1,000 people to submit Emergency and Conservation Plans. Water emergency and

conservation plans that have been approved by the DNR, under provisions of Minnesota Statute 186 and Minnesota Rules, part 6115.0770, will be considered equivalent to an approved WHP contingency plan.

Emergency Telephone List

Prepare and attach a list of emergency contacts, including the MN Duty Officer (1-800-422-0798), as **Appendix 5**. A template is available at www.mndnr.gov/watersupplyplans.
The list should include key utility and community personnel, contacts in adjacent water suppliers, and appropriate local, state and federal emergency contacts. Please be sure to verify and update the contacts on the emergency telephone list and date it. Thereafter, update on a regular basis (once a year is recommended). In the case of a municipality, this information should be contained in a notification and warning standard operating procedure maintained by the Emergency Manager for that community. Responsibilities and services for each contact should be defined.

Current Water Sources and Service Area

Quick access to concise and detailed information on water sources, water treatment, and the distribution system may be needed in an emergency. System operation and maintenance records should be maintained in secured central and back-up locations so that the records are accessible for emergency purposes. A detailed map of the system showing the treatment plants, water sources, storage facilities, supply lines, interconnections, and other information that would be useful in an emergency should also be readily available. It is critical that public water supplier representatives and emergency response personnel communicate about the response procedures and be able to easily obtain this kind of information both in electronic and hard copy formats (in case of a power outage).

Do records and maps exist? Yes ☒ No ☐

Can staff access records and maps from a central secured location in the event of an emergency?

Yes ☒ No ☐

Does the appropriate staff know where the materials are located?

Yes ☒ No ☐

Procedure for Augmenting Water Supplies

Complete Tables 16 – 17 by listing all available sources of water that can be used to augment or replace existing sources in an emergency. Add rows to the tables as needed.
In the case of a municipality, this information should be contained in a notification and warning standard operating procedure maintained by the warning point for that community.
Municipalities are encouraged to execute cooperative agreements for potential emergency

water services and copies should be included in **Appendix 6**. Outstate Communities may consider using nearby high capacity wells (industry, golf course) as emergency water sources. WSP should include information on any physical or chemical problems that may limit interconnections to other sources of water. Approvals from the MDH are required for interconnections or the reuse of water.

Table 16. Interconnections with other water supply systems to supply water in an emergency

Other Water Supply System Owner	Capacity (GPM & MGD)	Note Any Limitations On Use	List of services, equipment, supplies available to respond
CITY OF ANOKA	2000 GPM 2,880,000 MGD	EMERGENCY USE ONLY	MUTUAL AID AGREEMENT MNWARN

GPM – Gallons per minute MGD – million gallons per day

Table 17. Utilizing surface water as an alternative source

Surface Water Source Name	Capacity (GPM)	Capacity (MGD)	Treatment Needs	Note Any Limitations On Use
MISSISSIPPI RIVER	2000	2,880,000	NATIONAL GUARD WOULD NEED TO TREAT THE WATER	

If not covered above, describe additional emergency measures for providing water (obtaining bottled water, or steps to obtain National Guard services, etc.)

The DNR asked us to evaluate a connection to the Elk River System. The Elk River and Ramsey systems are separated by 5 miles of rural development. An emergency interconnection would be a major construction project. Water could be trucked in or purchased from stores.

Allocation and Demand Reduction Procedures

Complete Table 18 by adding information about how decisions will be made to allocate water and reduce demand during an emergency. Provide information for each customer category, including its priority ranking, average day demand, and demand reduction potential for each customer category. Modify the customer categories as needed, and add additional lines if necessary.

Water use categories should be prioritized in a way that is consistent with Minnesota Statutes 103G.261 (#1 is highest priority) as follows:

1. Water use for human needs such as cooking, cleaning, drinking, washing and waste disposal; use for on-farm livestock watering; and use for power production that meets contingency requirements.
2. Water use involving consumption of less than 10,000 gallons per day (usually from private wells or surface water intakes)
3. Water use for agricultural irrigation and processing of agricultural products involving consumption of more than 10,000 gallons per day (usually from private high-capacity wells or surface water intakes)

4. Water use for power production above the use provided for in the contingency plan.
5. All other water use involving consumption of more than 10,000 gallons per day.
6. Nonessential uses – car washes, golf courses, etc.

Water used for human needs at hospitals, nursing homes and similar types of facilities should be designated as a high priority to be maintained in an emergency. Lower priority uses will need to address water used for human needs at other types of facilities such as hotels, office buildings, and manufacturing plants. The volume of water and other types of water uses at these facilities must be carefully considered. After reviewing the data, common sense should dictate local allocation priorities to protect domestic requirements over certain types of economic needs. Water use for lawn sprinkling, vehicle washing, golf courses, and recreation are legislatively considered non-essential.

Table 18. Water use priorities

Customer Category	Allocation Priority	Average Daily Demand (GDP)	Short-Term Emergency Demand Reduction Potential (GPD)
Residential	1	1,542,000	1,370,000
Institutional	2	14,600	10,000
Commercial	3	163,400	15,000
Industrial	4		
Irrigation	5		
Wholesale	N/A		
Non-Essential	6		
TOTAL		1,720,000	1,395,000

GPD – Gallons per Day

Tip: Calculating Emergency Demand Reduction Potential

The emergency demand reduction potential for all uses will typically equal the difference between maximum use (summer demand) and base use (winter demand). In extreme emergency situations, lower priority water uses must be restricted or eliminated to protect priority domestic water requirements. Emergency demand reduction potential should be based on average day demands for customer categories within each priority class. Use the tables in Part 3 on water conservation to help you determine strategies.

Complete Table 19 by selecting the triggers and actions during water supply disruption conditions.

Table 19. Emergency demand reduction conditions, triggers and actions (Select all that may apply and describe)

Emergency Triggers	Short-term Actions	Long-term Actions
☒ Contamination ☒ Loss of production ☒ Infrastructure failure ☒ Executive order by Governor ☐ Other: _____	☒ Supply augmentation through _emergency connections___ ☒ Adopt (if not already) and enforce a critical water deficiency ordinance to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. ☒ Water allocation through chart above ☒ Meet with large water users to discuss their contingency plan.	☐ Supply augmentation through __emergency connections and developing new connections__ ☒ Adopt (if not already) and enforce a critical water deficiency ordinance to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. ☐ Water allocation through____ ☐ Meet with large water users to discuss their contingency plan.

Notification Procedures

Complete Table 20 by selecting trigger for informing customers regarding conservation requests, water use restrictions, and suspensions; notification frequencies; and partners that may assist in the notification process. Add rows to the table as needed.

Table 20. Plan to inform customers regarding conservation requests, water use restrictions, and suspensions

Notification Trigger(s)	Methods (select all that apply)	Update Frequency	Partners
☒ Short-term demand reduction declared (< 1 year)	☒ Website ☒ Email list serve ☒ Social media (e.g. Twitter, Facebook) ☒ Direct customer mailing, ☒ Press release (TV, radio, newspaper), ☒ Meeting with large water users (> 10% of total city use) ☒ Other: _Place signs in prominent locations and make announcements in schools_____	☐ Daily ☒ Weekly ☐ Monthly ☐ Annually	
☒ Long-term Ongoing demand reduction declared	☒ Website ☒ Email list serve ☒ Social media (e.g. Twitter, Facebook) ☒ Direct customer mailing, ☒ Press release (TV, radio, newspaper), ☒ Meeting with large water users (> 10% of total city use)	☐ Daily ☒ Weekly ☐ Monthly ☐ Annually	

Notification Trigger(s)	Methods (select all that apply)	Update Frequency	Partners
	☐ Other: ___Place signs in prominent locations and make announcements in schools___		
☒ Governor's critical water deficiency declared	☒ Website ☒ Email list serve ☒ Social media (e.g. Twitter, Facebook) ☒ Direct customer mailing, ☒ Press release (TV, radio, newspaper), ☐ Meeting with large water users (> 10% of total city use) ☐ Other: _____	☐ Daily ☒ Weekly ☐ Monthly ☐ Annually	

Enforcement

Prior to a water emergency, municipal water suppliers must adopt regulations that restrict water use and outline the enforcement response plan. The enforcement response plan must outline how conditions will be monitored to know when enforcement actions are triggered, what enforcement tools will be used, who will be responsible for enforcement, and what timelines for corrective actions will be expected.

Affected operations, communications, and enforcement staff must then be trained to rapidly implement those provisions during emergency conditions.

Important Note:

Disregard of critical water deficiency orders, even though total appropriation remains less than permitted, is adequate grounds for immediate modification of a public water supply authority's water use permit (2013 MN Statutes 103G.291)

Does the city have a critical water deficiency restriction/official control in place that includes provisions to restrict water use and enforce the restrictions? (This restriction may be an ordinance, rule, regulation, policy under a council directive, or other official control) Yes ☐ No ☒

If yes, attach the official control document to this WSP as **Appendix 7**.

If no, the municipality must adopt such an official control within 6 months of submitting this WSP and submit it to the DNR as an amendment to this WSP.

Irrespective of whether a critical water deficiency control is in place, does the public water supply utility, city manager, mayor, or emergency manager have standing authority to implement water restrictions? Yes ☒ No ☐

If yes, cite the regulatory authority reference: City Code 58-118 .

If no, who has authority to implement water use restrictions in an emergency?

Ramsey will adopt a Critical Water Deficiency Ordinance within 6 months of approval of this plan.

Appendix 5: Emergency Telephone List

Ramsey Emergency Telephone List

Emergency Response Team	Name	Work Telephone	Alternate Telephone
Emergency Response Lead	Matt Kohner	763 433-9859	
Alternate Emergency Response Lead	Jeff Katers	763 433-9882	
Water Operator	John Nelson	763 286-0296	
Public Works Superintendent	Grant Riemer	763 286-0282	
City Engineer	Bruce Westby	763 433-9825	
City Administrator/ Public Communications	Kurt Ulrich	763 433-9845	

State and Local Emergency Response Contacts	Name	Work Telephone	Alternate Telephone
State Incident Duty Officer	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
County Emergency Director	Terry Stoltzman	763 421-4760	
National Guard	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
Mayor	Sarah Strommen		
Fire Chief	Matt Kohner	763 433-9859	
Sherriff	Anoka County Sheriff	763 427-1212	
Central Communications	Anoka County Sheriff	763 427-1212	
Ambulance	Allina	763 576-9593	
Hospital	Mercy Medical Center	763 236-7144	
Doctor or Medical Facility	Allina Clinic Ramsey	763 236-0000	

State and Local Agencies	Name	Work Telephone	Alternate Telephone
MDH District Engineer			
MDH	Drinking Water Protection	651 201-4700	
State Testing Laboratory	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
MPCA	St. Paul Regional Office	651 296-6300	800 657-3864
DNR Area Hydrologist	Kate Drewry	651 259-5753	
Anoka County Environmental Services	Bart Biernat	763 422-6985	
MNWARN	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State

Utilities	Name	Work Telephone	Alternate Telephone
Electric Company	Connexus Energy	763 323-2660	763 323-2600
Gas Company	CenterPoint Energy	612 372-5050	612 372-4727
Telephone Company	Century Link	763 712-5020	763 712-5002
Utility Locations	Gopher State One Call	800 252-1166	651 454-0002
County Highway Department	Anoka County	763 862-4201	
State Highway Department	MNDOT	651 296-3000	911

Mutual Aid Agreements	Name	Work Telephone	Alternate Telephone
Neighboring Water System	City of Anoka	763 576-2980	763 576-2860
Emergency Water Connection	City of Anoka	763 573-2980	
Materials	HD Supply	952 937-9666	

Technical/ Contracted Services/ Supplies	Name	Work Telephone	Alternate Telephone
MRWA Technical Services	MN Rural Water Association	800 367-6792	
Well Driller/ Repair	E. H. Renner	763 427-6100	
Electrician	3 Way Electric	612 865-3262	
Water Main Repair	Dave Perkins Contracting	763 427-0109	612 363-6459
Chemical Feed	Hawkins Chemical	612 331-9100	
Meter Repair	City of Ramsey	763 433-9861	
SCADA System	Total Control	763 286-7365	
Valves, Pipes and Fittings	Ferguson Water Works	763 560-5200	
Laboratory	Twin Cities Water Clinic	953 935-3556	

Communications	Name	Work Telephone	Alternate Telephone
Newspaper	Star Tribune	612 673-4000	
	Pioneer Press	651 222-1111	
School Superintendent	David Law	763 506-1001	
Property and Casualty Insurance	League of MN Cities	651 281-1200	

Critical Water Users	Name	Work Telephone	Alternate Telephone
Long Term Care Center	Stoney River Assisted Living	612 615-9936	

resourceful. naturally.
engineering and environmental consultants

BARR

July 17, 2019

Mr. Scott Schulte, Chair, Anoka County Board of Commissioners
Mayor Phil Rice, city of Anoka
Mr. Chris Lord, Anoka Conservation District
Mr. Bar Biernat, Anoka County Public Health and Environmental Services
Mr. Todd Haas, Chair, Lower Rum River WMO
Dr. John Clark, Ph.D., Water Supply Planning, Metropolitan Council
Mr. John Freitag, Principal Planner, Minnesota Department of Health

Re: Draft Ramsey Part 2 Wellhead Protection Plan Amendment.

This letter is being sent to you on behalf of the city of Ramsey. The city of Ramsey is in the process of amending the wellhead protection plan for its drinking water supply wells. Enclosed on a memory stick for your review and comment is the completed Part 2 Draft Report for this system as required in the MN Wellhead Protection Rule (4720.5350, subpart 1). This portion of the Plan includes information pertaining to:

1. The inventory of potential contaminants of concern within the Drinking Water Supply Management Area (DWSMA);
2. The data that was considered in this portion of the plan;
3. Issues, problems, and concerns within the DWSMA;
4. Goals, objectives, and action strategies to address the issues and concerns within the DWSMA;
5. A Plan evaluation strategy; and
6. A contingency strategy in the event of water system disruption.

Your comments on this portion of the Plan will be accepted throughout the 60-day comment period. Please send your written comments to Bruce Westby, PE at city of Ramsey, 7550 Sunwood Dr. NW, Ramsey, Minnesota 55303 by September 17, 2019.

Consistent with the Wellhead Protection Rule (4720.5350, subpart 4) a Public Hearing has been scheduled on September 24, 2019 at 7:00 pm in the Ramsey City Council Chambers at 7550 Sunwood Drive NW, Ramsey, MN to discuss issues and address all comments related to the enclosed document.

The city of Ramsey looks forward to your participation.

Sincerely,

John Greer, PG

c: John Freitag, MDH
Bruce Westby, city of Ramsey (w/o encl.)

CC Regular Session **4. 12.**

Meeting Date: 09/10/2019

By: Colleen Lasher, Administrative Services

Information

Title

~~Adopt Resolution #19-189 to Backfill the Vacant Part-time Recreation Specialist Position~~ - Please Note: This case was moved from the Consent Agenda to the Regular Agenda as Item 7.0.

Purpose/Background:

The purpose of this case is to reconsider filling the vacant part-time Recreation Specialist position.

This case was considered by the City Council at the regular session of August 12 with the majority voting in favor of filling this position, but considered not approved due to the Charter requirement of at least four affirmative votes to pass a motion. The position was subsequently discussed at the September 3 budget session, with a consensus to bring back to the work session and regular session of September 10 for Council consideration. This item has been placed on the work session agenda and on the consent agenda of the September 10 regular meeting. Pending the outcome of the work session discussion, this item may remain as a consent item, moved off the consent agenda, or removed from tonight's agenda as desired by the Council.

This position is responsible for assisting in the development, implementation and ongoing daily administrative tasks necessary to provide recreational programing in the City. The position also provides back-up to the Public Works Administrative Assistant, including in assisting the public in park and facility reservations. The duties of this approximately 20 hours per week position include, but are not limited to the following:

• Assist in all aspects of the development, marketing, implementation, and evaluation of municipal recreational programing and events
• Assist with generating social media promotional posts and communications for recreation programs and events
• Coordinate, purchase, organize, and deliver supplies, documents and schedules for programs and events
• Provide staff support including data entry, phone calls, program registration, reports and records management
• Attend programs and events, as needed
• Other duties as assigned

Note: In approving Resolution #19–189, it is understood that one of the priority activities of the Recreation Specialist, in addition to those listed below, is to support the Parks Superintendent in solidifying a recreation programming policy for City Council approval that addresses the Strategic Plan Strategy to *"Connect the community both physically and socially to destinations, services, and activities."* and more specifically, the Action item ***"Update the Recreation Programming Work Plan—Deliver a diversity of programs that finds a balance of revenue and access,"*** in addition to evaluating programs for the greatest return on investment for Ramsey residents.

This is a part-time regular position replacing the current Park and Recreation Specialist who submitted a letter of resignation. The position facilitates the City's growing recreational programing, including, but not limited to favorites such as the summer concerts at The Draw, Art in the Park, fitness programs (E.g. Zumba dance), learn to kayak events, movies in the park, annual Elmcrest Art Fair, etc.

In order to fill the position, a recruitment process was conducted. Staff interviewed many candidates, including Ms. Abigail Proulx, who was selected to advance in the recruitment process. Ms. Proulx completed the necessary pre-employment background checks and staff recommends Ms. Proulx for the part-time regular position of

Recreational Specialist. Ms. Proulx will be subject to a 6-month probationary period, the City's Personnel Policy and AFSCME union contract.

Notification:

Funding Source:

The funding for this position has been accounted for within the 2019 budget.

Note: The Recreation Specialist position was established after an analysis of recreation related programming utilizing interns—finding that both effectiveness and continuity was improved with a regular staff assignment (versus repeating training of interns), and also the annual operating investment in providing recreation services to residents was less with a dedicated Recreation Specialist, in comparison to years when two interns attempted to fulfill the same job duties.

Recommendation:

Staff recommends hiring Ms. Abigail Proulx as the City's part-time Recreation Specialist, effective on or near September 11, 2019 at $21.34 per hour which is step 1 of the 2019 wage scale.

Action:

Motion to adopt resolution #19-189 to hire Ms. Abigail Proulx as a part-time Recreation Specialist, effective on or near September 11, 2019, at $21.34 per hour, which is step 1 of the 2019 wage scale.

Attachments

Resolution_19-189

Job_Desc.

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	09/04/2019 02:26 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 11:46 AM
Form Started By: Colleen Lasher		Started On: 09/04/2019 08:28 AM
Final Approval Date: 09/05/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-189

RESOLUTION TO BACKFILL THE VACANT PART-TIME RECREATION SPECIALIST POSITION

WHEREAS, there is a part-time Recreation Specialist vacancy; and

WHEREAS, a recruitment process was conducted; and

WHEREAS, Ms. Abigail Proulx has been selected as the top candidate for the position; and

WHEREAS, staff has completed the necessary background checks and are recommending that Ms. Abigail Proulx be hired as a part-time Recreation Specialist, effective on or near, September 11, 2019 at $21.34 per hour; and

WHEREAS, Ms. Abigail Proulx will be subject to a 6-month probationary period; and

WHEREAS, Ms. Abigail Proulx will be subject to the terms of the applicable labor agreement and the City's Personnel Policy and AFSCME union contract.

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

1) Motion to adopt resolution #19-189 to hire Ms. Abigail Proulx as a part-time Recreation Specialist, effective on or near September 11, 2019 at $21.34 per hour, which is step 1 of the 2019 wage scale.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Recreation Specialist

Class Code: 16012

Bargaining Unit: AFSCME

CITY OF RAMSEY
Established Date: Jun 25, 2019
Revision Date: Jun 26, 2019

SALARY RANGE

$21.34 Hourly

PRIMARY OBJECTIVE OF POSITION:

Working under the general guidance and direction of the Parks & Assistant Public Works Superintendent, this position will assist in the development of diverse annual recreational programs serving all ages and demographics. This position will work to develop programs, organize content, and engage public and private providers, as well as creating mechanisms for evaluating offerings and making recommendations for future years.

This is a part-time twenty (20) hours per week position; there is flexibility within the Monday - Friday / 8:00 a.m. to 4:30 p.m. schedule (hours & days worked) subject to supervisor approval. Longer hours are required on Thursdays during the run of the Summer Concert Series. This individual is required to attend the once-per-month Park and Recreation Commission meeting. Paid leave benefits are pro-rated based on hours worked per week.

This is an AFSCME Union Position

MINIMUM QUALIFICATIONS:

The successful applicant must possess the following minimum qualifications:

- Must be at least 18 years of age or older
- Must have a high school diploma or equivalent
- Must have a valid driver's license with a good driving record
- Must have three (3) years' of related experience in a responsible administrative support position; equivalent combination of education and experience will be considered

- Must have proven Microsoft applications experience (Word, Excel, PowerPoint & Outlook)

DESIRED QUALIFICATIONS

- Possess an Associates' or Bachelor's degree in Parks and Leisure Services; Public Administration, Business Administration, Community Development or related field
- Experience leading recreational events and programs
- Experience designing and implementing recreational curriculum
- Experience using InDesign, Publisher or Photoshop
- Experience with any online registration systems

RESPONSIBILITIES:

1. Assist in all aspects of the development, marketing, implementation, and evaluation of municipal recreation program and events
2. At the direction of the Parks & Assistant Public Works Superintendent, assist the Communications & Events Coordinator in generating social media promotional posts and communications for recreation programs and events
3. Use, prepare and maintain detailed notes and outlines on work performed and programs developed
4. Coordinate, purchase, organize and gather, and deliver supplies, documents and schedules for programs and events
5. Provide staff support including data entry, phone calls, program registration, reports, records management in a timely manner
6. Fill in as needed at programs and events. Assist with supervision, periodic check in and leadership of programs, seasonal staff and events
7. Attend and oversee all ten (10) of the Thursday Evening Summer Concert Series events, which includes contract administration
8. Attend the once-per-month Parks and Recreation Commission meetings (2nd Thursday of each month)
9. Serve as back-up to the Public Works Administrative Assistant with Park Facility rentals, bike, bike locker and kayak rentals, and general Park & Recreation / Public Works walk-in questions

KNOWLEDGE, SKILLS AND ABILITIES:

1. Ability to read and understand correspondence, memoranda and materials
2. Ability to effectively represent the organization, department, and administrative operations to management and the public
3. Ability to facilitate effective presentations at public meetings
4. Demonstrated effective written and oral communication skills

5. Ability to act in a decisive manner, using good judgment. Must be able to assess problems and situations, and be able to anticipate needs and evaluate alternatives
6. Must have working knowledge in the use of calculators, personal computers, printers and other office equipment and working knowledge of computer software
7. Must represent the organization to other agencies, staff, and citizens with a courteous, helpful, accurate and business-like attitude in all telephone and personal contact
8. Ability to work effectively and respectfully with department heads, elected officials, staff and others
9. Ability and knowledge to be able to produce quality, accurate work. Must be able to utilize work time properly and productively. Must have the ability to handle detail, meet deadlines and follow through in the completion of projects
10. Must have strong organizational skills and the ability to accurately record documents, publications and various records for official purposes
11. Ability to work effectively under pressure and to competently handle a number of different tasks in a single period of time
12. Ability to plan an perform duties with only general minimum supervision
13. Ability to perform essential position functions under the working conditions as described
14. Ability to work evenings and weekends (if scheduled)

JOB ACTIVITY REQUIREMENTS:

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

- Standing
- Walking
- Lifting
- Pushing / Pulling
- Carrying
- Kneeling
- Crouching
- Bending at waist
- Reaching
- Handling Objects
- Use of Arm Muscles over Extended Periods
- Use of Leg Muscle over Extended Periods

This job requires employees to be able to lift and carry up to 40 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating motor vehicles
- Driving a City vehicle or personal vehicle

- Driving is an essential function of this job

CC Regular Session **4. 13.**

Meeting Date: 09/10/2019

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #19-221 Hiring a Fall Seasonal Public Works Maintenance Worker

Purpose/Background:

The purpose of this case is to request authorization to hire a Seasonal Public Works Maintenance Worker.

The previously hired seasonal employees have recently left employment. A few of them left sooner than was planned for, in order to get a head start on their schooling. This case is to replace one of those seasonal employees so that the City's fall seasonal maintenance work can continue. This action will not increase the budget.

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

Notification:

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

Funding Source:

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

Recommendation:

Staff recommends adopting the attached resolution.

Action:

Motion to adopt resolution #19-221 to hire the following employee on or near the dates listed below: Seasonal Public Works Maintenance Workers: Doug Opsal, effective on or near October 10, 2019 at $11.00 per hour.

Attachments

Resolution #19-221

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	09/05/2019 10:32 AM
Kurt Ulrich	Kurt Ulrich	09/05/2019 11:25 AM
Form Started By: Katie Schmidt		Started On: 09/05/2019 10:13 AM
Final Approval Date: 09/05/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-221

RESOLUTION HIRING SEASONAL PUBLIC WORKS MAINTENANCE WORKER

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

WHEREAS, Staff selected one qualified seasonal candidates; and

WHEREAS, the candidate has passed the pre-employment screenings; and

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

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

1) Motion to adopt resolution #19-221 to hire the following employee on or near the dates listed below:

   Seasonal Public Works Maintenance Worker: Doug Opsal, effective on or near October 10, 2019 at $11.00 per hour.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September, 2019.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **7. 0.**

Meeting Date: 09/10/2019

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #19-189 to Backfill the Vacant Part-time Recreation Specialist Position - Please Note: This case was moved from the Consent Agenda (Item 4.12) to the Regular Agenda as Item 7.0.

Purpose/Background:

The purpose of this case is to reconsider filling the vacant part-time Recreation Specialist position.

This case was considered by the City Council at the regular session of August 12 with the majority voting in favor of filling this position, but considered not approved due to the Charter requirement of at least four affirmative votes to pass a motion. The position was subsequently discussed at the September 3 budget session, with a consensus to bring back to the work session and regular session of September 10 for Council consideration. This item has been placed on the work session agenda and on the consent agenda of the September 10 regular meeting. Pending the outcome of the work session discussion, this item may remain as a consent item, moved off the consent agenda, or removed from tonight's agenda as desired by the Council.

This position is responsible for assisting in the development, implementation and ongoing daily administrative tasks necessary to provide recreational programing in the City. The position also provides back-up to the Public Works Administrative Assistant, including in assisting the public in park and facility reservations. The duties of this approximately 20 hours per week position include, but are not limited to the following:

• Assist in all aspects of the development, marketing, implementation, and evaluation of municipal recreational programing and events
• Assist with generating social media promotional posts and communications for recreation programs and events
• Coordinate, purchase, organize, and deliver supplies, documents and schedules for programs and events
• Provide staff support including data entry, phone calls, program registration, reports and records management
• Attend programs and events, as needed
• Other duties as assigned

Note: In approving Resolution #19–189, it is understood that one of the priority activities of the Recreation Specialist, in addition to those listed below, is to support the Parks Superintendent in solidifying a recreation programming policy for City Council approval that addresses the Strategic Plan Strategy to *"Connect the community both physically and socially to destinations, services, and activities."* and more specifically, the Action item ***"Update the Recreation Programming Work Plan—Deliver a diversity of programs that finds a balance of revenue and access,"*** in addition to evaluating programs for the greatest return on investment for Ramsey residents.

This is a part-time regular position replacing the current Park and Recreation Specialist who submitted a letter of resignation. The position facilitates the City's growing recreational programing, including, but not limited to favorites such as the summer concerts at The Draw, Art in the Park, fitness programs (E.g. Zumba dance), learn to kayak events, movies in the park, annual Elmcrest Art Fair, etc.

In order to fill the position, a recruitment process was conducted. Staff interviewed many candidates, including Ms. Abigail Proulx, who was selected to advance in the recruitment process. Ms. Proulx completed the necessary pre-employment background checks and staff recommends Ms. Proulx for the part-time regular position of

Recreational Specialist. Ms. Proulx will be subject to a 6-month probationary period, the City's Personnel Policy and AFSCME union contract.

Notification:

Funding Source:

The funding for this position has been accounted for within the 2019 budget.

Note: The Recreation Specialist position was established after an analysis of recreation related programming utilizing interns—finding that both effectiveness and continuity was improved with a regular staff assignment (versus repeating training of interns), and also the annual operating investment in providing recreation services to residents was less with a dedicated Recreation Specialist, in comparison to years when two interns attempted to fulfill the same job duties.

Recommendation:

Staff recommends hiring Ms. Abigail Proulx as the City's part-time Recreation Specialist, effective on or near September 11, 2019 at $21.34 per hour which is step 1 of the 2019 wage scale.

Action:

Motion to adopt resolution #19-189 to hire Ms. Abigail Proulx as a part-time Recreation Specialist, effective on or near September 11, 2019, at $21.34 per hour, which is step 1 of the 2019 wage scale.

Attachments

Resolution_19-189

Job_Desc.

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	09/04/2019 02:26 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 11:46 AM
Form Started By: Colleen Lasher		Started On: 09/04/2019 08:28 AM
Final Approval Date: 09/11/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-189

RESOLUTION TO BACKFILL THE VACANT PART-TIME RECREATION SPECIALIST POSITION

WHEREAS, there is a part-time Recreation Specialist vacancy; and

WHEREAS, a recruitment process was conducted; and

WHEREAS, Ms. Abigail Proulx has been selected as the top candidate for the position; and

WHEREAS, staff has completed the necessary background checks and are recommending that Ms. Abigail Proulx be hired as a part-time Recreation Specialist, effective on or near, September 11, 2019 at $21.34 per hour; and

WHEREAS, Ms. Abigail Proulx will be subject to a 6-month probationary period; and

WHEREAS, Ms. Abigail Proulx will be subject to the terms of the applicable labor agreement and the City's Personnel Policy and AFSCME union contract.

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

1) Motion to adopt resolution #19-189 to hire Ms. Abigail Proulx as a part-time Recreation Specialist, effective on or near September 11, 2019 at $21.34 per hour, which is step 1 of the 2019 wage scale.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Recreation Specialist

Class Code: 16012

Bargaining Unit: AFSCME

CITY OF RAMSEY
Established Date: Jun 25, 2019
Revision Date: Jun 26, 2019

SALARY RANGE

$21.34 Hourly

PRIMARY OBJECTIVE OF POSITION:

Working under the general guidance and direction of the Parks & Assistant Public Works Superintendent, this position will assist in the development of diverse annual recreational programs serving all ages and demographics. This position will work to develop programs, organize content, and engage public and private providers, as well as creating mechanisms for evaluating offerings and making recommendations for future years.

This is a part-time twenty (20) hours per week position; there is flexibility within the Monday - Friday / 8:00 a.m. to 4:30 p.m. schedule (hours & days worked) subject to supervisor approval. Longer hours are required on Thursdays during the run of the Summer Concert Series. This individual is required to attend the once-per-month Park and Recreation Commission meeting. Paid leave benefits are pro-rated based on hours worked per week.

This is an AFSCME Union Position

MINIMUM QUALIFICATIONS:

The successful applicant must possess the following minimum qualifications:

- Must be at least 18 years of age or older
- Must have a high school diploma or equivalent
- Must have a valid driver's license with a good driving record
- Must have three (3) years' of related experience in a responsible administrative support position; equivalent combination of education and experience will be considered

- Must have proven Microsoft applications experience (Word, Excel, PowerPoint & Outlook)

DESIRED QUALIFICATIONS

- Possess an Associates' or Bachelor's degree in Parks and Leisure Services; Public Administration, Business Administration, Community Development or related field
- Experience leading recreational events and programs
- Experience designing and implementing recreational curriculum
- Experience using InDesign, Publisher or Photoshop
- Experience with any online registration systems

RESPONSIBILITIES:

1. Assist in all aspects of the development, marketing, implementation, and evaluation of municipal recreation program and events
2. At the direction of the Parks & Assistant Public Works Superintendent, assist the Communications & Events Coordinator in generating social media promotional posts and communications for recreation programs and events
3. Use, prepare and maintain detailed notes and outlines on work performed and programs developed
4. Coordinate, purchase, organize and gather, and deliver supplies, documents and schedules for programs and events
5. Provide staff support including data entry, phone calls, program registration, reports, records management in a timely manner
6. Fill in as needed at programs and events. Assist with supervision, periodic check in and leadership of programs, seasonal staff and events
7. Attend and oversee all ten (10) of the Thursday Evening Summer Concert Series events, which includes contract administration
8. Attend the once-per-month Parks and Recreation Commission meetings (2nd Thursday of each month)
9. Serve as back-up to the Public Works Administrative Assistant with Park Facility rentals, bike, bike locker and kayak rentals, and general Park & Recreation / Public Works walk-in questions

KNOWLEDGE, SKILLS AND ABILITIES:

1. Ability to read and understand correspondence, memoranda and materials
2. Ability to effectively represent the organization, department, and administrative operations to management and the public
3. Ability to facilitate effective presentations at public meetings
4. Demonstrated effective written and oral communication skills

5. Ability to act in a decisive manner, using good judgment. Must be able to assess problems and situations, and be able to anticipate needs and evaluate alternatives
6. Must have working knowledge in the use of calculators, personal computers, printers and other office equipment and working knowledge of computer software
7. Must represent the organization to other agencies, staff, and citizens with a courteous, helpful, accurate and business-like attitude in all telephone and personal contact
8. Ability to work effectively and respectfully with department heads, elected officials, staff and others
9. Ability and knowledge to be able to produce quality, accurate work. Must be able to utilize work time properly and productively. Must have the ability to handle detail, meet deadlines and follow through in the completion of projects
10. Must have strong organizational skills and the ability to accurately record documents, publications and various records for official purposes
11. Ability to work effectively under pressure and to competently handle a number of different tasks in a single period of time
12. Ability to plan an perform duties with only general minimum supervision
13. Ability to perform essential position functions under the working conditions as described
14. Ability to work evenings and weekends (if scheduled)

JOB ACTIVITY REQUIREMENTS:

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

- Standing
- Walking
- Lifting
- Pushing / Pulling
- Carrying
- Kneeling
- Crouching
- Bending at waist
- Reaching
- Handling Objects
- Use of Arm Muscles over Extended Periods
- Use of Leg Muscle over Extended Periods

This job requires employees to be able to lift and carry up to 40 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating motor vehicles
- Driving a City vehicle or personal vehicle

- Driving is an essential function of this job

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: 09/10/2019

By: Grant Riemer, Engineering/Public Works

Information

Title:

Authorization to Approve Construction Management Services for the New Public Works Facility

Purpose/Background:

Purpose:

The purpose of this case is to receive council authorization to enter into an agreement with RJM Construction to provide construction management services for the construction of the new City of Ramsey Public Works facility. The construction manager (CM), in conjunction with city staff, will act as the city's advocate, both throughout the design and construction phases of the project. During the design phase the CM will help the city with the selection of the project architect, facilitate design of the facility and prepare the final bid documents. During the second phase, which is the actual construction of the facility, the CM will be responsible for tracking material deliveries, the daily construction schedule and working with the sub-contractors to make sure the project stays on track.

Background:

The city of Ramsey has long planned for a new public works facility and added it to our Capital Improvement Plan (CIP) in 2006. The land was secured in 2008 by the purchase of the former Bury Carlson site. That purchase was finalized in 2013 and the BKV Group was hired in 2015 to perform a space needs study. This study would be used to determine the size of facility needed to serve the PW department's needs for now and into the future. The size of the current facility is 32000 sq.ft which consists of 3 separate buildings, with offsite equipment storage spread out over 3 additional sites. The space needs study determined that the new facility should be sized at 66,000 sq. ft or more than double our current size. The new facility would allow all personnel and equipment to be located under one roof. The existing buildings will be re-used as storage facilities for PW and the police department. The current utilities department, which is the smallest of the 3 buildings, will be redesigned and used as a future recycling center.

Notification:

N/A

Observations/Alternatives:

On June 19, city staff issued a Request for Proposals (RFP) for construction management services for the new Public Works Facility. To be considered for the project, interested firms were required to attend a pre-proposal meeting on July 10. Ten firms were in attendance at the meeting. Following that meeting we revised our RFP to clarify some language and reissued the revised addition, plus addendum #1. The deadline for final submittals was 4:00 PM on August 9th. At that time we received seven proposals.

The City Administrator, City Engineer and the Public Works Superintendent met on Aug. 19 to vet and rank the 7 proposals that we had received. The top 3 firms selected after that process were RJM construction, Krause-Anderson Construction and Bradbury Stamm Construction. The final criteria for selection was based on experience in public works maintenance facility projects, construction time line, and estimated cost.

At the August 27th City Council work session, the top 3 firms were interviewed by council and staff and the consensus was to move RJM Construction ahead for final approval.

RJM's estimated fee schedule is as follows:
Phase 1 (Preconstruction) $19,985.00
Phase 2 (Construction) $590,102.00
Total Cost $610,087.00

Funding Source:

Funding for Construction Manager services will come from the facility fund. $1,000,000.00 has been earmarked from this fund, which will leave a balance of approximately $400,000.00
.

Recommendation:

Staff recommends entering negotiations with RJM Construction for construction management services for the new Public Works Facility.

Action:

Motion to approve staff negotiations with RJM Construction for construction management services for the new City of Ramsey Public Works Facility.

Attachments

RJM CM Proposal

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/04/2019 12:37 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:59 AM
Form Started By: Grant Riemer		Started On: 08/30/2019 02:18 PM
Final Approval Date: 09/05/2019		

City of Ramsey

Public Works and Fleet Maintenance Facility
RFP for Construction Manager Services

August 9, 2019

CONSTRUCTION

830 Boone Avenue North
Golden Valley, Minnesota 55427

952-837-8600

RJMConstruction.com
Follow us @rjmconstruction

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AIA Report
Financial Statement
Sample Insurance Certificate
Exhibit B

RJM CONSTRUCTION

RJM CONSTRUCTION

August 9, 2019

Mr. Grant Reimer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Proposal for Construction Management Services – City of Ramsey Public Works and Fleet Maintenance Facility

Dear Mr. Reimer,

Thank you for the opportunity to submit our qualifications for this exciting new project for the City of Ramsey. I very much enjoyed attending the city council meeting last year with you and Mr. Ulrich to discuss the various construction management options available. We are excited that your project is becoming a reality and would be thrilled to be your partner, guiding the city throughout the project every step of the way.

RJM is proud to be Minnesota's leading municipal construction management firm, having successfully provided our services to twenty-six cities, including the delivery of multiple public works and fleet maintenance facilities. We will add value to the City of Ramsey in the following ways:

- **Public works expertise:** RJM specializes in guiding teams through the design and construction process for public works and fleet maintenance facilities. We have had the pleasure of recently completing projects for the cities of Medina, Chanhassen, Woodbury and Elk River, and most recently, with the City of Andover. Utilizing this experience, we will proactively maximize the project's value and help the team steer clear of potential challenges.
- **Architect selection:** Along with the careful selection of an experienced construction manager, we understand the importance of choosing the right design partner for your project. We have assisted our municipal partners in architect selection for this type of facility, most recently with the City of Medina. Through drafting of RFPs, assisting with decision criteria, and helping to coordinate interviews, RJM will assist the team throughout every project phase.
- **Stakeholder engagement:** Our proactive approach includes incorporating direct involvement of the city's user groups throughout the design of the project. RJM will coordinate this crucial step, helping to ensure that the facility is designed and built to exactly match the needs of the city departments that will utilize it.
- **Budget maximization:** We understand the pressures of maximizing taxpayer dollars to provide a facility that meets the budget and offers the possible value. Throughout the entire process, the City of Ramsey can count on RJM's specialized experience and its structured, collaborative budgeting process to provide creative, value-added options.

We hope that you agree that we will be the right partner for the City of Ramsey. We look forward to the next steps.

Sincerely,

Brian Recker
President
952-837-8636

MISSION

Striving to set the standard of excellence

- Trusted partner with flexibility and commitment to meet the end goal
- Product type and delivery expert; we are *builders first*
- Ability and willingness to arrive at a guaranteed maximum price early and stand by it
- Ability to deliver projects faster
- Expertise in leading government projects through the approval process
- Dedicated pre-construction department
- Senior leadership active in their projects
- Team members are active within their community
- In-house MEP department offering creative solutions

B. Please complete the AIA Document A305 Contractor Qualifications Statement.

Please see Exhibits.

C. Please describe your firm, including its history, the size and makeup of staffing and an indication of the persons who will be responsible for project management, cost estimating, value engineering, and alternate methodologies to meet design intent. Indicate the staffing you propose for this project.

Firm Overview

With our headquarters in Minneapolis, RJM Construction LLC was established in 1981 and is owned by industry veterans Robert Jossart, Joe Maddy, Brian Recker, and Ted Beckman. Today RJM has more than 190 specialized staff members and annual construction volume of $275 million. As the 9th largest contractor in the Twin Cities, RJM specializes community, healthcare, and corporate projects throughout the state of Minnesota. Our experience encompasses general contracting, construction management, design-build and preconstruction services.

There is no substitute for experience when providing construction services. We have proven performance, exactly the right resources, and the financial stability to deliver a successful project. RJM has a deep portfolio of community and municipal construction projects, and we understand how to work collaboratively with all stakeholders to effectively plan and execute the project requirements. This experience assures the City of Ramsey that RJM is a reliable, qualified partner. We will work as an extension of your staff, taking care of all construction details—so you can take care of your community.

What we bring to you

RJM Construction is an industry leader in delivering construction management services. Since 2000, we have delivered Construction Manager Advisor (CMa) services to over twenty-six municipalities in Minnesota, and over the past ten years, our team has delivered Construction Manager at Risk services (CMr). We work to balance design demands with budget and schedule to deliver the project responsibly and respectfully. Our clients appreciate that they can count on the RJM team to always put their interests first.

HERO CENTER | COTTAGE GROVE

MAKE EVERY INTERACTION ENJOYABLE

Scope of Services

PRE-CONSTRUCTION

- Estimating
- Constructability reviews
- Value Engineering
- Scheduling
- Lean practices
- MEP coordination

CONSTRUCTION

- Purchasing and subcontractor management
- Cost control
- Quality control
- Construction site safety
- Start-up, testing, and occupancy coordination

Employees

Leadership: 12
Project Managers: 14
Project Engineers: 8
Project Coordinators: 3
Estimating: 10
Accounting, Administrative, IT: 13
Field: 118
Marketing and Business Development: 6

Total: 184

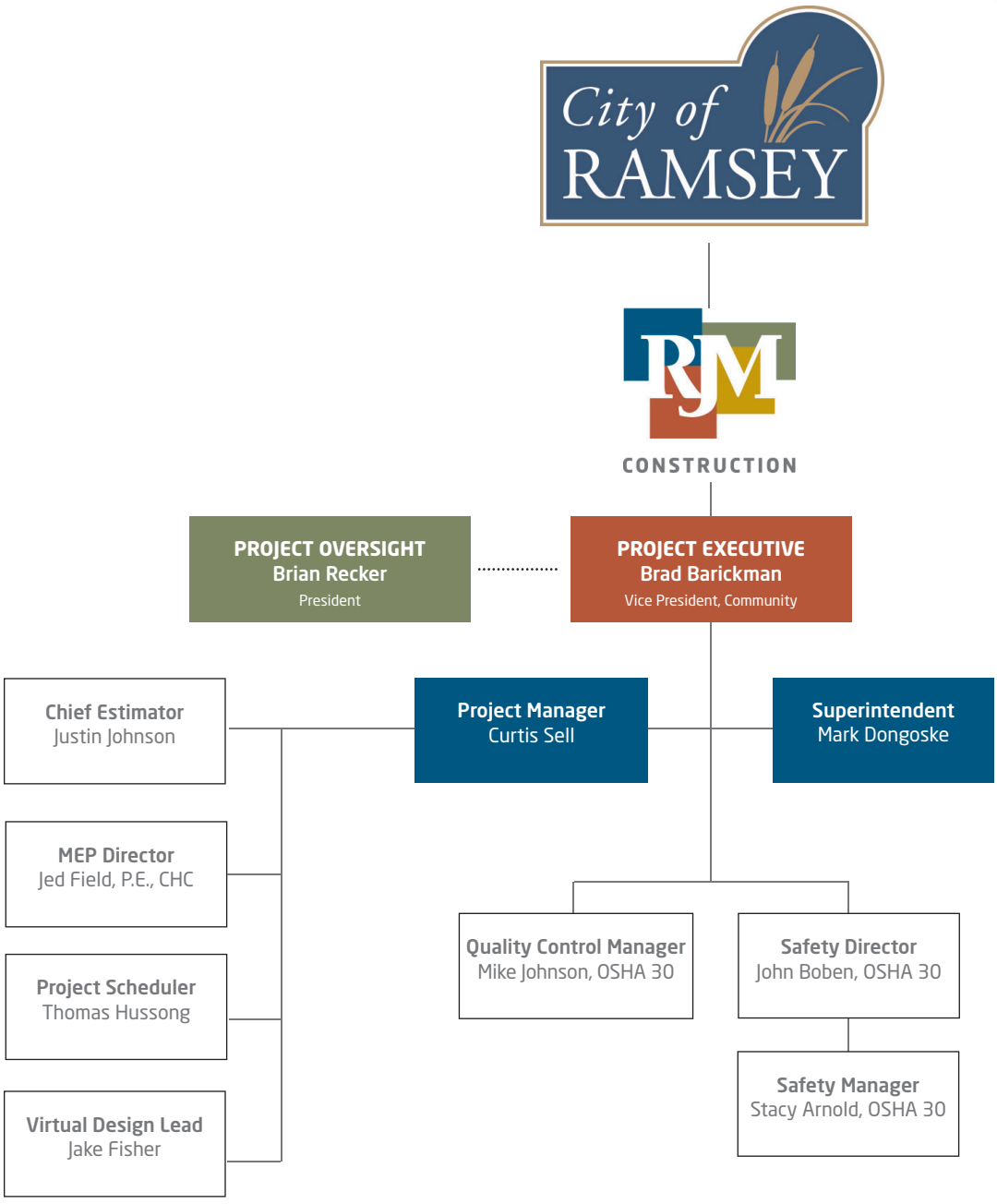
Project Team

The proposed RJM team will be ready to engage immediately with the City of Ramsey, coming directly from the delivery of similar new public works projects for the City of Woodbury and City of Andover.

Our proposed project team has the right mix of experience, knowledge, and commitment to deliver a state-of-the-art public works facility for your community.

Vice President Brad Barickman, project executive, is the primary point of contact for phase 1 and phase 2.

Please see the following pages for an organizational chart and team resumes showing project roles, project history, and areas of expertise.


City of RAMSEY
RJM
CONSTRUCTION
PROJECT OVERSIGHT
Brian Recker
President
PROJECT EXECUTIVE
Brad Barickman
Vice President, Community
Chief Estimator
Justin Johnson
Project Manager
Curtis Sell
Superintendent
Mark Dongoske
MEP Director
Jed Field, P.E., CHC
Project Scheduler
Thomas Hussong
Virtual Design Lead
Jake Fisher
Quality Control Manager
Mike Johnson, OSHA 30
Safety Director
John Boben, OSHA 30
Safety Manager
Stacy Arnold, OSHA 30

Brian Recker

President | *Project Oversight*
brian.recker@rjmconstruction.com
952-837-8636

Brian Recker has been in the commercial construction industry for 25 years. Throughout his career he has held various positions including project manager, estimator, senior vice president, and his current role as president. In his 15 years with RJM, Brian has managed a variety of municipal projects including community and public works facilities, ice arenas, aquatic facilities, fitness centers, and outdoor spaces, as well as healthcare and corporate work.

Brian will oversee the experienced project team and work directly with Brad Barickman from preconstruction through to project completion.

Relevant Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
Elk River Public Works	City of Elk River	Elk River, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Medina Public Works and Police Department	City of Medina	Medina, MN
Chanhassen Public Works	City of Chanhassen	Chanhassen, MN
Eden Prairie Aquatic Center	City of Eden Prairie	Eden Prairie, MN
Andover Community Center and YMCA	City of Andover	Andover, MN
Fairmont Community Center+	City of Fairmont	Fairmont, MN
Shakopee Ice Arena and Community Center	City of Shakopee	Shakopee, MN
Coon Rapids Ice Arena	City of Coon Rapids	Coon Rapids, MN
Forest Lake YMCA	Forest Lake YMCA	Forest Lake, MN
Douglas Dayton YMCA at Gaviidae	YMCA of the Greater Twin Cities	Minneapolis, MN

+ Awarded

**Under construction*

References

CLIENT CONTACT	FIRM	PHONE
Mr. Justin Femrite	City of Elk River	763-635-1051
Mr. Jay Lotthammer	City of Eden Prairie	952-949-8440
Mr. Jim Dickinson	City of Andover	763-767-5110

ARCHITECT CONTACT	FIRM	PHONE
Mr. Greg Fenton	BWBR	651-290-1877
Mr. Tom Betti	292 Design Group	612-767-3773
Ms. Teri Nagel	Kodet Architecture	612-377-2737

Education

Bachelor of Science Degree
Civil Engineering
University of Minnesota

Masters in Business Administration
U of M, Carlson School of Management

RJM CONSTRUCTION

Brad Barickman

Vice President Community | *Project Executive*
brad.barickman@rjmconstruction.com
952-837-8614

Brad brings 15 years of project management experience to his role as Vice President Community. He's completed projects for a variety of clients including municipalities, manufacturing firms, medical device companies, healthcare providers and corporations.

Brad has demonstrated an exceptional ability to communicate with clients from pre-construction through project completion. He excels at bringing positive leadership to help create an enjoyable construction experience for the entire project team.

As project executive Brad will work directly with team during pre-construction planning and the execution of construction. Brad will be responsible for all contract administration, budget management, overseeing the schedule and communicating with the entire team.

Relevant Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
HERO Center*	City of Woodbury and City of Cottage Grove	Cottage Grove, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Wright County Tactical Training Center**	Wright County	Buffalo, MN
Hopkins Pavilion	City of Hopkins	Hopkins, MN
Eden Prairie Aquatic Center	City of Eden Prairie	Eden Prairie, MN
Worthington Community Center and YMCA	City of Worthington	Worthington, MN
Andover Community Center and Ice Arena	City of Andover	Andover, MN
Eden Prairie Community Center & Ice Arena	City of Eden Prairie	Eden Prairie, MN
Shoreview Community Center Expansion	City of Shoreview	Shoreview, MN
Ojibway Park*	City of Woodbury	Woodbury, MN
Hill-Murray School Plaza Renovation	Hill Murray School	Maplewood, MN
Douglas Dayton YMCA at Gaviidae	YMCA of the Greater Twin Cities	Minneapolis, MN

** Under construction*
*** Awarded*

References

CLIENT CONTACT	FIRM	PHONE
Mr. Dave Berkowitz	City of Andover	763-767-5133
Mr. Andy Johnson	Worthington YMCA	507-376-6197 x 225
Ms. Jennifer Levitt	City of Cottage Grove	651-458-2890
ARCHITECT CONTACT		
Mr. Roger Christensen	HCM Architects	612-904-1332
Mr. Tom Betti	292 Design Group	612-767-3773
Mr. Todd LaVold	Leo A. Daly	612-338-8741

Education

Bachelor of Science Degree
Construction Management
University of Iowa

Awards and Certifications

LEED AP

RJM CONSTRUCTION

Curtis Sell

Project Manager
curtis.sell@rjmconstruction.com
952-837-8685

Curtis began his construction career with RJM as an intern while attending Minnesota State University - Mankato. Upon graduation he was hired full time as a project engineer and was later promoted to his current role as project manager.

Curtis has proven that collaboration with team members is the key to project success and he always puts the client first. Passionate and driven, Curtis strives to provide a seamless construction process and make the project an enjoyable experience for all team members, from conception to completion.

As project manager, Curtis is responsible for developing and maintaining schedules, tracking submittals, processing RFIs, providing accurate budget updates and cost projections and coordination of all team members involved in the construction process. Curtis will interact closely with the project team to ensure all budget and schedule objectives are achieved.

Selected Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
Andover Community Center Expansion*	City of Andover	Andover, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Woodbury Ojibway Park*	City of Woodbury	Woodbury, MN
Woodbury City Council Chambers Remodel	City of Woodbury	Woodbury, MN
Forest Lake YMCA	YMCA of the Greater Twin Cities	Forest Lake, MN
Summit Orthopedics Eagan	Summit Orthopedics	Eagan, MN
Summit Orthopedics Bielenberg	Summit Orthopedics	Woodbury, MN
Mercy Hospital MRI Addition	Allina Health	Coon Rapids, MN
UMMC 11th Floor NICU	Twin Cities Orthopedics	Minneapolis, MN
UMMC Wilf Family Center	Gustavus Adolphus College	Minneapolis, MN
Methodist Hospital Neurology Refresh	Park Nicollet Health Services	St. Louis Park, MN
The Dental Specialists Coon Rapids	The Dental Specialists	Coon Rapids, MN

** under construction*

References

CLIENT CONTACT	FIRM	PHONE
Ms. Teresa Keller	City of Woodbury	651-714-3500
Mr. Dave Berkowitz	City of Andover	763-767-5133
Mr. Stephen Hetteen	HealthPartners	952-883-5805
ARCHITECT CONTACT		
Mr. Tom Betti	292 Design Group	612-767-3773
Ms. Stacy Collins	Mohagen Hansen	952-426-7429
Mr. Denton Mack	Sperides Reiners Architects	952-996-9662

Education

Bachelor of Science
Construction Management
Minnesota State University - Mankato

RJM CONSTRUCTION

Mark Dongoske

Superintendent
mark.dongoske@rjmconstruction.com
952-837-8600

Mark has been in the construction industry for over 30 years and has had the opportunity to work on many different types of construction projects including public works and municipal facilities.

In his position of project superintendent, Mark is responsible for overseeing all on-site aspects of a construction project. Mark coordinates the team of architects, engineers, and subcontractors to build a project for the client that is on time, within budget, and exact according to plans and specifications.

His wide-ranging experience includes community facilities, office buildings, retail malls, dental clinics, prosthetic clinics, large multi-family apartment complexes, hotel renovations, restaurants, contaminated soil reclamation sites, and interior tenant leasehold construction.

Relevant Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
Chanhassen Public Works	City of Chanhassen	Chanhassen, MN
Elk River Public Works	City of Elk River	Elk River, MN
Medina Public Works	City of Medina	Medina, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Rogers Police Station Remodel	City of Rogers	Rogers, MN
Shoreview Community Center Expansion	City of Shoreview	Shoreview, MN
Woodbury Ojibway Park	City of Woodbury	Woodbury, MN
The Good Acre	Pohlad Foundation	Falcon Heights, MN
Meridian Behavioral Health	Meridian Behavioral Health	Pine City, MN
Allina Health Clinic Buffalo	Allina Health	Buffalo, MN
Children's Learning Adventure	Children's Learning Adventure Childcare Ctrs	Chanhassen, MN

** under construction*

References

CLIENT CONTACT	FIRM	PHONE
Mr. Justin Femrite	City of Elk River	763-635-1000
Mr. Paul Oehme	City of Chanhassen	952-227-1100
Ms. Teresa Keller	City of Woodbury	651-714-3593
ARCHITECT CONTACT		
Ms. Pam Anderson	292 Design Group	612-767-3773
Mr. Thomas Moorse	HTG Architects	952-278-8880
Mr. Jerry Hagen	HCM Architects	612-904-1332

RJM CONSTRUCTION

Justin Johnson

Chief Estimator
justin.johnson@rjmconstruction.com
952-837-8632

As chief estimator, Justin collaborates with the project team to develop and maintain accurate budgets from the schematic design phase through the final construction documents. In addition to his estimating duties, Justin oversees the estimating department working closely with RJM's full-time estimators, director MEP design and coordination, BIM specialist and scheduler. Early in his career Justin held a position as a project engineer and developed a passion for construction while working in the field completing concrete and soil compaction tests.

With his wide range of experience, Justin ensures the unique project details are understood and incorporated in the project budget. His experience includes providing accurate estimates for various clients and project types including in the healthcare, corporate, educational, community markets. Justin's excellent teamwork and communication skills will be an asset to the project team. He will help guide the project through the pre-construction process for a seamless transition into successful construction delivery.

Selected Experience

PROJECT	CLIENT	LOCATION
Andover Public Works*	City of Andover	Andover, MN
HERO Center*	City of Woodbury and City of Cottage Grove	Cottage Grove, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Wright County Tactical Training Center**	Wright County	Buffalo, MN
Douglas Dayton YMCA at Gaviidae	YMCA of the Greater Twin Cities	Minneapolis, MN
Eden Prairie Aquatic Center	City of Eden Prairie	Eden Prairie, MN
Shoreview Community Center Expansion	City of Shoreview	Shoreview, MN
Central Park of Maple Grove	City of Maple Grove	Maple Grove, MN
Shakopee Aquatics and Ice Arena	City of Shakopee	Shakopee, MN
Andover Community Center and Ice Arena	City of Andover	Andover, MN
Hopkins Pavilion	City of Hopkins	Hopkins, MN
The Good Acre	Pohlad Family Foundation	Falcon Heights, MN
Hmong Academy Phase IV	Hmong Academy	St. Paul, MN
Pamela Park	City of Edina	Edina, MN

** under construction*

*** Awarded*

References

CLIENT CONTACT	FIRM	PHONE
Mr. Terry Schwerm	City of Shoreview	651-490-4611
Mr. Doug Ducharme	YMCA of the Greater Twin Cities	612-371-8714
Ms. Teresa Keller	City of Woodbury	651-714-3500
ARCHITECT CONTACT		
Mr. Tom Betti	292 Design	651-767-3773
Mr. Todd LaVold	Leo A Daly	612-359-4656
Mr. Jerry Hagen	HCM Architects	612-904-1332

Education

Bachelor of Science Degree
Construction Management
University of Minnesota

Awards

Minnesota Subcontractors
Association Construction
Professional of the Year 2018

RJM CONSTRUCTION

Jed Field, PE, CHC

Director MEP Design and Coordination
jed.field@rjmconstruction.com
952-820-8723

Jed brings extensive experience in facility design, construction, and operations. His 19 years of experience includes hospital campus master planning, ground-up construction projects, infrastructure upgrades, and energy optimization. Having worked on both the owner and contractor sides of the table, Jed brings knowledge in facility design, code compliance, construction and operations. He also has broad Lean Kaizen design experience, helping to meet client goals for both functionality and innovation.

As RJM's director of mechanical electrical and plumbing design and coordination, Jed will provide MEP expertise from design through occupancy and optimized facility operations. Jed has a reputation for understanding the client's goals, digging into details and using a collaborative approach to achieve project objectives. He has dedicated his career to expertise in facility infrastructure and systems, optimizing occupant comfort, code compliance, energy efficiency, and total cost of ownership.

Relevant Experience

PROJECT	CLIENT	LOCATION
HERO Center*	City of Woodbury and City of Cottage Grove	Cottage Grove, MN
Woodbury Public Works*	City of Woodbury	Woodbury, MN
Wright County Tactical Training Center**	Wright County	Buffalo, MN
Andover Public Works*	City of Andover	Andover, MN
Andover Community Center and Ice Arena	City of Andover	Andover, MN
Shoreview Community Center Expansion	City of Shoreview	Shoreview, MN
University of Minnesota CSC 3rd MRI	University of Minnesota	Minneapolis, MN
Methodist Hospital Ortho OR Addition/Remodel	Park Nicollet Health Services	St. Louis Park, MN
St. Joseph's Hospital ED and Imaging Addition †	HealthEast Care System	St. Paul, MN
St. John's Hospital Infrastructure Upgrades†	HealthEast Care System	Maplewood, MN
Methodist Hospital Frauenshuh Cancer Center	Park Nicollet Health Services	St. Louis Park, MN

* *Under construction*

** *Awarded*

† *completed under previous employment*

Certifications & Memberships

Certified Healthcare Constructor, (CHC)
American Hospital Association

ASHE (American Society of Healthcare Engineers)

(PE) Professional Engineer MN

References

CLIENT CONTACT	FIRM	PHONE
Ms. Lizz Narum	U Construction	612-290-6958
Ms. Julee Taylor	University of Minnesota	612-626-7077
Ms. Laura Keithahn	HealthEast Care System	651-983-1657

ARCHITECT CONTACT		
Ms. Stephanie Berg	HGA Architects	612-758-4405
Mr. Brad Krump	BWBR	651-222-3701
Ms. Stacee Demmer	LHB Architects	612-766-2815

Education

Bachelor of Science
Mechanical Engineering
University of St. Thomas

RJM CONSTRUCTION

Support Team

Jake Fisher, Virtual Design Lead

As the virtual design lead, Jake will lead Building Information Modeling (BIM) execution, clash detection, visualization and construction sequencing for projects utilizing Autodesk software. He will provide technical expertise to the pre-construction team, providing value in systems analysis and constructability reviews, enabling the team to make more informed decisions regarding the design, systems, efficiency and quality of a project. Jake has been in the construction industry for 10 years, and in his current role at RJM for the last two years.

Thomas Hussong, Scheduler

As project scheduler, Thomas is responsible for preparing and issuing master schedules, analyzing those schedules and subsequently producing variance reports. He will collaborate with the project team keeping the schedule updated throughout the entire life cycle of the project, and will review all contracts for specific scheduling needs and profile critical timelines. Trained in Lean construction principles, Thomas will initiate, facilitate and execute Lean methods to all projects. Thomas has been in the construction industry for 18 years, the last four at RJM.

John Boben, Vice President, Safety and Quality Control

As safety director John provides leadership and oversight regarding the safety and quality aspects of all projects. He is responsible for analyzing the proposed project safety plan and guides the team in continual improvement and ensures RJM employees and subcontractors follow safety program protocols. In addition to project-specific responsibilities, John monitors training processes and continuing education programs for the team, and also chairs the safety committee. An industry veteran, John has been with RJM Construction for 25 years.

Stacy Arnold, Safety Manager

As safety manager, Stacy plays an active role on job sites ensuring safety programs are in place and observed while partnering with the project team helping to identify risks and train teams on safe behaviors. With her hands-on experience combined with her keen attention to detail and communication skills, she ensures that safety is held to the highest standard to ensure project success and client satisfaction. Stacy has been in the industry for 15 years, the last five of which have been with RJM.

Mike Johnson, Quality Control Director

As quality control director, Mike is responsible for providing insight and guidance to project teams ensuring that the RJM Construction quality control procedures are in place and all tasks are implemented and carried out. He makes certain that projects are in compliance and processes are upheld through every phase, from start up to closeout. His proven leadership, superior work ethic and detailed execution ensures that quality is at the forefront of every project. Mike has been a part of the RJM team for 17 years.

RJM CONSTRUCTION

RJM has completed numerous similar projects including:

- Andover Public Works
- Chanhassen Public Works
- Elk River Public Works
- HERO Center
- Medina Public Works
- Woodbury Public Works

See the following pages for details.

> *RJM demonstrated a high degree of professionalism in all phases of the construction process (and) always provided the City with accurate, well thought-out cost estimates, construction timelines and communication models.*
>
> —City of Maple Grove Parks and Recreation

D. Please list the projects your firm has constructed or managed that are similar in scope and complexity to this project. Please indicate if your firm acted as a general contractor or as a construction manager. If you acted as the construction manager, please describe what specific services you provided the owner of the project(s) and how you were able to administer project time frames and project budget limits.

Similar Project Experience

	CMr	CMa
City of Andover Public Works		X
City of Andover YMCA / Community Center		X
City of Chanhassen Public Works		X
HERO Center, City of Cottage Grove & City of Woodbury	X	
City of Elk River Public Works	X	
City of Medina Public Works / Police Station	X	
City of Woodbury Public Works	X	
City of Blaine City Hall Improvements	X	
City of Chaska Community Center Aquatics		X
City of Chaska Lodge Addition		X
City of Chaska Wellness Center		X
City of Coon Rapids Ice Arena		X
City of Eden Prairie Aquatic Center	X	
City of Eden Prairie Community Center & Ice Arena	X	
City of Edina Braemar Golf Dome		X
City of Edina Braemar Sports Dome		X
City of Edina Pamela Park		X
City of Elk River Community Center / YMCA	X	
City of Elk River Public Works	X	
City of Fairmont Community Center	X	
City of Hopkins Pavilion Ice Arena	X	
City of Inver Grove Heights Community Center		X
City of Maple Grove Central Park	X	
City of Maple Grove Community Center & Ice Arena	X	
City of Maple Grove Gymnasium	X	
City of Maple Grove Sports Dome	X	
City of Maple Grove Town Green Bandshell	X	
City of Plymouth Ice Center		X
City of Plymouth - Plymouth Creek	X	
City of Red Wing Ice Arena		X
City of Rogers Ice Arena	X	
City of Rogers Police Station	X	
City of St. Louis Park Recreation Outdoor Center & Ice Arena		X
City of St. Louis Park Westwood Hills Nature Center		X
City of Shakopee Community Center / Ice Arena	X	
City of Shoreview Community Center Expansion	X	
City of Woodbury Council Chambers	X	
City of Worthington Community Center / YMCA		X
Wright County Tactical Training Center		X

Andover Public Works Expansion

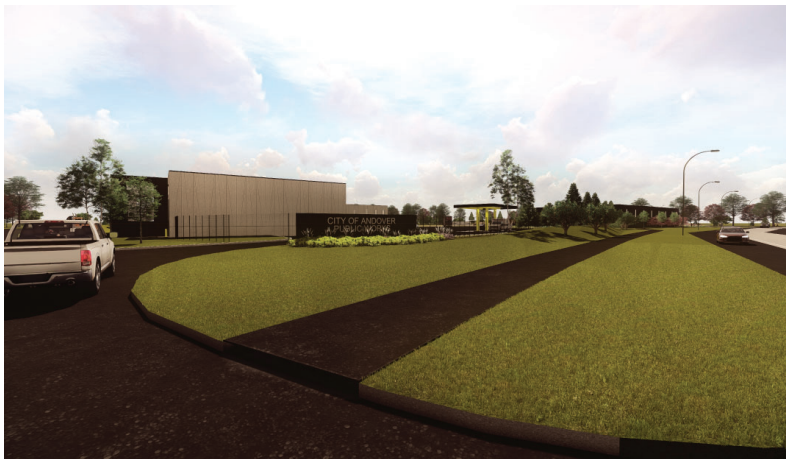
LOCATION	Andover, MN
MARKET SECTOR	Community
SQUARE FEET	35,930
PROJECT TYPE	Public Works
ARCHITECT	Oertel Architects

The City of Andover hired RJM to oversee construction of the expansion project.

The project consists of a new 17,590 square-foot fleet maintenance building and 18,340 square-foot cold storage building. When complete, the city's public works team will relocate to the new campus, located at 1900 Veterans Memorial Boulevard in Andover. An extension to Veterans Memorial Boulevard and site improvements are also included in the project scope. The new facilities will provide a safe work environment for maintenance equipment and to facilitate the movement indoors of a significant amount of valuable equipment.

PROJECT SIMILARITIES

- New fleet maintenance
- New fuel island
- New wash bay
- Campus relocation
- CM delivery



CONSTRUCTION

Chanhassen Public Works

LOCATION	Chanhassen, MN
MARKET SECTOR	Community
SQUARE FEET	83,500 sq ft
PROJECT TYPE	Public Works
ARCHITECT	Oertel Architects

The City of Chanhassen hired RJM Construction to build their public works facility.

Administrative offices and storage areas are at the front of the complex, with secured public access and waiting areas. Behind the office area is a fleet maintenance area, complete with vehicle hoists, proper ventilation and heating and adequate fleet repair space.

PROJECT SIMILARITIES

- New administration
- New fleet maintenance
- CM delivery

RJM CONSTRUCTION

Elk River Public Works

LOCATION	Elk River, MN
MARKET SECTOR	Community
SQUARE FEET	83,958 sq ft
PROJECT TYPE	Public Works
ARCHITECT	292 Design Group

RJM served as the construction manager for the City of Elk River to build its new public works facility.

The project included indoor vehicle storage space, a multi-bay vehicle maintenance area with lifts, an overhead crane, lube reels and air compression hoses, as well as administration offices and a lunchroom. Externally, break areas were added along with a new salt shed store structure.

PROJECT SIMILARITIES

- Expansion and renovation
- Public service
- Vehicle garage
- CM delivery

RJM CONSTRUCTION

HERO Center

LOCATION	Cottage Grove, MN
MARKET SECTOR	Community
SQUARE FEET	47,308
PROJECT TYPE	Public Safety Facility
ARCHITECT	Leo A Daly

The City of Woodbury and the City of Cottage Grove hired RJM Construction to oversee the new regional training facility for police, fire, and emergency medical services. Scheduled completion date is set for fall 2019.

The project provides one central location to bring all safety responders, both locally and regionally, together in a safe, state-of-the-art facility. As well as classrooms, the HERO Center includes a shooting range, a canine training yard, a large vehicle maneuvering area for apparatus and extractions, a helicopter pad, and two mock house structures.

The cities of Woodbury and Cottage Grove, RJM Construction, and architect Leo A Daly worked collaboratively from the very early planning stages. Additionally, once again RJM has been recognized by the state of Minnesota as a Construction Health and Safety Excellence (CHASE) partner on this project, gaining status to Level 3.

PROJECT SIMILARITIES

- Vehicle garage
- Public service facility
- Locker rooms
- CM delivery

RJM CONSTRUCTION

Medina Public Works and Police Department

LOCATION	Medina, MN
MARKET SECTOR	Community
SQUARE FEET	69,000
PROJECT TYPE	Public Works
ARCHITECT	292 Design Group

The City of Medina recognized their existing public works facility, city hall and police station were not adequate to meet the growing needs of their city.

RJM Construction was hired as the construction manager to oversee re-purposing an existing warehouse for the public works department, and renovating the adjoining office area into a state-of-the-art police department. RJM scheduled regular design coordination meetings with department representatives and city staff to meet the programming needs of all parties while maintaining the budget.

PROJECT SIMILARITIES

- Renovation and expansion
- Vehicle storage
- Fleet maintenance
- CM delivery

RJM CONSTRUCTION

Woodbury Public Works Expansion

LOCATION	Woodbury, MN
MARKET SECTOR	Community
SQUARE FEET	100,000
PROJECT TYPE	Public Works
ARCHITECT	HCM Architects

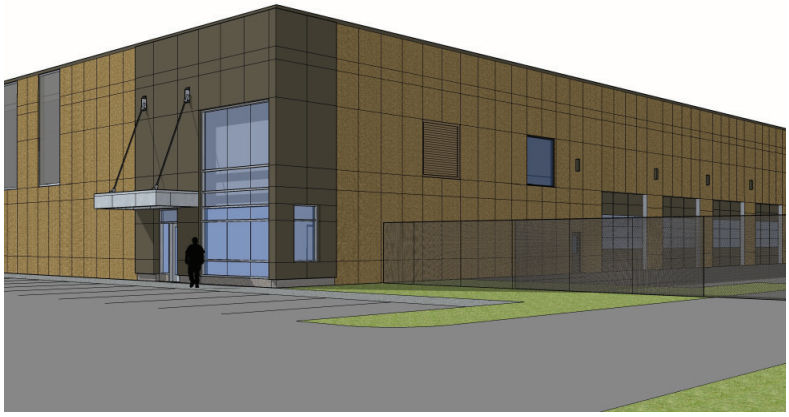
The City of Woodbury hired RJM Construction to oversee their public works expansion project. Scheduled completion is set for August 2019.

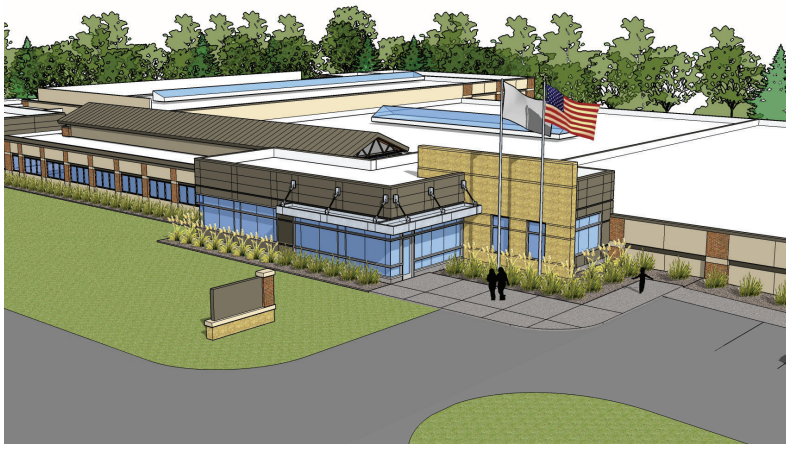
The project includes an existing facility remodel and new expansion space. Crews demolished the original parks building to make way for a new facility that includes a public works building, fleet services facility, fuel island, warm storage and division shop additions, and new office addition.

Project challenges included maintaining operations with minimal distruption during construction. The RJM and City of Woodbury project teams worked closely together to successfully temporarily relocate services to allow for construction without interrupting the City's nornal operations.

PROJECT SIMILARITIES

- Multiple phases
- Renovation/expansion
- New fleet maintenance
- New fuel island
- Fleet storage
- Cold storage
- Public service
- Locker rooms
- CM delivery





CONSTRUCTION

CITY OF ANDOVER PUBLIC WORKS

RJM is proud to be the recipient of the Minnesota Subcontractors Association TOPs Award (Teamwork, Opportunities and Partnering with Subcontractors) for several consecutive years, emphasizing our firm but fair approach.

E. Given the project will be publicly bid to the subcontracting community, please describe methods you have used on other publicly bid projects to ensure that the bids received on this project come from qualified subcontractors.

Bidding Process and Subcontractors

Local Outreach

RJM will work with City of Ramsey staff to place the bid advertisement in the City's required publications such as the *Anoka County Union Herald* and others including *Minneapolis and St. Paul Builders Exchange* and *The Dodge Report*. Also, **RJM's extensive experience in the municipal/community market gives us a diverse list of subcontracting partners** we can carefully analyze and then tailor the bid and quote packages to meet the needs of the City of Ramsey.

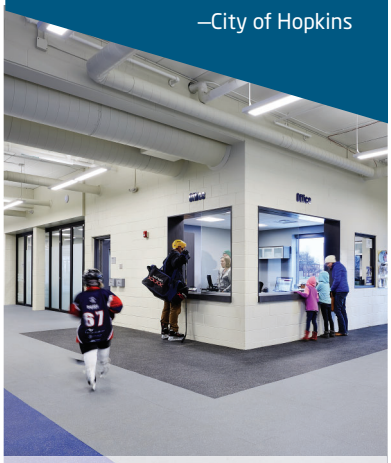
Qualified Subcontractors

We will reach out to qualified subcontractors using electronic notification and personal phone calls to generate as much interest as possible to increase the number of received bids and to ensure the lowest possible price on bid day. RJM has also developed a bidding strategy that allows for greater local contractor participation for smaller project work scopes through the city's quote process. By breaking larger bid packages into smaller, more manageable ones, we can often generate more interest from local contractors who may not have the capabilities to perform the entire scope of work. **Our process encourages local participation and drives the overall project costs down.** Furthermore, the contractors are required to provide bid bonds, and if awarded the project, they need to provide a performance and payment bond. RJM's last three municipal construction management projects averaged over 125 bids received.

Bidding Process

RJM will facilitate the bid receipt and conduct the public opening process. Before issuing documents for bid, RJM will work with city staff and the design team to create comprehensive packages for each scope of work. The bid packages identify any potential gray areas to ensure complete bids are received, and all contractors are bidding the same project. We highlight specific and unique details and outline all specific job requirements for the trades.

> ***RJM looked out for the city's best interest at every stage and helped us to resolve any challenges that occurred. We now have a beautiful facility the entire community can enjoy.***
>
> —City of Hopkins



HOPKINS PAVILION

Our process has proven to:

- Increase the number of bids received
- Create a competitive environment
- Reduce the submission of incomplete bids and legal expenses incurred
- Reduce the number of change orders received.

RJM thoroughly reviews each bid for completeness, clarifies any potential discrepancies, and conducts a scope review with all apparent low contractors. We present recommendations to the team, along with a comprehensive project budget.

After approval of the contractor's awards, RJM prepares and processes the appropriate contracts. All contracts over $175,000 are required to provide a performance and payment bond, and all quotes received under that amount only come from a select list of reputable, qualified, cost-competitive contractors.

F. Please provide evidence of general liability, business, automobile insurance and worker's compensation.

Please see Exhibits.

G. Please provide three references from clients for whom you have built similar projects and performed the role of construction manager as construction services.

References

Dave Berkowitz
Director of Public Works
City of Andover
763-767-5133, dberkowitz@ci.andovermn.us

Jennifer Levitt
Community Development Director
City of Cottage Grove
651-458-2890, jlevitt@cottage-grove.org

Justin Femrite
Public Works Director
City of Elk River
763-635-1000, Femrite@ElkRiverMN.gov

CITY OF MEDINA PUBLIC WORKS AND POLICE DEPARTMENT

Our process is completely open book. We will provide detailed information supporting our numbers in an open forum with the City of Ramsey and the design team.

H. Please provide detail of your cost estimating process and identify what distinguishes your process as compared to other construction managers.

Cost Estimating

At the core of our pre-construction team are six full-time estimators. This dedicated team ensures that estimates are completed accurately in a timely fashion without the daily duties of project management. Estimating is a continuous process for RJM Construction; as early as possible we will quantify work items and apply unit costs, and we utilize a variety of technological resources in developing a cost model. Materials are quantified with precision in On-Screen Takeoff and paired with our unit cost database maintained via Sage Estimating. To ensure estimating accuracy, we also rely on virtual building models (BIM).

RJM's cost estimating process is completely *open book*. We will provide detailed information supporting our numbers in an open forum with the City of Ramsey and design teams. An estimate summary will highlight the major categories of work and associated costs. Also, RJM provides a detailed estimate, showing all cost categories by specification section. These resources will allow the team to make educated decisions. As the design progresses, we provide continuous, real-time cost evaluation to see impact on design choices. **Our proactive process saves critical time and cost, helping the architect understand budget impacts before designs are complete.**

Estimates are provided continuously through design:

CONCEPTUAL | SCHEMATIC DESIGN | DESIGN DEVELOPMENT | 95% DESIGN

Conceptual Phase: This estimate is completed by reviewing the general project scope and utilizing gross square footage estimates. Key elements such as soil corrections, utilities, and unique features are accounted for as well as the more standard features of the project.

SOLVE THE PROBLEM

RJM provides a final estimate at

95%

completion of design.

Schematic Design Phase: At the start, SD estimates are applied to more detailed square footages. At this point, we are beginning to lock in on the overall layout of the building and can start to develop costs based on the desired finish. By the completion of this phase, the estimate is supported with actual quantities of construction systems. This analysis will save design team resources and allow you to look at multiple scenarios for structure, enclosure, interiors, etc.

Design Development Phase: As the estimate moves through this phase, unit quantities will be available to produce a very detailed estimate. The project's budget will develop its final details at the end of this phase. This estimate will be fully supported by subcontractor feedback to gain valuable market insight.

Communications with City Council

Our job is to find the right path for the city and offer multiple options for staff and council to consider to ensure programs and design intent are not compromised while keeping the project on budget. It is important to have a construction management partner that understands the process and timelines required.

THE RJM DIFFERENCE

Our team provides a final estimate at 95% completion of the design, which is different from other construction managers. With this final estimate, the intention is to confirm that the 95% drawings and specifications align with the budget and that we have 100% subcontractor support to prove it. This final confirmation allows us to accurately track the expected final bid amounts when received. Allowing one last opportunity to make slight adjustments to the plans before bidding assures the project is delivered on budget.

Examples:

Hopkins Pavilion
- 95% estimate: $5,134,755
- Bid day results: $5,063,184
- **$71,571 under budget**

Woodbury Ojibway Park
- 95% estimate: $3,760,640
- Bid day results: $3,549,440
- **$211,200 under budget**

Andover Public Works
- 95% estimate: $11,026,562
- Bid day results: $10,499,552
- **$527,010 under budget**

Westwood Hills - St. Louis Park
- 95% estimate: $10,465,537
- Bid day results: $9,992,598
- **$472,939 under budget**

Fernbrook Fields - Maple Grove
- 95% estimate: $7,765,166
- Bid day results: $7,632,630
- **$132,536 under budget**

Woodbury Public Works
- 95% estimate: $22,940,175
- Bid day results: $22,859,086
- **$81,089 under budget**

HERO Center (East Metro Public Training Facility)
- 95% estimate: $17,577,628
- Bid day results: $17,459,737
- **$117,891 under budget**

WOODBURY PUBLIC WORKS

When you engage our services, we view our relationship as a partnership, working closely alongside county staff. Your RJM construction manager will act as an extension of your team.

I. Please provide any additional information that will assist us in evaluating your firm and its ability to manage this construction project in a cost effective and timely manner.

J. Why your firm should be selected for this project.

Extensive CM Experience

Since 2007 we have worked on similar projects with twenty-six municipalities on CMa and CMar projects, most of whom hire RJM on a repeat basis. When you engage our services, we view our relationship as a partnership, working closely alongside city staff. Your RJM construction manager will act as an extension of your team.

RJM navigates the construction management process with more municipal clients than any of our competitors. Our successful approach involves working closely with city staff through the council process, including scheduling of council actions. For example, we provide supporting documentation and attend all workshops, study sessions, and city council meetings. This level of engagement keeps the council informed and ensures the successful delivery of the project. RJM has extensive experience in drafting bid packages and creative approaches to help projects move forward in a timely, efficient fashion.

Why RJM Construction?

Partnership: RJM will be an advocate for the City of Ramsey throughout the entire construction process. Our services go far beyond the construction of your facility—we will lead the team to deliver the project true to your vision.

Public works and municipal facilities expertise: RJM is a trusted construction partner, having worked with other municipalities on public service facilities with similar features and programs. We will utilize this experience in establishing accurate budgets, providing appropriate cost-saving options, and guiding the team in making the best decisions.

We have found that department user-group engagement is of primary importance for project success. With our public works expertise, we will guide the team when working with specialty vendors on wash equipment, vehicle lifts/hoists, lube systems, fuel stations, and indoor crane systems. As your construction partner, we understand the design coordination required to avoid costly revisions during construction.

BUILD RELATIONSHIPS

"Builders first." At RJM, we are more than just a "paper pushing" consultant, we are builders. The public works expansion may present challenges in both design and construction and if executed properly, will require a builder's input. RJM has worked in numerous complex structures over the years with a hands-on approach. Time and time again, we have seen that our creative solutions result in significant cost savings.

Our team of full-time experts will be dedicated to your project, providing the necessary supervision for success from start to finish.

As a general contractor and construction manager integrated with the subcontracting community, we draw only from a base of qualified subcontractors, resulting in a greater quantity of bids received at an economical price.

Design and budget control: From our experience, we have seen that 90% of all cost savings are realized during preconstruction. As construction manager, RJM leads the preconstruction process, and we ensure that the design always aligns with the budget. Our early involvement also allows the opportunity to provide a design-assist approach for critical systems such as HVAC, plumbing, electrical, and structural. This proven approach challenges teams to think outside of the box, creating more cost-effective and efficient designs.

Timing: We strategically design bid packages creating an overlap in construction activities and design, resulting in faster schedules and reduced general conditions costs. Early involvement prevents unnecessary delays due to redesign because of a project that exceeds the budget on bid day.

Design Team Selection: RJM has worked with all of the major design firms in the public service market, including 292 Design, BKV, HCM, Kodet, Oertel, and many others. We are happy to assist the City of Ramsey in the design RFP process and have done so with many of our other municipal partners. We have RFP templates and will work with city staff to ensure a level playing field throughout that process.

Creative Solutions for the City of Ramsey

We have already started working on your project and discussing potential ideas with design firms. We understand that the city has exhausted all available space, and therefore, our priority will be to expedite the process strategically so that we address all details and that everyone has a voice.

Although the proposal suggests design and pre-construction through the end of 2021, depending on funding and approval from the city, the project could start in 2020.

Through preliminary discussions, we plan to expedite the relocation of the salt storage facility and to begin making the future site pad ready by the first ground thaw in the spring of 2020. It may be advantageous to do a separate structural and precast bid package to expedite the erection of the new fleet maintenance building as well; this will allow the construction duration to decrease and allow for a longer design period ensuring the plan is well thought out before issuing for bid.

RJM CONSTRUCTION

SERVE THE COMMUNITY

We also recommend considering the renovation of the existing cold storage building takes place in the summer of 2020.

The plan would be for the northern half of the site with drive lane, storage bins, and salt storage be complete by fall of 2020, which would provide a fully-functioning temporary facility for the city's use, while completing the new fleet maintenance and storage facility. The new fuel island will not be operational until the new fleet maintenance building is complete, due to the tank monitor and software system required to run the fuel system housed in the new building. We recommend that the city continues to utilize its existing fuel supply system until the project is complete.

We understand the city may need to hold off on starting the construction of the project until the spring of 2021. However, we wanted to show the city a path to start the project sooner, if the city wishes to do so.

Please see attached proposed preliminary phasing plan, which is our initial assumption of the most efficient way to schedule the project. However, we would like the city and design team's input before proceeding with this plan.

Key components to consider:

Relocation and access point of the salt storage facility.
Currently the feasibility study options A and C appear to have the opening facing west; we do not recommend this. Depending on the manufacturer, the fabric component of the structure is not always reusable. (CoverAll buildings went out of business due to multiple structural failures throughout the country, and therefore, their structures cannot always be completely reused in their entirety). The T structure components can be reused, but will require updated engineering and new fabric.

Storm water management plan.
With the intention to reuse/redesign the existing pond, we recommend that the storm water management plan is considered as early as possible. The condition of the existing pond will need to be evaluated for depth, age, and contamination to ensure it meets the requirements to fulfill the intended purpose of the new development. This type of evaluation is often overlooked initially during the design phase, and can significantly impact the duration of the project if not addressed early on.

Facility layout.
One of the most important things to consider when planning a new facility is the layout of the campus and layout of the individual buildings and spaces. We have received years of feedback regarding what works well in their facilities and what they might do differently a second time around. We are an engaged partner and will offer our experiences to help the city and design team find the best solution for the City of Ramsey. We will work with the team to determine the best value as it relates to reusing existing equipment such as lifts or purchasing new.

With RJM the City of Ramsey can count on an engaged, knowledgeable partner to help you construct the new public works facility. We look forward to working with your community.

RJM CONSTRUCTION

Exhibits

Fee Summary
Schedule
Phasing Plan
AIA Report
Financial Statement
Sample Insurance Certificate
Exhibit B

CONSTRUCTION

City of Ramsey Public Works and Fleet Maintenance Facility
RJM Construction - Construction Manager Fee Proposal
August 9, 2019

Phase 1 (Preconstruction) **6** **Months**

Description	Quantity	Unit	Unit Cost	Total
Project Executive	30	HRS	$ 159.40	$ 4,766
Senior Project Manager	20	HRS	$ 132.40	$ 2,582
Estimator	70	HRS	$ 117.40	$ 8,241
Project Scheduler	8	HRS	$ 97.40	$ 810
MEP Coordinator	16	HRS	$ 132.40	$ 2,065
BIM Specialist	16	HRS	$ 97.40	$ 1,519
			Estimated Phase 1 (Preconstruction)	**$ 19,985**

* The staffing and hours outlined above are an estimate of anticipated services for the noted duration. Once an agreed upon schedule and defined scope of services has been finalized, the hours may adjust up or down accordingly.

Phase 2 (Construction) **10** **Months**

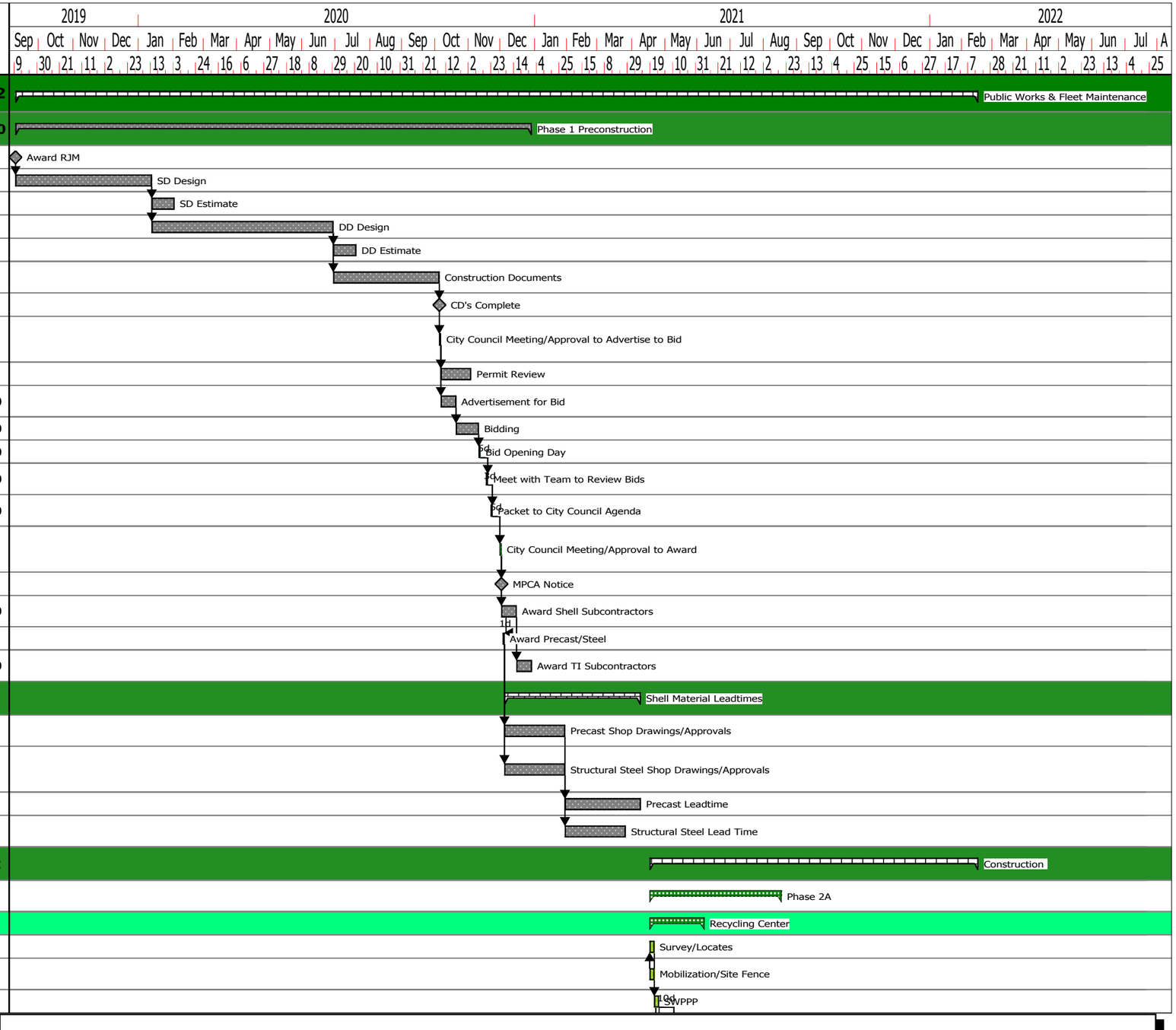
Description	Quantity	Unit	Unit Cost	Total
Project Executive	44	HRS	$ 159.40	$ 7,014
Project Manager	880	HRS	$ 117.40	$ 103,312
Project Engineer	352	HRS	$ 85.40	$ 30,061
General Superintendent	44	HRS	$ 122.90	$ 5,408
Superintendent	1760	HRS	$ 114.90	$ 202,224
Estimator	30	HRS	$ 117.40	$ 3,513
Project Scheduler	44	HRS	$ 97.40	$ 4,286
MEP Coordinator	8	HRS	$ 132.40	$ 1,049
BIM Specialist	8	HRS	$ 97.40	$ 771
QAQC Director	44	HRS	$ 122.90	$ 5,408
Safety Director	44	HRS	$ 122.90	$ 5,408
Project Assistant	88	HRS	$ 56.40	$ 4,963
Risk Manager	16	HRS	$ 159.40	$ 2,525
Truck	1936	HRS	$ 4.50	$ 8,712
Fuel	44	WK	$ 85.00	$ 3,740
Site Trailer & Equipment	10	MO	$ 950.00	$ 9,654
Printing, Postage, Cell Phones	10	MO	$ 350.00	$ 3,557
			Subtotal Phase 2 (Construction)	**$ 401,602**

Construction Manager Fee

Proposed Construction Manager Fee	1	LS	1.45%	**$ 188,500**
CM Fee Based on a Construction Value of:	$ 13,000,000			

* The staffing and hours outlined above are an estimate of anticipated services for the noted duration. Once an agreed upon schedule as been finalized, the hours may adjust up or down accordingly.

Line	Name	Duration	Start	Finish
1	**Public Works & Fleet Maintenance**	**127w 1d**	**9/10/2019**	**2/16/2022**
2	**Phase 1 Preconstruction**	**68w 1d**	**9/10/2019**	**12/29/2020**
3	Award RJM		9/10/2019	9/10/2019
4	SD Design	18w	9/10/2019	1/13/2020
5	SD Estimate	3w	1/14/2020	2/3/2020
6	DD Design	24w	1/14/2020	6/29/2020
7	DD Estimate	3w	6/30/2020	7/20/2020
8	Construction Documents	14w	6/30/2020	10/5/2020
9	CD's Complete		10/6/2020	10/6/2020
10	City Council Meeting/Approval to Advertise to Bid	1d	10/6/2020	10/6/2020
11	Permit Review	4w	10/7/2020	11/3/2020
12	Advertisement for Bid	2w	10/7/2020	10/20/2020
13	Bidding	3w	10/21/2020	11/10/2020
14	Bid Opening Day	1d	11/11/2020	11/11/2020
15	Meet with Team to Review Bids	1d	11/18/2020	11/18/2020
16	Packet to City Council Agenda	1d	11/23/2020	11/23/2020
17	City Council Meeting/Approval to Award	1d	12/1/2020	12/1/2020
18	MPCA Notice		12/2/2020	12/2/2020
19	Award Shell Subcontractors	2w	12/2/2020	12/15/2020
20	Award Precast/Steel	1d	12/3/2020	12/3/2020
21	Award TI Subcontractors	2w	12/16/2020	12/29/2020
22	**Shell Material Leadtimes**	**18w**	**12/4/2020**	**4/8/2021**
23	Precast Shop Drawings/Approvals	8w	12/4/2020	1/28/2021
24	Structural Steel Shop Drawings/Approvals	8w	12/4/2020	1/28/2021
25	Precast Leadtime	10w	1/29/2021	4/8/2021
26	Structural Steel Lead Time	8w	1/29/2021	3/25/2021
27	**Construction**	**43w 2d**	**4/19/2021**	**2/16/2022**
28	**Phase 2A**	**17w 2d**	**4/19/2021**	**8/17/2021**
29	**Recycling Center**	**7w 1d**	**4/19/2021**	**6/7/2021**
30	Survey/Locates	3d	4/19/2021	4/21/2021
31	Mobilization/Site Fence	3d	4/19/2021	4/21/2021
32	SWPPP	3d	4/22/2021	4/26/2021



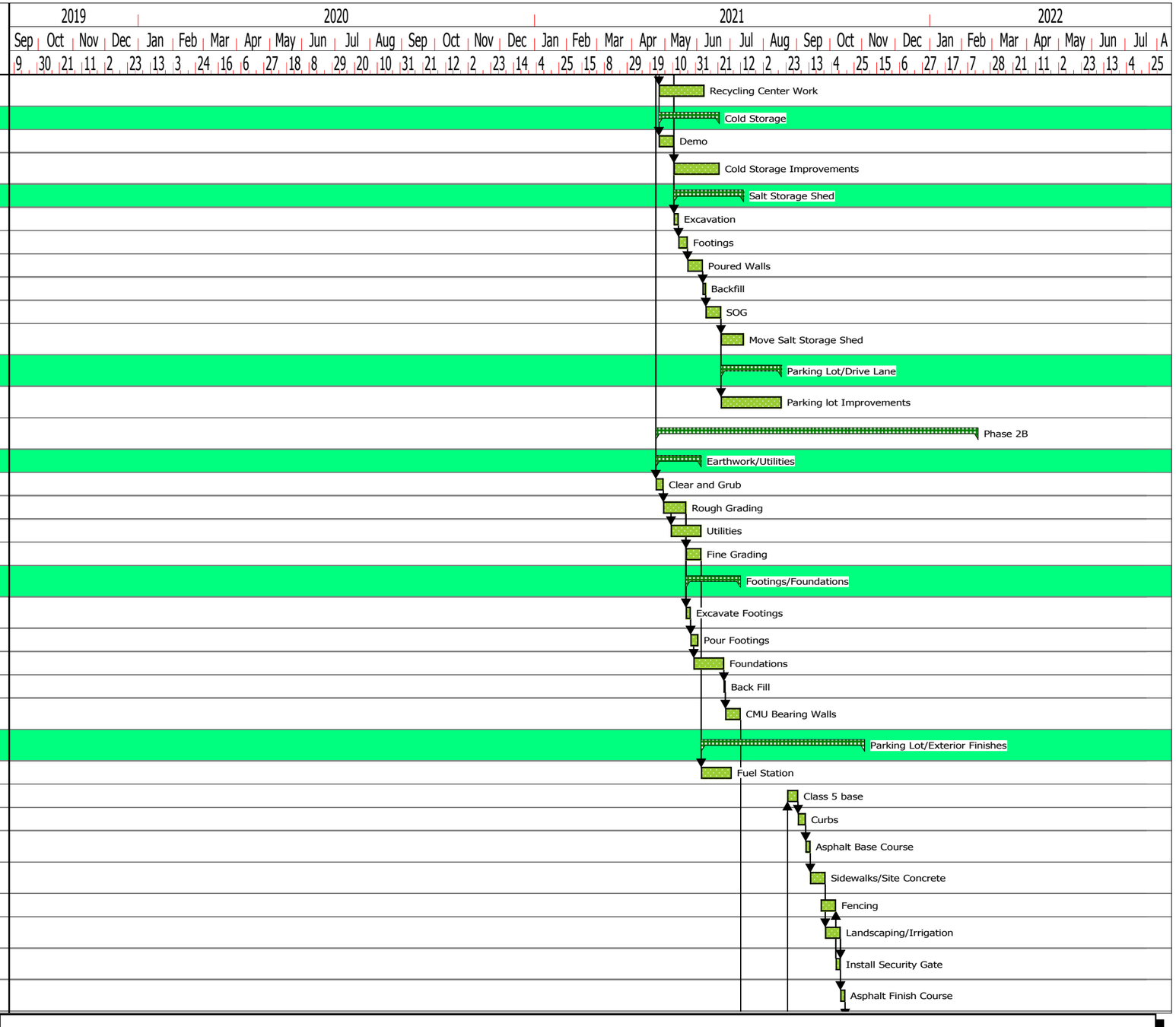
CONSTRUCTION

Date: 8/5/2019

Ramsey Public Works & Fleet Maintenance

Preliminary Schedule

Line	Name	Duration	Start	Finish
33	Recycling Center Work	6w	4/27/2021	6/7/2021
34	**Cold Storage**	**8w**	**4/27/2021**	**6/21/2021**
35	Demo	2w	4/27/2021	5/10/2021
36	Cold Storage Improvements	6w	5/11/2021	6/21/2021
37	**Salt Storage Shed**	**9w 1d**	**5/11/2021**	**7/13/2021**
38	Excavation	3d	5/11/2021	5/13/2021
39	Footings	1w 1d	5/14/2021	5/21/2021
40	Poured Walls	2w	5/24/2021	6/4/2021
41	Backfill	2d	6/7/2021	6/8/2021
42	SOG	2w	6/9/2021	6/22/2021
43	Move Salt Storage Shed	3w	6/23/2021	7/13/2021
44	**Parking Lot/Drive Lane**	**8w**	**6/23/2021**	**8/17/2021**
45	Parking lot Improvements	8w	6/23/2021	8/17/2021
46	**Phase 2B**	**42w 3d**	**4/23/2021**	**2/16/2022**
47	**Earthwork/Utilities**	**6w**	**4/23/2021**	**6/3/2021**
48	Clear and Grub	1w	4/23/2021	4/29/2021
49	Rough Grading	3w	4/30/2021	5/20/2021
50	Utilities	4w	5/7/2021	6/3/2021
51	Fine Grading	2w	5/21/2021	6/3/2021
52	**Footings/Foundations**	**7w 1d**	**5/21/2021**	**7/9/2021**
53	Excavate Footings	3d	5/21/2021	5/25/2021
54	Pour Footings	1w	5/26/2021	6/1/2021
55	Foundations	4w	5/28/2021	6/24/2021
56	Back Fill	1d	6/25/2021	6/25/2021
57	CMU Bearing Walls	2w	6/28/2021	7/9/2021
58	**Parking Lot/Exterior Finishes**	**21w 3d**	**6/4/2021**	**11/3/2021**
59	Fuel Station	4w	6/4/2021	7/1/2021
60	Class 5 base	1w 2d	8/24/2021	9/1/2021
61	Curbs	1w	9/2/2021	9/8/2021
62	Asphalt Base Course	3d	9/9/2021	9/13/2021
63	Sidewalks/Site Concrete	2w	9/14/2021	9/27/2021
64	Fencing	2w	9/23/2021	10/6/2021
65	Landscaping/Irrigation	2w	9/28/2021	10/11/2021
66	Install Security Gate	3d	10/7/2021	10/11/2021
67	Asphalt Finish Course	3d	10/12/2021	10/14/2021



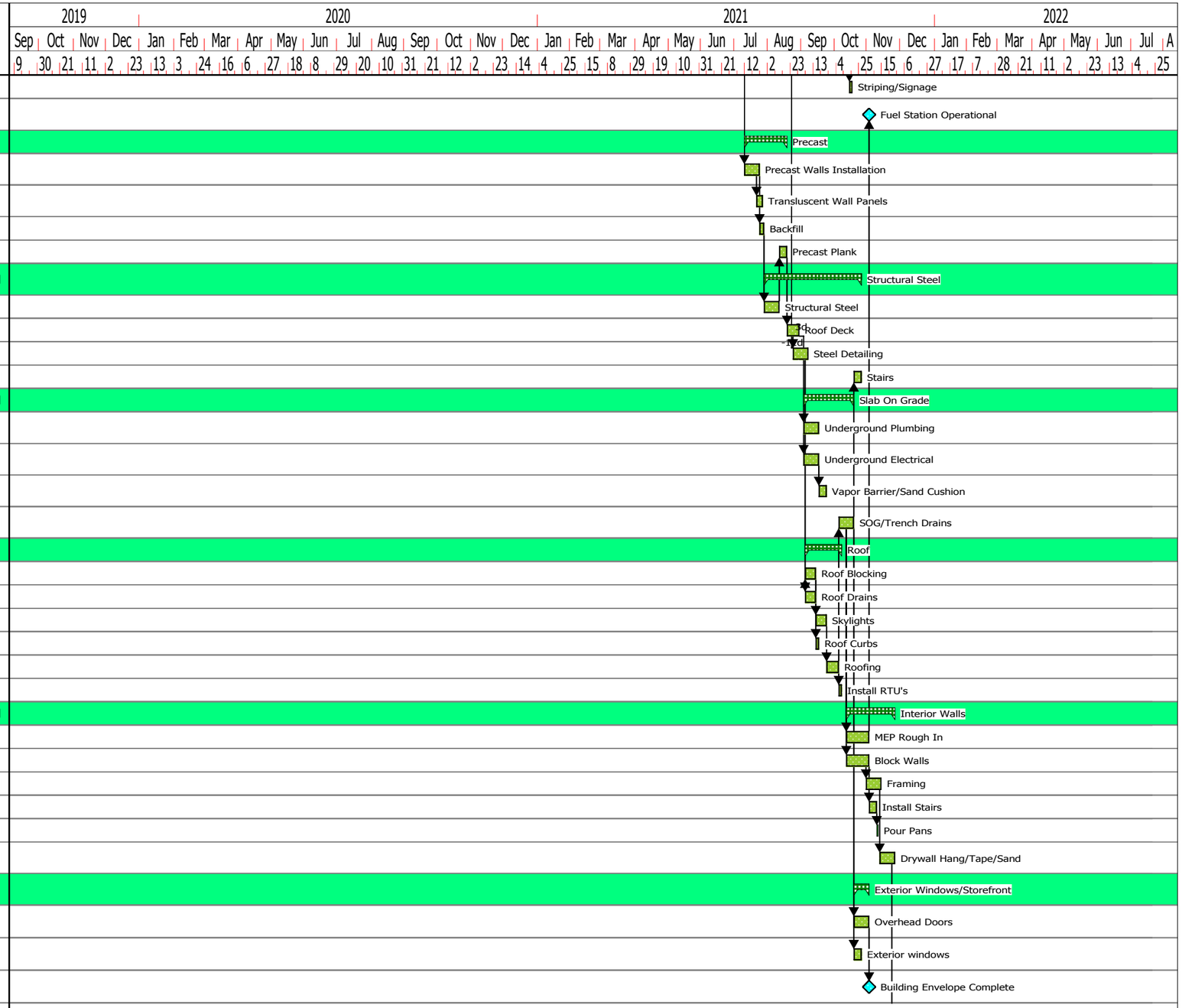
RJM CONSTRUCTION

Date: 8/5/2019

Ramsey Public Works & Fleet Maintenance

Preliminary Schedule

Line	Name	Duration	Start	Finish
68	Striping/Signage	2d	10/15/2021	10/18/2021
69	Fuel Station Operational		11/3/2021	11/3/2021
70	**Precast**	**5w 3d**	**7/12/2021**	**8/18/2021**
71	Precast Walls Installation	2w	7/12/2021	7/23/2021
72	Transluscent Wall Panels	4d	7/22/2021	7/27/2021
73	Backfill	3d	7/26/2021	7/28/2021
74	Precast Plank	1w	8/12/2021	8/18/2021
75	**Structural Steel**	**12w 4d**	**7/29/2021**	**10/26/2021**
76	Structural Steel	2w	7/29/2021	8/11/2021
77	Roof Deck	1w 3d	8/19/2021	8/30/2021
78	Steel Detailing	2w	8/25/2021	9/7/2021
79	Stairs	1w	10/20/2021	10/26/2021
80	**Slab On Grade**	**6w 3d**	**9/3/2021**	**10/19/2021**
81	Underground Plumbing	2w	9/3/2021	9/16/2021
82	Underground Electrical	2w	9/3/2021	9/16/2021
83	Vapor Barrier/Sand Cushion	1w	9/17/2021	9/23/2021
84	SOG/Trench Drains	2w	10/6/2021	10/19/2021
85	**Roof**	**4w 4d**	**9/6/2021**	**10/7/2021**
86	Roof Blocking	1w 2d	9/6/2021	9/14/2021
87	Roof Drains	1w 2d	9/6/2021	9/14/2021
88	Skylights	1w 2d	9/15/2021	9/23/2021
89	Roof Curbs	2d	9/15/2021	9/16/2021
90	Roofing	1w 3d	9/24/2021	10/5/2021
91	Install RTU's	2d	10/6/2021	10/7/2021
92	**Interior Walls**	**6w 2d**	**10/13/2021**	**11/25/2021**
93	MEP Rough In	3w	10/13/2021	11/2/2021
94	Block Walls	3w	10/13/2021	11/2/2021
95	Framing	2w	11/1/2021	11/12/2021
96	Install Stairs	1w	11/3/2021	11/9/2021
97	Pour Pans	1d	11/10/2021	11/10/2021
98	Drywall Hang/Tape/Sand	2w	11/12/2021	11/25/2021
99	**Exterior Windows/Storefront**	**2w**	**10/20/2021**	**11/3/2021**
100	Overhead Doors	2w	10/20/2021	11/2/2021
101	Exterior windows	1w	10/20/2021	10/26/2021
102	Building Envelope Complete		11/3/2021	11/3/2021



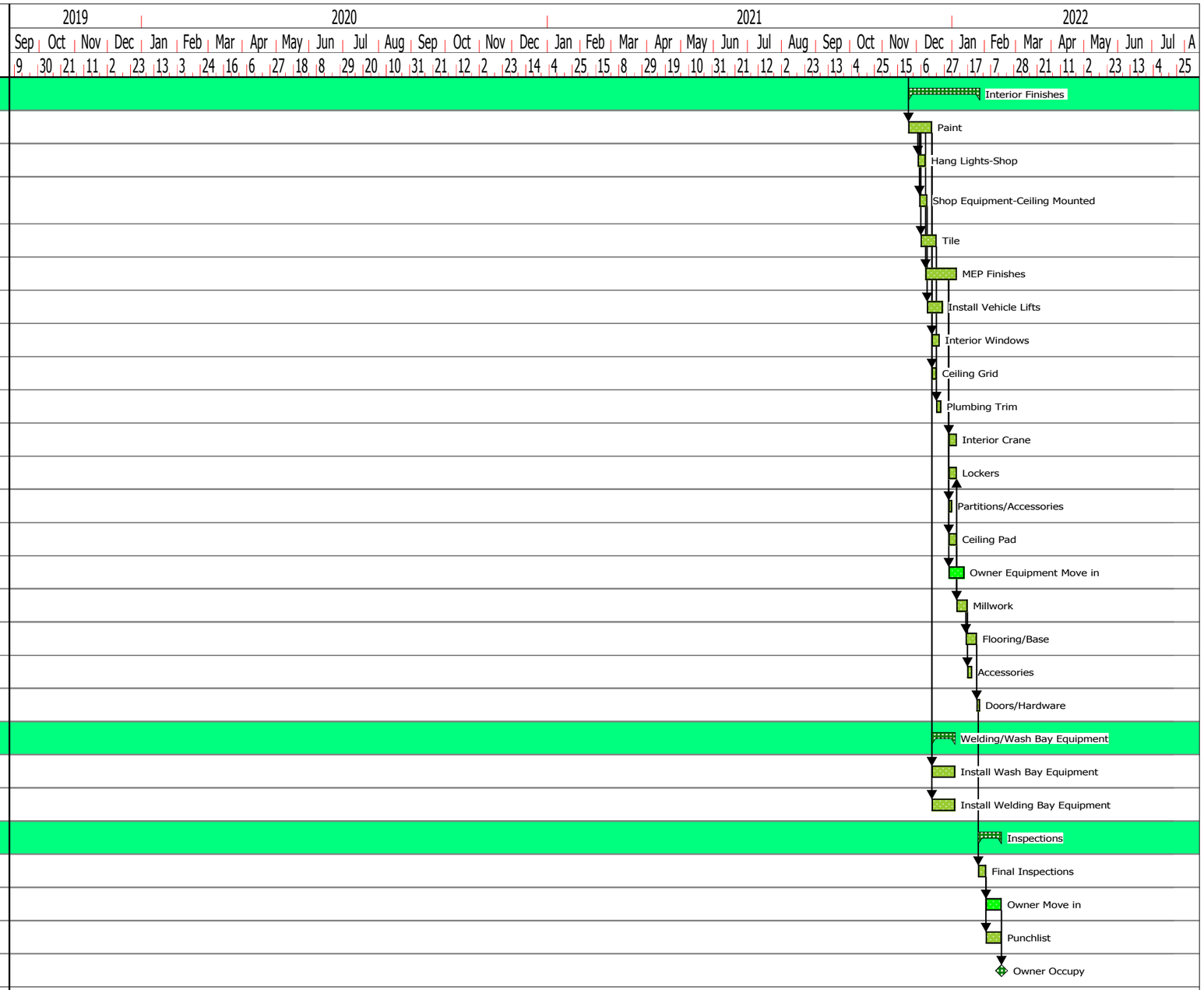
CONSTRUCTION

Date: 8/5/2019

Ramsey Public Works & Fleet Maintenance

Preliminary Schedule

Line	Name	Duration	Start	Finish
103	**Interior Finishes**	**9w 1d**	**11/24/2021**	**1/26/2022**
104	Paint	3w	11/24/2021	12/14/2021
105	Hang Lights-Shop	1w	12/2/2021	12/8/2021
106	Shop Equipment-Ceiling Mounted	1w	12/3/2021	12/9/2021
107	Tile	2w	12/6/2021	12/17/2021
108	MEP Finishes	4w	12/9/2021	1/5/2022
109	Install Vehicle Lifts	2w	12/10/2021	12/23/2021
110	Interior Windows	1w	12/15/2021	12/21/2021
111	Ceiling Grid	3d	12/15/2021	12/17/2021
112	Plumbing Trim	3d	12/20/2021	12/22/2021
113	Interior Crane	1w	12/30/2021	1/5/2022
114	Lockers	1w	12/30/2021	1/5/2022
115	Partitions/Accessories	2d	12/30/2021	12/31/2021
116	Ceiling Pad	1w	12/30/2021	1/5/2022
117	Owner Equipment Move in	2w	12/30/2021	1/12/2022
118	Millwork	1w 2d	1/6/2022	1/14/2022
119	Flooring/Base	1w 2d	1/14/2022	1/24/2022
120	Accessories	3d	1/17/2022	1/19/2022
121	Doors/Hardware	2d	1/25/2022	1/26/2022
122	**Welding/Wash Bay Equipment**	**3w**	**12/15/2021**	**1/4/2022**
123	Install Wash Bay Equipment	3w	12/15/2021	1/4/2022
124	Install Welding Bay Equipment	3w	12/15/2021	1/4/2022
125	**Inspections**	**3w**	**1/26/2022**	**2/16/2022**
126	Final Inspections	1w	1/26/2022	2/1/2022
127	Owner Move in	2w	2/2/2022	2/15/2022
128	Punchlist	2w	2/2/2022	2/15/2022
129	Owner Occupy		2/16/2022	2/16/2022



Legend

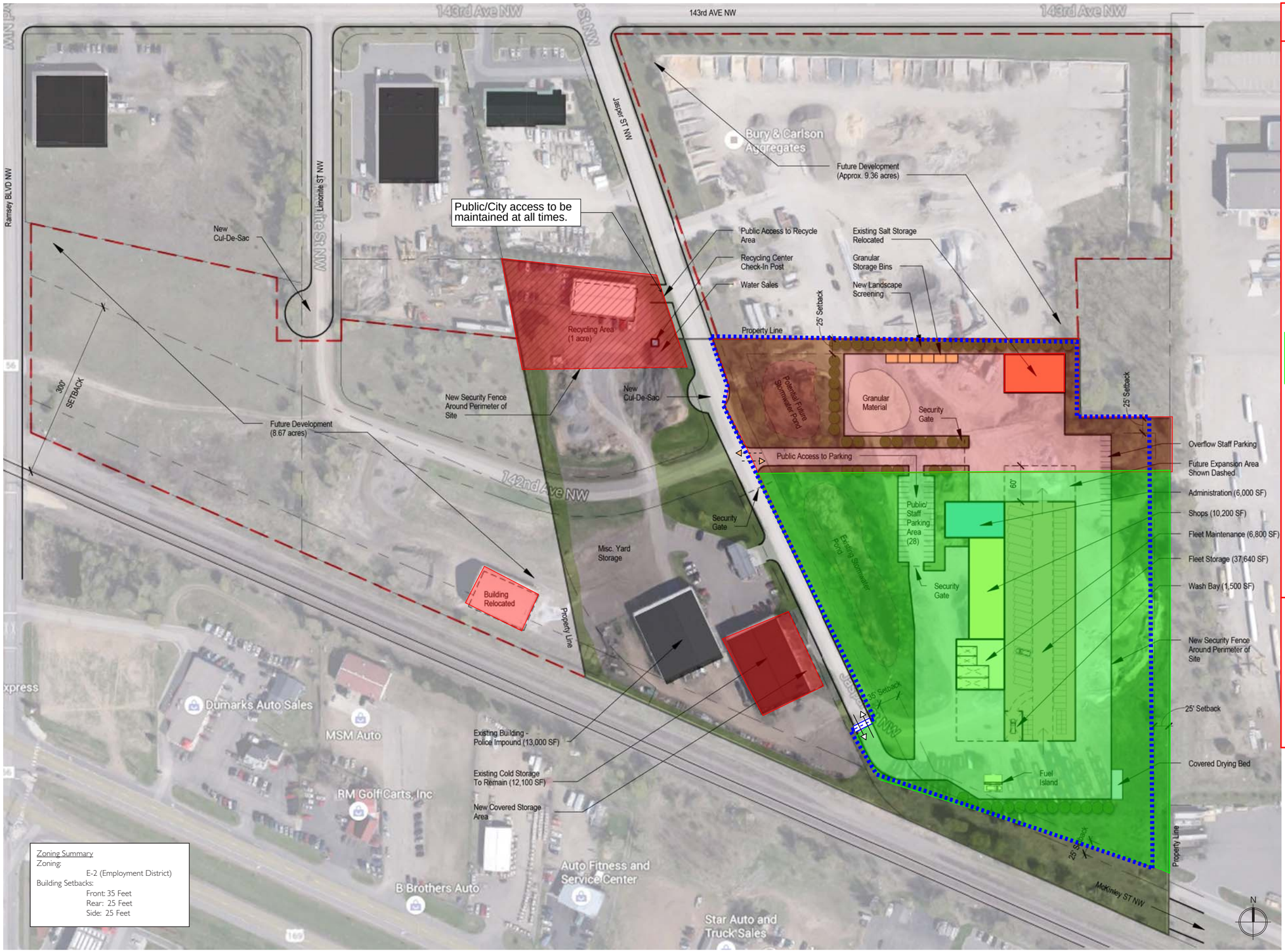
Preconstruction | Phase | Construction | Owner | Milestones

CONSTRUCTION

Date: 8/5/2019

Ramsey Public Works & Fleet Maintenance

Preliminary Schedule



Site Logistics Plan Legend

Phase 2A
Scope Includes:
Salt Storage Relocation
General Site Work
Remodel of Cold Storage
Recycling Center Work

Phase 2A Schedule:
Start: 4/19/21 Finish:8/17/21

General Site Work
Start: 5/11/21 Finish:8/17/21

Salt Storage Relocation
Start: 5/11/21 Finish:7/13/21

Remodel of Cold Storage
Start: 4/27/21 Finish:6/21/21

Recycling Center Work
Start: 4/27/21 Finish:6/7/21

Phase 2B
Scope Includes:
Construction of Fleet Services, Administration, Shops, Fleet Storage, Wash Bay & Fuel Island. Finish Site Improvements at New Building.

Phase 2B Schedule:
Start: 4/23/21 Finish:3/2/22

Sitework/Improvements
Start:4/23/21 Finish:10/18/21

New Building Construction
Start:4/23/21 Finish:3/2/22

Fuel Island
Start:6/4/21 Finish:7/1/21

Fuel Island Operational:
11/3/21

Site Construction Fencing

Salt Storage City Access Route

Construction Access Gate

Construction Access Route

City of Ramsey - Public Works
Preliminary Phasing Plan
8.2.19

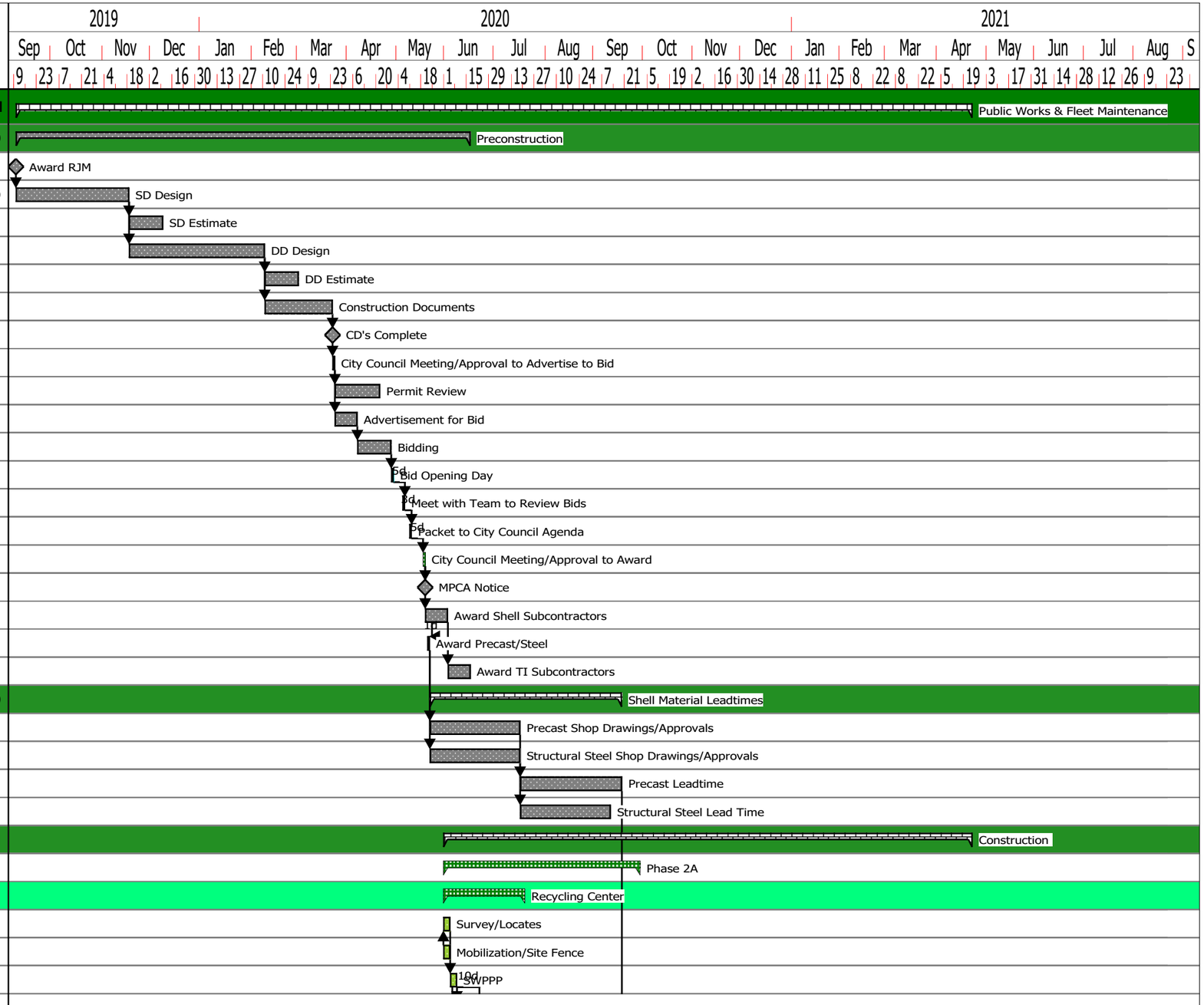
Option A
15.50 acres

BKV GROUP

Project #: 1937.02

City of Ramsey, MN
Public Works Study
11/18/2015

Line	Name	Duration	Start	Finish
1	**Public Works & Fleet Maintenance**	**84w 3d**	**9/10/2019**	**4/23/2021**
2	**Preconstruction**	**40w 1d**	**9/10/2019**	**6/16/2020**
3	Award RJM		9/10/2019	9/10/2019
4	SD Design	10w	9/10/2019	11/18/2019
5	SD Estimate	3w	11/19/2019	12/9/2019
6	DD Design	12w	11/19/2019	2/10/2020
7	DD Estimate	3w	2/11/2020	3/2/2020
8	Construction Documents	6w	2/11/2020	3/23/2020
9	CD's Complete		3/24/2020	3/24/2020
10	City Council Meeting/Approval to Advertise to Bid	1d	3/24/2020	3/24/2020
11	Permit Review	4w	3/25/2020	4/21/2020
12	Advertisement for Bid	2w	3/25/2020	4/7/2020
13	Bidding	3w	4/8/2020	4/28/2020
14	Bid Opening Day	1d	4/29/2020	4/29/2020
15	Meet with Team to Review Bids	1d	5/6/2020	5/6/2020
16	Packet to City Council Agenda	1d	5/11/2020	5/11/2020
17	City Council Meeting/Approval to Award	1d	5/19/2020	5/19/2020
18	MPCA Notice		5/20/2020	5/20/2020
19	Award Shell Subcontractors	2w	5/20/2020	6/2/2020
20	Award Precast/Steel	1d	5/21/2020	5/21/2020
21	Award TI Subcontractors	2w	6/3/2020	6/16/2020
22	**Shell Material Leadtimes**	**17w**	**5/22/2020**	**9/17/2020**
23	Precast Shop Drawings/Approvals	8w	5/22/2020	7/16/2020
24	Structural Steel Shop Drawings/Approvals	8w	5/22/2020	7/16/2020
25	Precast Leadtime	9w	7/17/2020	9/17/2020
26	Structural Steel Lead Time	8w	7/17/2020	9/10/2020
27	**Construction**	**46w 4d**	**6/1/2020**	**4/23/2021**
28	**Phase 2A**	**17w 2d**	**6/1/2020**	**9/29/2020**
29	**Recycling Center**	**7w 1d**	**6/1/2020**	**7/20/2020**
30	Survey/Locates	3d	6/1/2020	6/3/2020
31	Mobilization/Site Fence	3d	6/1/2020	6/3/2020
32	SWPPP	3d	6/4/2020	6/8/2020



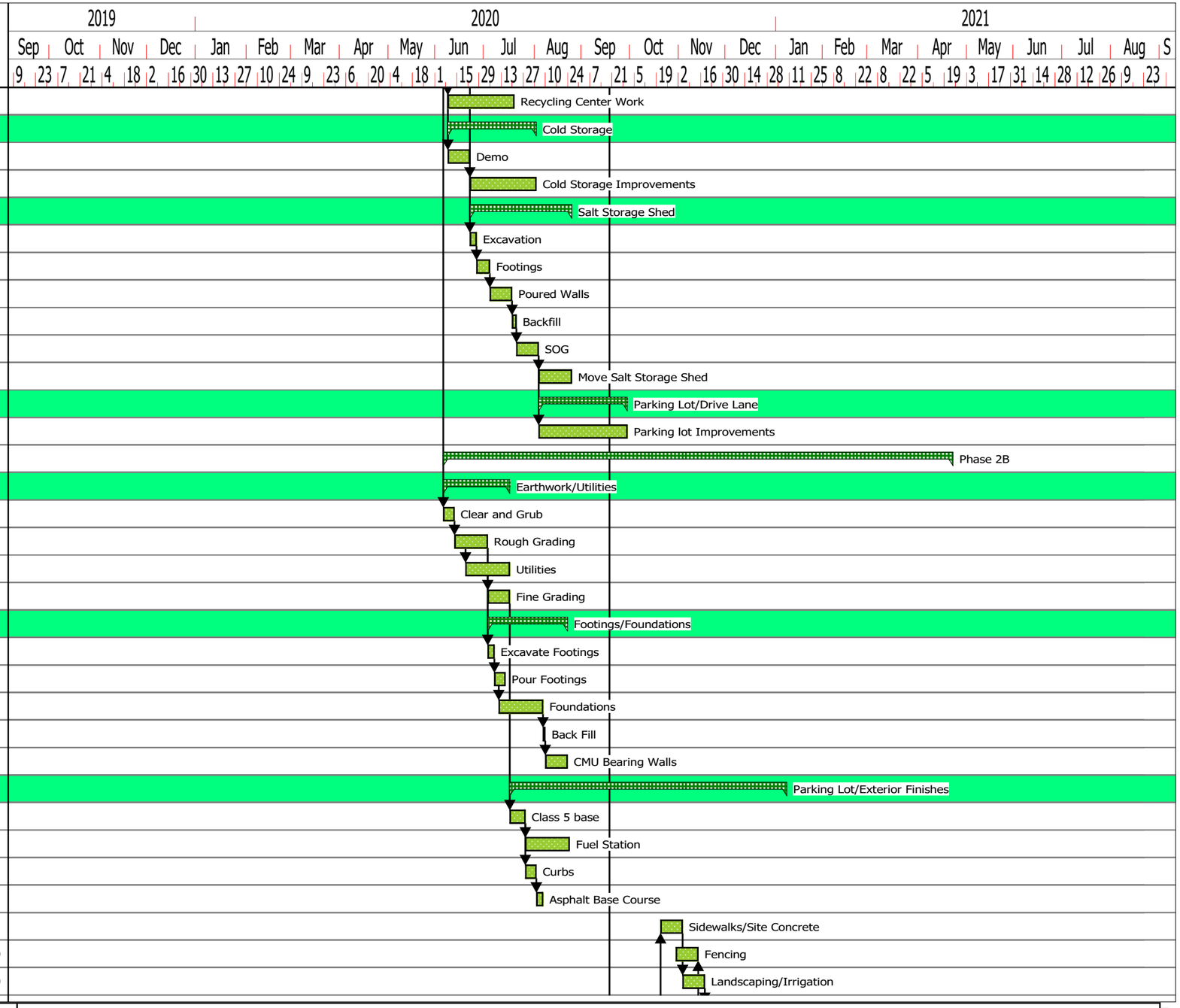
CONSTRUCTION

Date: 8/6/2019

Ramsey Public Works & Fleet Maintenance

Alternate Option Schedule

Line	Name	Duration	Start	Finish
33	Recycling Center Work	6w	6/9/2020	7/20/2020
34	**Cold Storage**	**8w**	**6/9/2020**	**8/3/2020**
35	Demo	2w	6/9/2020	6/22/2020
36	Cold Storage Improvements	6w	6/23/2020	8/3/2020
37	**Salt Storage Shed**	**9w 1d**	**6/23/2020**	**8/25/2020**
38	Excavation	3d	6/23/2020	6/25/2020
39	Footings	1w 1d	6/26/2020	7/3/2020
40	Poured Walls	2w	7/6/2020	7/17/2020
41	Backfill	2d	7/20/2020	7/21/2020
42	SOG	2w	7/22/2020	8/4/2020
43	Move Salt Storage Shed	3w	8/5/2020	8/25/2020
44	**Parking Lot/Drive Lane**	**8w**	**8/5/2020**	**9/29/2020**
45	Parking lot Improvements	8w	8/5/2020	9/29/2020
46	**Phase 2B**	**46w**	**6/5/2020**	**4/23/2021**
47	**Earthwork/Utilities**	**6w**	**6/5/2020**	**7/16/2020**
48	Clear and Grub	1w	6/5/2020	6/11/2020
49	Rough Grading	3w	6/12/2020	7/2/2020
50	Utilities	4w	6/19/2020	7/16/2020
51	Fine Grading	2w	7/3/2020	7/16/2020
52	**Footings/Foundations**	**7w 1d**	**7/3/2020**	**8/21/2020**
53	Excavate Footings	3d	7/3/2020	7/7/2020
54	Pour Footings	1w	7/8/2020	7/14/2020
55	Foundations	4w	7/10/2020	8/6/2020
56	Back Fill	1d	8/7/2020	8/7/2020
57	CMU Bearing Walls	2w	8/10/2020	8/21/2020
58	**Parking Lot/Exterior Finishes**	**25w**	**7/17/2020**	**1/8/2021**
59	Class 5 base	1w 2d	7/17/2020	7/27/2020
60	Fuel Station	4w	7/28/2020	8/24/2020
61	Curbs	1w	7/28/2020	8/3/2020
62	Asphalt Base Course	3d	8/4/2020	8/6/2020
63	Sidewalks/Site Concrete	2w	10/21/2020	11/3/2020
64	Fencing	2w	10/30/2020	11/12/2020
65	Landscaping/Irrigation	2w	11/4/2020	11/17/2020



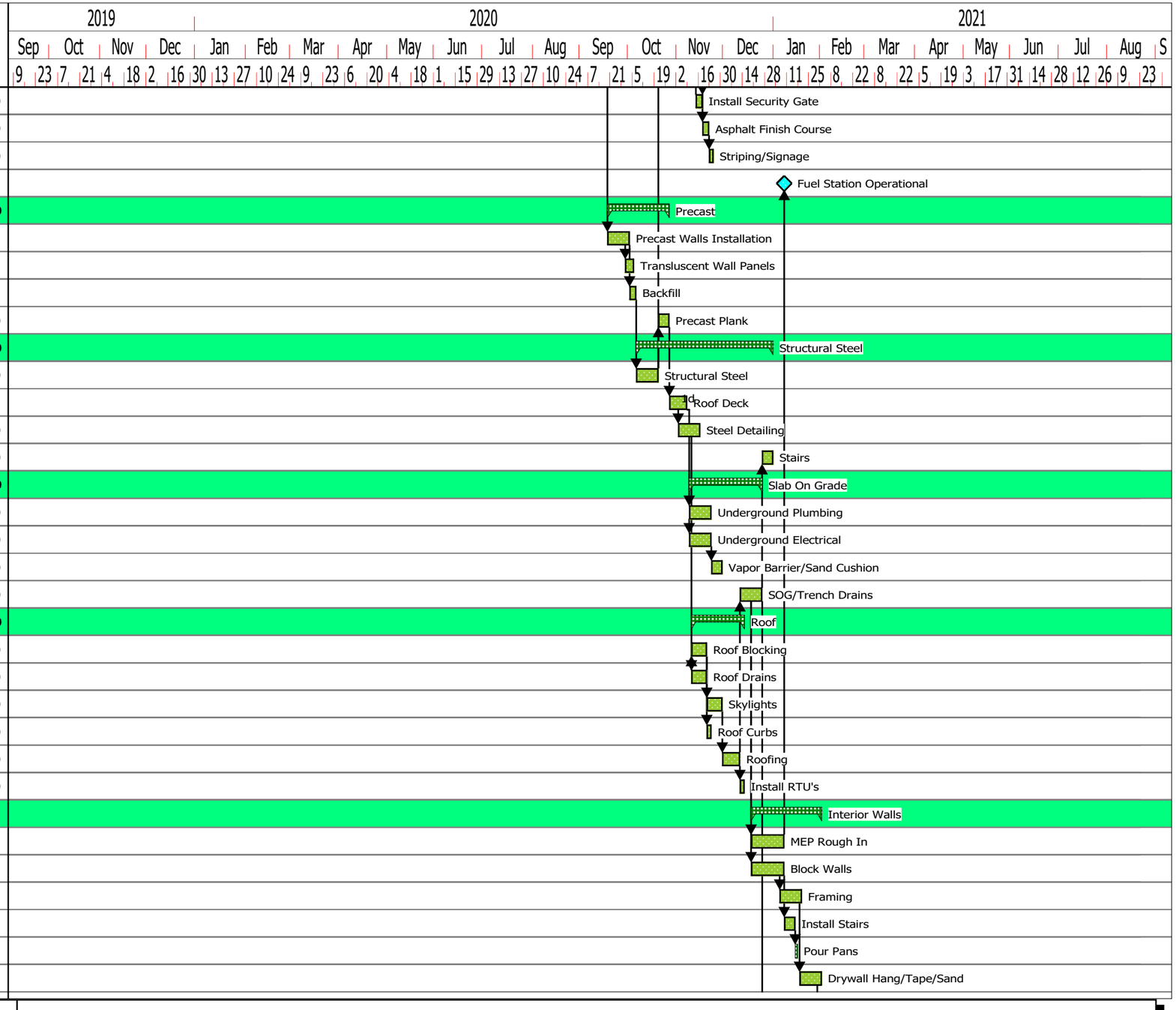
RJM CONSTRUCTION

Date: 8/6/2019

Ramsey Public Works & Fleet Maintenance

Alternate Option Schedule

Line	Name	Duration	Start	Finish
66	Install Security Gate	3d	11/13/2020	11/17/2020
67	Asphalt Finish Course	3d	11/18/2020	11/20/2020
68	Striping/Signage	2d	11/23/2020	11/24/2020
69	Fuel Station Operational		1/8/2021	1/8/2021
70	**Precast**	**5w 3d**	**9/18/2020**	**10/27/2020**
71	Precast Walls Installation	2w	9/18/2020	10/1/2020
72	Transluscent Wall Panels	4d	9/30/2020	10/5/2020
73	Backfill	3d	10/2/2020	10/6/2020
74	Precast Plank	1w	10/21/2020	10/27/2020
75	**Structural Steel**	**12w 2d**	**10/7/2020**	**12/31/2020**
76	Structural Steel	2w	10/7/2020	10/20/2020
77	Roof Deck	1w 3d	10/28/2020	11/6/2020
78	Steel Detailing	2w	11/3/2020	11/16/2020
79	Stairs	1w	12/25/2020	12/31/2020
80	**Slab On Grade**	**6w 3d**	**11/10/2020**	**12/24/2020**
81	Underground Plumbing	2w	11/10/2020	11/23/2020
82	Underground Electrical	2w	11/10/2020	11/23/2020
83	Vapor Barrier/Sand Cushion	1w	11/24/2020	11/30/2020
84	SOG/Trench Drains	2w	12/11/2020	12/24/2020
85	**Roof**	**4w 4d**	**11/11/2020**	**12/14/2020**
86	Roof Blocking	1w 2d	11/11/2020	11/19/2020
87	Roof Drains	1w 2d	11/11/2020	11/19/2020
88	Skylights	1w 2d	11/20/2020	11/30/2020
89	Roof Curbs	2d	11/20/2020	11/23/2020
90	Roofing	1w 3d	12/1/2020	12/10/2020
91	Install RTU's	2d	12/11/2020	12/14/2020
92	**Interior Walls**	**6w 2d**	**12/18/2020**	**2/1/2021**
93	MEP Rough In	3w	12/18/2020	1/7/2021
94	Block Walls	3w	12/18/2020	1/7/2021
95	Framing	2w	1/6/2021	1/19/2021
96	Install Stairs	1w	1/8/2021	1/14/2021
97	Pour Pans	1d	1/15/2021	1/15/2021
98	Drywall Hang/Tape/Sand	2w	1/19/2021	2/1/2021



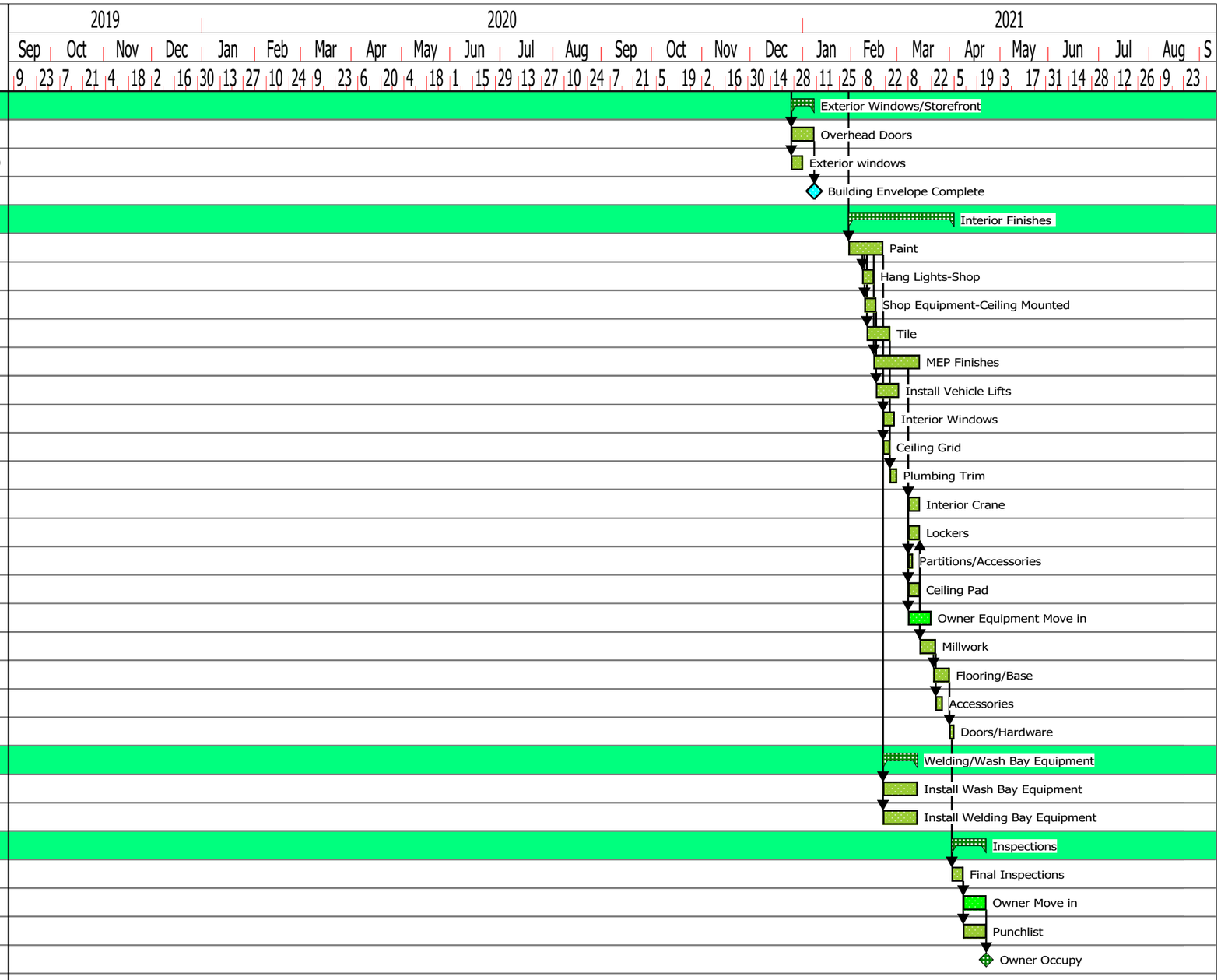
CONSTRUCTION

Date: 8/6/2019

Ramsey Public Works & Fleet Maintenance

Alternate Option Schedule

Line	Name	Duration	Start	Finish
99	**Exterior Windows/Storefront**	**2w**	**12/25/2020**	**1/8/2021**
100	Overhead Doors	2w	12/25/2020	1/7/2021
101	Exterior windows	1w	12/25/2020	12/31/2020
102	Building Envelope Complete		1/8/2021	1/8/2021
103	**Interior Finishes**	**9w 1d**	**1/29/2021**	**4/2/2021**
104	Paint	3w	1/29/2021	2/18/2021
105	Hang Lights-Shop	1w	2/8/2021	2/12/2021
106	Shop Equipment-Ceiling Mounted	1w	2/9/2021	2/15/2021
107	Tile	2w	2/10/2021	2/23/2021
108	MEP Finishes	4w	2/15/2021	3/12/2021
109	Install Vehicle Lifts	2w	2/16/2021	3/1/2021
110	Interior Windows	1w	2/19/2021	2/25/2021
111	Ceiling Grid	3d	2/19/2021	2/23/2021
112	Plumbing Trim	3d	2/24/2021	2/26/2021
113	Interior Crane	1w	3/8/2021	3/12/2021
114	Lockers	1w	3/8/2021	3/12/2021
115	Partitions/Accessories	2d	3/8/2021	3/9/2021
116	Ceiling Pad	1w	3/8/2021	3/12/2021
117	Owner Equipment Move in	2w	3/8/2021	3/19/2021
118	Millwork	1w 2d	3/15/2021	3/23/2021
119	Flooring/Base	1w 2d	3/23/2021	3/31/2021
120	Accessories	3d	3/24/2021	3/26/2021
121	Doors/Hardware	2d	4/1/2021	4/2/2021
122	**Welding/Wash Bay Equipment**	**3w**	**2/19/2021**	**3/11/2021**
123	Install Wash Bay Equipment	3w	2/19/2021	3/11/2021
124	Install Welding Bay Equipment	3w	2/19/2021	3/11/2021
125	**Inspections**	**3w**	**4/2/2021**	**4/23/2021**
126	Final Inspections	1w	4/2/2021	4/8/2021
127	Owner Move in	2w	4/9/2021	4/22/2021
128	Punchlist	2w	4/9/2021	4/22/2021
129	Owner Occupy		4/23/2021	4/23/2021



Legend

Preconstruction | Phase | Construction | Owner | Milestones

RJM CONSTRUCTION

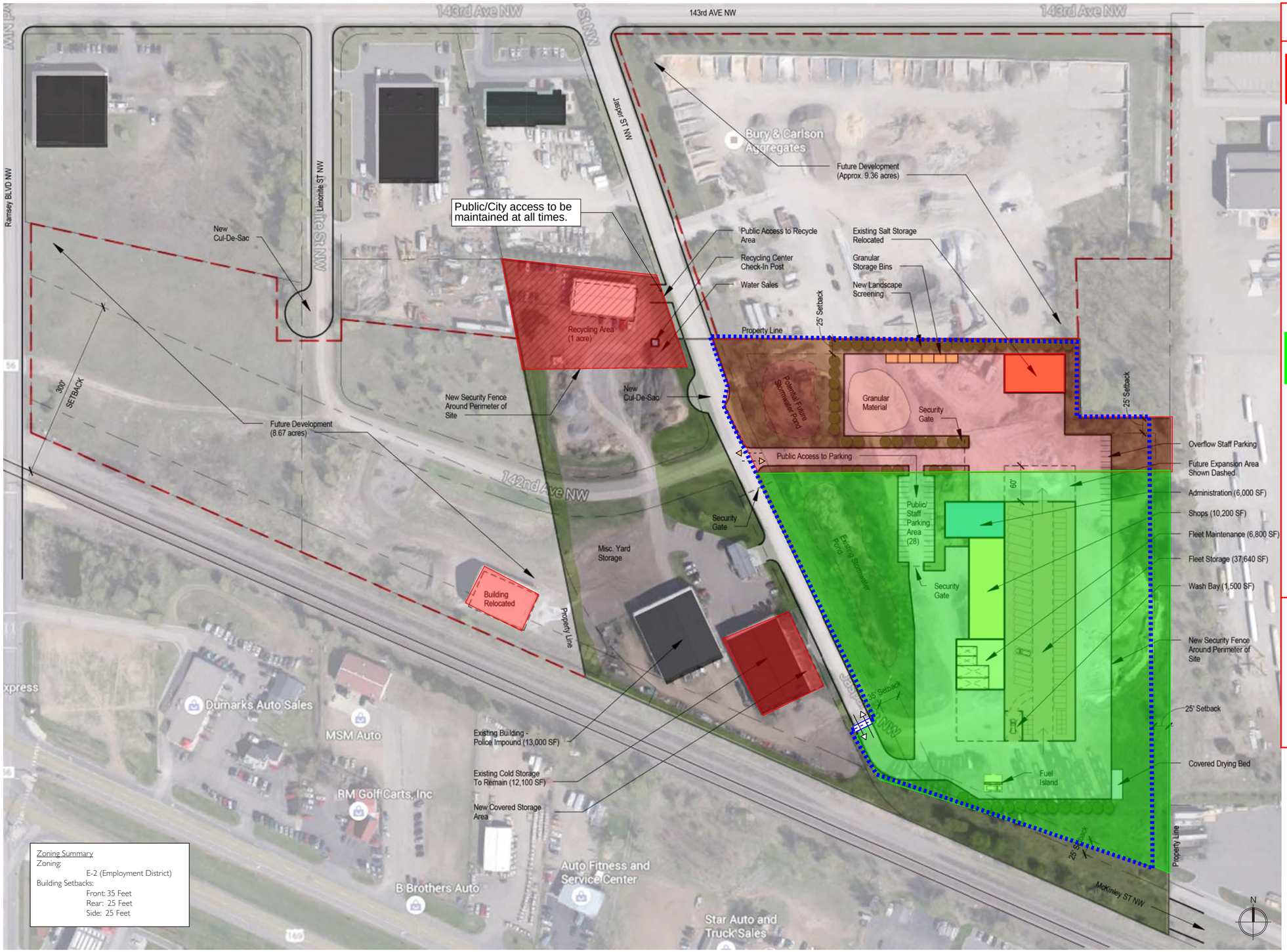
Date: 8/6/2019

Ramsey Public Works & Fleet Maintenance

Alternate Option Schedule

BKV GROUP

Project #: 1937.02



City of Ramsey - Public Works
Preliminary Phasing Plan - Alternate Option
8.2.19

Option A
15.50 acres

Site Logistics Plan Legend

Phase 2A
Scope Includes:
Salt Storage Relocation
General Site Work
Remodel of Cold Storage
Recycling Center Work

Phase 2A Schedule:
Start: 6/1/20 Finish:9/29/20

General Site Work
Start: 6/1/20 Finish:9/29/20

Salt Storage Relocation
Start: 6/23/20 Finish:8/25/20

Remodel of Cold Storage
Start: 6/9/20 Finish:8/3/20

Recycling Center Work
Start: 6/1/20 Finish:7/20/20

Phase 2B
Scope Includes:
Construction of Fleet Services, Administration, Shops, Fleet Storage, Wash Bay & Fuel Island. Finish Site Improvements at New Building.

Phase 2B Schedule:
Start: 6/5/20 Finish:4/30/21

Sitework/Improvements
Start: 6/5/20 Finish:11/24/21

New Building Construction
Start: 6/5/20 Finish:4/30/21

Fuel Island
Start: 7/28/20 Finish:8/24/20

Fuel Island Operational:
1/15/21

Site Construction Fencing

Salt Storage City Access Route

Construction Access Gate

Construction Access Route

City of Ramsey, MN
Public Works Study
11/18/2015

AIA® Document A305™ – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Grant Riemer

ADDRESS: City of Ramsey, 7550 Sunwood Drive NW, Ramsey, MN 55303

SUBMITTED BY: RJM Construction

NAME: Brad Barickman

ADDRESS: 830 Boone Avenue North, Golden Valley, MN 55427

PRINCIPAL OFFICE: X

[ ] Corporation

[ ] Partnership

[ ] Individual

[ ] Joint Venture

[X] Other

NAME OF PROJECT: *(if applicable)* City of Ramsey Public Works and Fleet Maintenance Facility

TYPE OF WORK: *(file separate form for each Classification of Work)*

[X] General Construction

[ ] HVAC

[ ] Electrical

[ ] Plumbing

[ ] Other: *(Specify)*

§ 1 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 37

§ 1.2 How many years has your organization been in business under its present business name? 21

§ 1.2.1 Under what other or former names has your organization operated?

RJM Construction Inc., United Properties Construction Services

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: NA

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

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User Notes: (863383372)

§ 1.3.2 State of incorporation: NA
§ 1.3.3 President's name: NA
§ 1.3.4 Vice-president's name(s) NA

§ 1.3.5 Secretary's name: NA
§ 1.3.6 Treasurer's name: NA

§ 1.4 If your organization is a partnership, answer the following:
§ 1.4.1 Date of organization: NA
§ 1.4.2 Type of partnership (if applicable): NA
§ 1.4.3 Name(s) of general partner(s) NA

§ 1.5 If your organization is individually owned, answer the following:
§ 1.5.1 Date of organization: NA
§ 1.5.2 Name of owner: NA

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

Limited Liability Company – RJM Construction of Minnesota, LLC. Robert J. Jossart, Joseph J. Maddy, Brian G. Recker, Theodore B. Beckman

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.
Federal EIN #26-21082383
Minnesota ID #9463084
Licensed in various Minnesota cities as required.

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.
State of Minnesota

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.
General Conditions
Demolition
Carpentry

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)
§ 3.2.1 Has your organization ever failed to complete any work awarded to it? No

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User Notes: (863383372)

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No.

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)
No.

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.
See attached.

§ 3.4.1 State total worth of work in progress and under contract: $323,380,235

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces. See Exhibits.

§ 3.5.1 State average annual amount of construction work performed during the past five years: $249,623,000

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization. See RFP response.

§ 4 REFERENCES

§ 4.1 Trade References:
Hunt Electric
Paul Corey
651-643-6561

M.G. McGrath
Mike McGrath
651-704-0300

Modern Heating
Mike Renstron
651-781-3358

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§ 4.2 Bank References: Platinum Bank, Tom Jacobson, CEO., 651-332-5228

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:
Liberty Mutual Insurance Company
2854 Hwy 55, Suite 250
Eagan, MN 55121

§ 4.3.2 Name and address of agent:
Mr. Brian Carpenter
Willlis
4000 Olson Memorial Hwy, Suite 300
Minneapolis, MN 55422
763-302-7100

§ 5 FINANCING

§ 5.1 Financial Statement. See Exhibits: Financials 2018

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

§ 5.1.3 Is the attached financial statement for the identical organization named on page one? Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction? Yes.

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§ 6 SIGNATURE

§ 6.1 Dated at this 8 day of August 2019

Name of Organization: RJM Construction

By: Ted Beckman

Title: President

§ 6.2

M being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 8 day of August 2019

Notary Public: Erin Crocker

My Commission Expires:

SEE PRINTED VERSION FOR SIGNATURES

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RJM CONSTRUCTION

MINNEAPOLIS OFFICE
830 Boone Ave North
Golden Valley, MN 55427

CONTRACTOR'S QUALIFICATION STATEMENT
PROJECTS IN PROGRESS

Comp. Date	Project Name	Owner	Architect	Contract Amount
05/31/2018	Legacy	Riverdale Ventures, LLC 218 North 1st Street Minneapolis, MN 55401	Oertel Architects 1795 St. Clair Avenue St. Paul,MN 55105	$5,388,340
11/01/2019	The Soap Factory	Buhl Soap, LLC 5100 Eden Avenue, Suite 317 Edina, MN 55436	Studio M Architects 530 North 3rd Street Minneapolis,MN 55401	$4,600,000
04/01/2018	MH Boiler Replacement (Harris)	Harris Companies 909 Montreal Circle St. Paul, MN 55102	Harris Companies 909 Montreal Circle St. Paul,MN 55102	$334,939
07/31/2018	Shoreview Community Center Addition	City of Shoreview 4600 Victoria Street North Shoreview, MN 55126	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$15,634,136
02/18/2019	Nordic House	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$61,931,769
04/01/2018	MH 4th Floor AHU's	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	'	$1,790,101
05/31/2019	Coon Rapids Chrysler	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	$19,410,686
09/07/2018	Hopkins Pavilion Addition	City of Hopkins 1010 - 1st Street S. Hopkins, MN 55343	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$5,088,203
	MH Building Pressure	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	'	$355,492
04/16/2019	CLUES	CLUES Real Estate Holding Company Dale Dufault St. Paul, MN 55106	'	$5,060,858
11/15/2018	U of M CSC	Regents of the University of Minnesota 400 Donhowe Building, 319 - 15th Ave SE Minneapolis, MN 55455	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$1,525,854
12/01/2019	SLP Westwood Hills Nature Center	City of St. Louis Park 3700 Monterey Drive St. Louis Park, MN 55416	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$817,303

Comp. Date	Project Name	Owner	Architect	Contract Amount
07/01/2019	City of Woodbury - Public Works	City of Woodbury 8301 Valley Creek Road Woodbury, MN 55125	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$20,468,352
08/28/2018	Spectrum HS College Career Ctr	Spectrum High School 17796 Industrial Circle NW Elk River, MN 55330	Rivera Architects Inc. 775 Fairmount Avenue St. Paul,MN 55105	$345,805
10/14/2019	HERO Center	City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	Leo A Daly 730 Second Ave. South Suite 1300 Minneapolis,MN 55402	$17,544,677
10/01/2018	MH Ground & 1st Floor Corridor Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$796,492
12/30/2022	Gateway RBC	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402	'	$1,245,342
12/31/2018	PNHS Prior Lake Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$441,062
06/30/2019	MH Cafeteria Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$4,939,355
06/30/2019	MH Pharmacy	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	'	$1,864,019
03/29/2019	Ovative Group, LLC	Ovative Group 701 N. Washington Avenue, Suite 400 Minneapolis, MN 55401	Snow Kreilich Architects 219 North Second Street, Suite 120 Minneapolis,MN 55401	$2,638,685
	TCO Crosstown OR Flooring	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	'	$457,712
07/31/2019	Fernbrook Fields - Athletic Complex	City of Maple Grove 12800 Arbor Lakes Parkway N. Maple Grove, MN 55369-7064	Stantec 733 Marquette Ave Suite 1000 Minneapolis,MN 55402	$7,632,631
09/24/2019	Walser Subaru - South St. Paul	Walser Real Estate, LLC 7700 France Avenue South, Ste 410N Edina, MN 55435	Phillips Architects and Contractors, Minneapolis,MN 55401	$8,363,418
04/30/2020	MH 4th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$20,650,995
10/12/2018	PNHS 3800 Electrical Service	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$770,227

Comp. Date	Project Name	Owner	Architect	Contract Amount
07/05/2019	City of Woodbury - Ojibway Park	City of Woodbury 8301 Valley Creek Road Woodbury, MN 55125	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$2,492,084
02/28/2018	Allina Woodbury 3rd Floor Remodel	Allina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$1,989,540
11/30/2018	NFH Lower Level Remodel	Northfield Hospital 2000 North Avenue Northfield, MN 55057	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$369,063
08/08/2019	Global Academy	Global Academy ABC 4065 Central Ave NE Columbia Heights, MN 55421	Rivera Architects Inc. 775 Fairmount Avenue St. Paul,MN 55105	$3,885,530
06/21/2019	Health Partners Elk River Clinic Remodel	HealthPartners 8170 33rd Avenue South Bloomington, MN 55425	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,426,657
12/01/2019	PNHS Lakeville MOB	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$9,639,919
04/15/2019	U of M Morrill Hall 3rd Floor Remodel	Regents of the University of Minnesota 400 Donhowe Building, 319 - 15th Ave SE Minneapolis, MN 55455	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$560,183
07/01/2019	WeWork - Nordic	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$6,282,166
09/30/2019	TCO Waconia Shell	TCO Real Estate - Fund II, LLC 4200 Dahlberg Drive, Ste 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$4,401,221
05/31/2019	Crown Iron Works	Crown Iron Works 2500 County Road C W. Roseville, MN 55113	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$3,252,229
05/31/2019	Allina New Ulm- MRI Replacement	Allina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$613,528
05/31/2019	Allina New Ulm - Pharmacy	Allina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$1,026,859
	Hill Murray Boiler Replacement	Hill-Murray School 2625 Larpenteur Ave. E. Maplewood, MN 55109	'	$575,830
07/01/2019	PNHS SLP Campus Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$1,337,978

Comp. Date	Project Name	Owner	Architect	Contract Amount
10/02/2014	PNHS Bloomington Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$1,151,158
08/01/2014	JP Morgan Chase and Company	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Callison,LLC 1420 - 5th Avenue Seattle,WA 98101-4646	$1,022,436
08/01/2014	TRIA - Pain Management	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$504,727
06/30/2014	NELSON Office Remodel	NELSON 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403	'	$259,906
07/31/2015	Eden Prairie Aquatics Addition	City of Eden Prairie '	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis,MN 55401	$19,875,095
08/29/2014	PST Thrust Stage	Park Square Theatre 408 St. Peter Street, Suite 110 St. Paul, MN 55102	'	$2,829,537
01/28/2015	Centerpoint Energy	Centerpoint Energy P.O. Box 59038 Minneapolis, MN 55459	'	$7,570,804
12/30/2014	YWCA Roof Re-Waterproofing	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	INSPEC 5801 Duluth Street Minneapolis,MN 55422	$1,386,430
09/05/2014	Odyssey Academy Summer 2014	Gregory R. Gredvig 4913 Kalenda Avenue North East Albertville, MN 55301	Rivera Architects Inc. 775 Fairmount Avenue St. Paul,MN 55105	$1,114,846
11/28/2014	Pamela Park	City of Edina 4801 West 50th Street Edina, MN 55424	Wendel 111 Washington Avenue North Minneapolis,MN 55401	$261,669
08/22/2014	Marketing Lab	701 Washington Master Tenant, LLC 3600 American Blvd. West, Suite 750 Bloomington, MN 55431	'	$321,433
12/31/2014	Fairview Northland SEP	Fairview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$3,958,258
01/30/2015	Meridian Behavioral Health Pine City	Meridian Programs 550 Main Street, Suite 230 New Brighton, MN 55112	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$2,652,026
09/12/2014	PNHS Melrose Clinic East	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$451,193

Comp. Date	Project Name	Owner	Architect	Contract Amount
10/15/2019	19-001 Bio-Techne QC, Bottling and Manufacturing Lab Expan.	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	'	$1,656,627
	19-002 Bio-Techne Sales Office Area Remodel	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$1,510,547
10/01/2020	City of Andover Community Center Expansion	City of Andover 1685 Crosstown Blvd. N.W Andover, MN 55304	'	$1,485,574
06/26/2019	Crown Extraction Building	Crown Iron Works 2500 County Road C W. Roseville, MN 55113	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$688,973
06/30/2020	City of Shoreview Commons Park Expansion	City of Shoreview 4600 Victoria Street North Shoreview, MN 55126	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$3,044,123
06/17/2019	MH MMB Bariatric Clinic Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$280,712
12/20/2019	Acist	ACIST Medical Systems, Inc. 7905 Fuller Rd Eden Prairie, MN 55344	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$1,339,495
12/15/2019	Frauenshuh Cancer Center Pharmacy	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$317,650
	Entira Family Clinics Interior Build-Out	Entira Family Clinic 2025 Sloan Place, Suite 35 St. Paul, MN 55117	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,031,506
07/01/2019	Crown Innovation Center	Crown Iron Works 2500 County Road C W. Roseville, MN 55113	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$274,063
	WeWork - Lightwell Kansas City	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	'	$7,788,720
01/31/2020	WeWork - Columbus Capital Square	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	'	$6,349,375
10/01/2019	TCO Burnsville MRI	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$449,302
12/06/2019	WeWork Columbus - 800 N. High St	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	'	$4,261,894

Comp. Date	Project Name	Owner	Architect	Contract Amount
				$323,380,235

RJM CONSTRUCTION

MINNEAPOLIS OFFICE
830 Boone Ave North
Golden Valley, MN 55427

CONTRACTOR'S QUALIFICATION STATEMENT
PROJECTS COMPLETED

Comp. Date	Project Name	Owner	Architect	Contract Amount
05/01/2015	American Family	American Family Mutual Insurance Co 6000 American Parkway Madison, WI 53583		$7,997,294
03/03/2014	Park Dental - Lakeville	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis,MN 55401	$433,323
04/14/2014	Southdale OB/GYN	Southdale OB/GYN Consultants 3625 West 65th Street, Suite 100 Edina, MN 55435	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$477,178
08/01/2014	Capella Lobby Renovation	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis,MN 55402	$7,301,657
07/01/2014	Allina Unity NSHD Surgical Services	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Leo A Daly 730 Second Ave. South Suite 1300 Minneapolis,MN 55402	$921,298
05/06/2014	UCare - Stinson	UCare 500 Stinson Blvd. NE Minneapolis, MN 55413-2615	Studio Hive 901 North 3rd Street Suite 228 Minneapolis,MN 55401	$2,747,629
05/01/2014	PNHS Eagan Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$274,940
03/28/2014	TCO Crosstown ASC	Twin City Orthopedics 6465 Wayzata Blvd, Ste 900 St. Louis Park, MN 55426	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$315,786
10/01/2014	RBC Plaza Interiors	KBS III, 60 S Sxth St LLC Ownr Care of: NorthMarq Real Estate Services, LLC Minneapolis, MN 55401	Shea Architects Inc 10 South Eighth Street Minneapolis,MN 55402	$8,354,773
04/18/2014	505 Nicollet Interior Demolition	505 Nicollet 3500 American Blvd. W Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis,MN 55402	$606,528
04/25/2014	Packaging Sales	United Properties Investment, LLC 3500 American Blvd. West, Suite 200 Bloomington, MN 55431	Genesis Architecture 4350 Baker Road Minnetonka,MN 55343	$288,773
03/31/2014	Loose Wiles Landlord Work	701 Washington Master Tenant, LLC 3600 American Blvd. West, Suite 750 Bloomington, MN 55431	Gensler Architects 81 South Ninth Street Minneapolis,MN 55402	$363,048

Comp. Date	Project Name	Owner	Architect	Contract Amount
05/26/2014	Clifton Group	Centennial Lakes V, LLC 3600 Minnesota Drive Edina, MN 55435	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	$549,698
08/01/2014	Moss & Barnett	Moss & Barnett 150 South 5th Street, Suite 1200 Minneapolis, MN 55402	Hammel, Green & Abrahamson SDS 12 - 1861, P.O. Box 86 Minneapolis,MN 55401	$2,918,298
05/02/2014	Ridgeview 212 Extednded Stay Suites	Ridgeview Medical Center 500 South Maple Street Waconia, MN 55387	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$766,804
10/01/2015	National Marrow Donor Program	United Properties Investment, LLC 3500 American Blvd. West, Suite 200 Bloomington, MN 55431	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$33,902,124
04/24/2014	US Bank 3rd Floor	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$643,709
07/01/2015	Allina-Champlin Shell Building	MSP/Champlin, LLC 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$3,154,658
06/20/2014	505 Nicollet Parking Garage	505 Nicollet 3500 American Blvd. W Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis,MN 55402	$502,381
07/01/2014	MH 4E Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416		$253,072
06/30/2014	BGC Gamble Center Pool	Boys & Girls Club of the Twin Cities 690 Jackson Street St. Paul, MN 55130		$904,061
08/20/2014	PNHS MMB Nephrology	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$557,000
06/05/2015	Maple Grove Central Park - BUILDING	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369	U+B Architecture and Design 2609 Aldrich Avenue South, Suite 100 Minneapolis,MN 55408	$5,000,353
08/08/2014	CentraCare Health Med/Surg Remodel	CentraCare Health System 1406 6th Avenue North St. Cloud, MN 56303	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$480,422
12/18/2014	Maple Grove Community Gym	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369	Armstrong, Torseth, Skold & Rydec 8501 Golden Valley Road, Suite 300 Minneapolis,MN 55427	$8,178,018
06/13/2014	US Bank - 5th Floor Construction	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$617,759

Comp. Date	Project Name	Owner	Architect	Contract Amount
12/31/2014	Datacard Group	DataCard Corporation 11111 Bren Road West Minnetonka, MN 55343-9015	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$11,583,905
08/22/2014	Rogers Police Station Remodel	City of Rogers 22350 South Diamond Lake Road Rogers, MN 55374	HTG Architects 9300 Hennepin Town Road Eden Prairie,MN 55347	$1,980,097
06/10/2014	US Bank - 6th Floor Construction	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$747,295
07/14/2014	Allina - Oakdale Clinic	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$446,333
05/02/2014	NorthMarq Capital Suite 500	Northland Center 1 3500 West 80th Street Bloomington, MN 55431	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$975,008
08/31/2014	505 Nicollet Exterior Windows	505 Nicollet 3500 American Blvd. W Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis,MN 55402	$2,563,179
06/10/2014	US Bank - Hines	U.S. Bank National Association 2800 East Lake Street Minneapolis, MN 55406	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$392,137
07/18/2014	PNHS Burnsville Ortho	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416		$360,010
07/15/2014	Tiger Risk	Tiger Risk 7601 France Avenue South Edina, MN 55435	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	$426,216
05/02/2014	Hiawatha Academy Northrop - Mechanical	Charter Schools Develpmnt Crp. 7272 Park Circle Drive, Suite 265 Hanover, MD 21076	U+B Architecture and Design 2609 Aldrich Avenue South, Suite 100 Minneapolis,MN 55408	$300,000
	Norwest Equity Partners	Norwest Equity Partners 80 South 8th Street, Ste 3600 Minneapolis, MN 55402		$1,289,254
08/01/2014	North Clinic Plymouth	North Clinic, PA 9201 West Broadway Avenue N, Suite 601 Brooklyn Park, MN 55445	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,363,191
10/14/2014	Edina Sports Dome and Ice Rink	City of Edina 4801 West 50th Street Edina, MN 55424	Cuningham Group 201 Main Street SE, #325 St. Anthony Main Minneapolis,MN 55414	$912,642
06/05/2015	Maple Grove Central Park - SITE	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369	Damon Farber Associates 401 2nd Ave. N. Minneapolis,MN 55401	$10,209,308

Comp. Date	Project Name	Owner	Architect	Contract Amount
10/02/2014	PNHS Bloomington Refresh	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$1,151,158
08/01/2014	JP Morgan Chase and Company	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Callison,LLC 1420 - 5th Avenue Seattle,WA 98101-4646	$1,022,436
08/01/2014	TRIA - Pain Management	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$504,727
06/30/2014	NELSON Office Remodel	NELSON 1201 Marquette Avenue South, Suite 200 Minneapolis, MN 55403		$259,906
07/31/2015	Eden Prairie Aquatics Addition	City of Eden Prairie	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis,MN 55401	$19,875,095
08/29/2014	PST Thrust Stage	Park Square Theatre 408 St. Peter Street, Suite 110 St. Paul, MN 55102		$2,829,537
01/28/2015	Centerpoint Energy	Centerpoint Energy P.O. Box 59038 Minneapolis, MN 55459		$7,570,804
12/30/2014	YWCA Roof Re-Waterproofing	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	INSPEC 5801 Duluth Street Minneapolis,MN 55422	$1,386,430
09/05/2014	Odyssey Academy Summer 2014	Gregory R. Gredvig 4913 Kalenda Avenue North East Albertville, MN 55301	Rivera Architects Inc. 775 Fairmount Avenue St. Paul,MN 55105	$1,114,846
11/28/2014	Pamela Park	City of Edina 4801 West 50th Street Edina, MN 55424	Wendel 111 Washington Avenue North Minneapolis,MN 55401	$261,669
08/22/2014	Marketing Lab	701 Washington Master Tenant, LLC 3600 American Blvd. West, Suite 750 Bloomington, MN 55431		$321,433
12/31/2014	Fairview Northland SEP	Fairview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$3,958,258
01/30/2015	Meridian Behavioral Health Pine City	Meridian Programs 550 Main Street, Suite 230 New Brighton, MN 55112	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$2,652,026
09/12/2014	PNHS Melrose Clinic East	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$451,193

Comp. Date	Project Name	Owner	Architect	Contract Amount
12/31/2014	Recovery Technology Solutions	Recovery Technology Solutions 500 South Marschall Rd, Suite 200 Shakopee, MN 55379	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$561,265
10/31/2014	SLP - Maple Grove	South Lake Pediatrics 17705 Hutchins Drive, Suite 101 Minnnetonka, MN 55345	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$643,263
07/01/2015	Penn & American Phase II	P&A Retail Investment, LLC c/o United Properties, Attn: Rick McKelvey Bloomington, MN 55431	ESG Architects 500 Washington Avenue S Minneapolis,MN 55415	$14,342,766
10/10/2014	Seed Partners	Seed Partners, LLC 420 5th Street, 5th Floor Minneapolis, MN 55401	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	$259,703
12/25/2014	McGladrey 9th & 10th Floor Restrooms	McGladrey Plaza 801 Nicollet Mall Minneapolis, MN 55402	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	$272,096
01/16/2015	Xcel Energy - Shorewood	Northern States Power Company, a Minnesota Corp 414 Nicollet Mall MP 07 Minneapolis, MN 55401	,	$1,449,238
11/15/2014	R&D Fitness Area	Cushman & Wakefield/NorthMarq 3500 American Blvd W #200 Bloomington, MN 55431	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$301,401
11/28/2014	Zeiss Training Center Remodel	Zeiss Training Center Remodel 6250 Sycamore Ln N. Maple Grove, MN 55369	Edward Farr Architects, Inc. 7710 Golden Triangle Drive Eden Prarie,MN 55344	$312,021
10/15/2014	PNHS 3900 SPD	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$259,940
	Northfield Hospital - Endoscopy	Northfield Hospital 2000 North Avenue Northfield, MN 55057	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$5,085,709
01/02/2015	TCO WestHealth	Twin City Orthopedics 6465 Wayzata Blvd, Ste 900 St. Louis Park, MN 55426	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$944,140
03/02/2015	UMMC Auditorium and Conf. Center	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$2,526,527
03/02/2015	UMMC - 11th Floor Pediatric Renovations	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$3,625,651
06/15/2015	Red Rock Business Park	United Properties Investment, LLC 3500 American Blvd. West, Suite 200 Bloomington, MN 55431	Lampert Architects, P.A. 420 Summit Avenue - Fourth Floor St. Paul,MN 55102	$13,747,308

Comp. Date	Project Name	Owner	Architect	Contract Amount
	Porsche of Minneapolis	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	$7,743,576
12/19/2014	MMIC Expansion	Centennial Lakes I 7701 France Ave S Edina, MN 55435	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	$320,573
11/21/2014	Northfield Hospital East Parking Lot Extension	Northfield Hospital 2000 North Avenue Northfield, MN 55057	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$282,707
01/15/2015	TCO Eden Prairie	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$1,144,958
02/12/2015	PNHS General and Bariatric Surgery	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$1,280,253
04/01/2015	MH Surgery Infastructure	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$2,886,154
12/01/2017	MH 7th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$5,281,154
01/30/2015	MH 7th Floor Mockup	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$258,455
05/30/2015	MH Pre-Post	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$3,959,557
12/15/2014	Meridian Behavioral Health - Owatonna Facility	Meridian Behavorial Health 550 Main Street, Suite 230 New Brighton, MN 55112	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$828,161
01/22/2015	Keurig Green Mountain	Keurig Green Mountain 33 Coffee Lane Waterbury, VT 05676	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	$334,438
04/10/2015	Fairview Northland-PrePost Expansion	Fairview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$1,327,037
02/13/2015	RBC 3rd Floor Landlord Prep	KBS III, 60 S Sxth St LLC Ownr Care of: NorthMarq Real Estate Services, LLC Minneapolis, MN 55401	Gensler Architects 81 South Ninth Street Minneapolis,MN 55402	$570,738
02/13/2015	RBC 4th Floor Landlord Prep	KBS III, 60 S Sxth St LLC Ownr Care of: NorthMarq Real Estate Services, LLC Minneapolis, MN 55401	,	$733,736

Comp. Date	Project Name	Owner	Architect	Contract Amount
03/31/2015	Fairview Northland NSEP TI	Fairview Northland Medical Center 911 Northland Drive Princeton, MN 55371	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$1,983,886
01/01/2015	Danfoss	Plymouth Business Center ,	KR Design 1715 Douglas Avenue Minneapolis,MN 55403	$730,636
03/20/2015	PNHS 3800 MH Lobby	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$404,489
03/05/2015	Colgate Palmolive	Colgate - Palmolive Company 801 Nicollet Mall, Suite 420 Minneapolis, MN 55402	,	$389,814
11/13/2015	Be the Match Interiors	National Marrow Donor Program 3001 Broadway Street NE, Suite 100 Minneapolis, MN 55413-1753	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis,MN 55402	$16,782,039
06/30/2015	PNHS Burnsville OB	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$1,384,306
05/15/2015	PNHS 3800 Childrens/Adolescent Behavior	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$822,578
07/01/2015	MH 4-7 Data/Elec Closets	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$255,733
03/16/2015	Summit Ortho - Eagan	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$810,270
09/01/2015	PNHS Struthers Parkinson's Cntr Expansion	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$1,939,136
08/15/2015	Portico Benefit Services	Cushman & Wakefield/NorthMarq 801 Nicollet Mall Minneapolis, MN 55402	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$1,661,540
04/01/2015	MH East Tower Shaft Relocates	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$337,908
12/10/2015	MH Lower Level SPD	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$5,567,662
06/15/2015	MH Cancer Center Link 2nd Floor	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$398,746

Comp. Date	Project Name	Owner	Architect	Contract Amount
05/01/2015	Select Sales	Cushman & Wakefield/NorthMarq 801 Nicollet Mall Minneapolis, MN 55402	Site Survey Solutions 17190 Hollyhock Avenue Lakeville,MN 55044	$335,236
06/10/2015	Woodlake Centre Common Space Upgrades	Woodlake Partners LLC 1800 Century Park East, Suite 1016 Los Angeles, CA 90067	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$974,229
03/31/2016	Portland Tower	Portland Tower LLC 218 North 1st Street Minneapolis, MN 55401	Oertel Architects 1795 St. Clair Avenue St. Paul,MN 55105	$2,594,340
06/15/2015	Bunzl	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402	Lampert Architects, P.A. 420 Summit Avenue - Fourth Floor St. Paul,MN 55102	$743,965
05/01/2015	Wenck	Sun Life Assurance Company of Canada 3500 American Blvd. West, Suite 200 Minneapolis, MN 55431	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$393,122
01/01/2017	MH 2nd Floor Surgery	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$10,310,077
07/01/2015	Summit Orthopedics - Midway	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$617,809
09/01/2015	MH Imaging AHU	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	Meyer, Borgman & Johnson, Inc. 12 S. 6th Street, Suite 810 Minneapolis,MN 55402	$1,387,790
07/01/2015	Allina Health-United Hospital Bariatric Clinic	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$631,329
07/24/2015	Allina - St. Francis Regional Med Cntr Outpatient Clinic	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$386,660
01/25/2016	Allina - St. Francis Care South Remodel	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$1,463,332
10/01/2015	The Good Acre	Pohlad Foundation 60 South Sixth Street, Suite 3800 Minneapolis, MN 55402	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$2,774,308
09/01/2015	PNHS 3900 ASC Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$560,962
07/10/2015	Hutchinson Health MRI Replacement	Hutchinson Health 1095 Hwy 15 South Hutchinson, MN 55350	Horty Elving & Associates, Inc. 505 East Grant Street Minneapolis,MN 55404	$466,389

Comp. Date	Project Name	Owner	Architect	Contract Amount
08/15/2015	PNHS 3800 Allergy Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$291,581
06/01/2015	MH Vision RT/Linac Replacement	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$267,274
09/30/2015	MH S10 & Dumbwaiter Shaft	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$1,486,645
07/10/2015	PBC-Group Medical	The Travelers Companies, Inc. 385 Washing Street, NB12A St. Paul, MN 55102	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$445,335
09/30/2015	Amazon Distribution Center	OIRE MN, LLC 10350 Bren Road West Minnetonka, MN 55343	Ford & Associates Architects, Inc. 1500 West First Avenue Columbus,OH 43212	$4,347,713
06/30/2016	Twin City Academy	Twin Cities Academy 835 East Fifth Street St. Paul, MN 55106	Kodet Architectural Group, LTD 15 Groveland Terrace Minneapolis,MN 55403	$12,050,000
	SLP Outdoor Refridgeration Ice	City of St. Louis Park 3700 Monterey Drive St. Louis Park, MN 55416	'	$619,944
	MH - MMB Neurology	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$269,035
06/15/2016	YMCA Forest Lake	YMCA of the Greater Twin Cities 2125 E. Hennepin Ave. Minneapolis, MN 55413	'	$12,433,698
10/01/2015	MH Surgery INF Phase 2	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	'	$725,873
09/15/2015	TCO Burnsville Extended Stay	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$339,591
10/02/2015	Maple Grove Ice Maintenance	Maple Grove Parks & Recreation Board 12951 Weaver Lake Road Maple Grove, MN 55369	'	$1,484,147
09/08/2015	Allina Health - Behavioral Health Clinic	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	HDR Architecture 444 Cedar Street, Suite 1900 St. Paul,MN 55101	$391,120
01/30/2016	Park Dental Ridgepark	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis,MN 55401	$1,059,693

Comp. Date	Project Name	Owner	Architect	Contract Amount
08/14/2015	Allen Edmonds	8500 Normandale Lake Office 8500 Normandale Lake Blvd Bloomington, MN 55437	James Dayton Design 1515 Central Ave NE, Ste 150 Minneapolis,MN 55413	$256,229
10/01/2015	Meet Minneapolis	Meet Minneapolis 250 Marquette Avenue South, Suite 1300 Minneapolis, MN 55401	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$534,107
08/14/2015	AMS - Aphrodite Phase 1	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	'	$613,006
04/01/2016	YWCA Mpls ECE	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$1,250,468
06/20/2016	YWCA MPLS HVAC Infrastructure	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$2,200,006
08/30/2016	YWCA HVAC Dual Duct	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$612,925
10/16/2015	PNHS 3800 7S Infusion Center	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$577,050
12/31/2015	TCO Edina Chillers	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Dunham Associates 50 South Sixth Street - #1100 Minneapolis,MN 55402-1540	$804,852
12/31/2015	YWCA Facade	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	Snow Kreilich Architects 219 North Second Street, Suite 120 Minneapolis,MN 55401	$535,875
04/30/2016	Allina - NUMC CKRI Remodel	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,550,217
12/31/2015	District Energy	District Energy St. Paul, Inc. 75 West Kellogg Boulevard St. Paul, MN 55102	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$2,005,192
12/04/2015	Allina EMS Base - Savage	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	HDR Architecture 444 Cedar Street, Suite 1900 St. Paul,MN 55101	$633,638
04/01/2016	YWCA Studios & Temp Locker Rooms	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$366,628
12/01/2015	Avnet	Avnet, Inc 2211 South 47th Street Phoenix, AZ 85034	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$566,854

Comp. Date	Project Name	Owner	Architect	Contract Amount
01/19/2016	SLP - Minnetonka Clinic	South Lake Pediatrics 17705 Hutchins Drive, Suite 101 Minnnetonka, MN 55345	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$712,464
	PNHS Novel Clinic	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$477,969
12/21/2015	North Clinic Ctr for Women's Health	North Clinic, PA 9201 West Broadway Avenue N, Suite 601 Brooklyn Park, MN 55445	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,015,832
08/01/2016	Athlos St. Cloud	Vector Constructors, LLC 20801 N 19th Ave. Suite #1 Phoenix, AZ 85027	BRS Architects 1010 S. Allante Pl., Suite 100 Boise,ID 83709	$10,695,072
06/03/2016	Children's Learning Adventure - Maple Grove	Children's Learning Adventure Childcare Centers 3131 E. Camelback Rd., Suite 420 Phoenix, AZ 85016	CASCO 10877 Watson Road St. Louis,MO 63127	$8,119,848
06/03/2016	Children's Learning Adventure - Chanhassen	Children's Learning Adventure Childcare Centers 3131 E. Camelback Rd., Suite 420 Phoenix, AZ 85016	CASCO 10877 Watson Road St. Louis,MO 63127	$8,415,911
02/06/2015	PNHS 3850 JBBC Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$487,005
12/31/2015	MH Fluoroscopy Room #1	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$302,695
08/01/2015	Schwinghammer Farm- St. Cloud	Vector Constructors, LLC 20801 N 19th Ave. Suite #1 Phoenix, AZ 85027	Short Elliot Hendrickson, Inc. 1200 25th Ave South St. Cloud,MN 56302	$561,776
02/15/2015	PNHS 3850 Family Med Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$560,826
01/01/2016	8300 Tower Cafe	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis,MN 55402	$867,781
01/31/2016	MH Chem Line	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	'	$310,457
03/05/2016	Colwell Building	Spear Street Capital 1 Market Plaza, Spear Tower, Suite 4125 San Francisco, CA 94105	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$826,300
04/01/2016	Medtronic	Medtronic Facility Operations 710 Medtronic Pkwy, LS120 Minneapolis, MN 55432	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$1,826,830

Comp. Date	Project Name	Owner	Architect	Contract Amount
02/05/2016	CWB Office and Building Conference Room	Cushman & Wakefield/NorthMarq 3500 American Blvd W #200 Bloomington, MN 55431	Edward Farr Architects, Inc. 7710 Golden Triangle Drive Eden Prarie,MN 55344	$354,940
07/01/2016	Meridian Tapestry Renovations	Meridian Behavorial Health 550 Main Street, Suite 230 New Brighton, MN 55112	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$1,405,105
	Summit Orthopedics-Bielenberg	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	'	$3,085,373
03/01/2017	Summit Orthopedics MOB- Eagan	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	Welsh Architecture 4350 Baker Road, Suite 400 Minnetonka,MN 55343	$9,106,567
	Summit Orthopedics-Corporate Office Remodel	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	'	$859,521
09/01/2016	MH Lab	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$651,243
	Southdale OBGYN- Burnsville Clinic	Southdale OB/GYN Consultants 3625 West 65th Street, Suite 100 Edina, MN 55435	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$354,046
04/01/2016	Park Dental Roseville Resource Center	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis,MN 55401	$328,302
03/14/2016	TCO Stillwater	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$497,581
06/01/2017	Shakopee Community Center Reno and Ice	City of Shakopee 1255 Fuller St. S. Shakopee, MN 55379	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$26,629,957
03/28/2016	Suburban Imaging CT & Remodel	Suburban Imaging 8990 Springbrook Drive Coon Rapids, MN 55433	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$288,876
12/31/2016	MH MRI Addition	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$3,206,200
05/30/2016	Freudenberg Medical Expansion	Freudenberg Medical MIS, Inc. 111 Cheshire Lane, Suite 400 Minnetonka, MN 55305	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$299,410
03/31/2016	UMMC Fairview Chapel	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$378,280

Comp. Date	Project Name	Owner	Architect	Contract Amount
07/15/2016	MMB Pulmonary Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$306,391
02/25/2016	TCO Robbinsdale	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$749,133
12/30/2016	YMCA Hastings	YMCA of the Greater Twin Cities 2125 E. Hennepin Ave. Minneapolis, MN 55413	CNH Architects, Inc. 7300 West 147th Street, Suite 504 Apple Valley,MN 55124	$3,246,425
09/01/2016	Winthrop & Weinstine	Winthrop & Weinstine, P.A. 225 S. Sixth Street, Suite 3500 Minneapolis, MN 55402-4629	Alliance 400 Clifton Ave Minneapolis,MN 55403	$3,103,614
08/31/2016	MH Physicians Lounge	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$521,844
07/11/2016	PNHS 4916 Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$2,081,989
08/09/2016	YWCA Pool Walls	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$448,502
08/23/2016	YWCA Locker Rooms	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$1,980,086
11/01/2016	MH Ob's First Floor Renovation	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$1,634,693
07/04/2016	Caribou Technologies	Caribou Technologies 14148 Lincoln St. NE Ham Lake, MN 55304	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$2,543,407
07/29/2016	Fairview Southdale Imaging	Fairview Health Services 400 Stinson Blvd. Minneapolis, MN 55413	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$1,131,136
07/19/2016	Allina - UH Drs Pro Bldg - 1st Flr CKRI TI	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$267,968
08/19/2016	PNHS Retail at SFRMC	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$835,024
02/15/2017	Summit Ortho- Eagan TI	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$10,617,370

Comp. Date	Project Name	Owner	Architect	Contract Amount
11/14/2016	Isanti Medical Center	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$1,967,438
06/30/2016	U of M Health - Containment Phase 2	University of Minnesota Medical Center 2450 Riverside Avenue, FUMC - Room MB-155 Minneapolis, MN 55454	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$537,787
07/25/2016	Amazon Eagan	Amazon.com.nvdc, LLC 410 Terry Ave. N. Seattle, WA 98109	Design Collective, Inc. 601 East Pratt Street, Suite 300 Baltimore,MD 21202	$2,319,205
06/14/2016	UHG Tech Drive Parking Lot Expansion	United HealthCare Services, Inc. 9900 Bren Road East - MN008-E305 Minnetonka, MN 55343	Westwood Professional Services 12701 Whitewater Drive, Suite 300 Minnetonka,MN 55343	$1,288,729
01/31/2017	Capella Vacancy Demo	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Nelson Upper Midwest Operating C 1201 Marquette Avenue South, Suite 200 Minneapolis,MN 55403	$1,464,739
09/01/2016	YWCA Administration Remodel	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$1,304,114
09/01/2016	YWCA Commons	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$310,900
12/31/2016	ARKRAY	ARKRAY America, Inc. 5198 W. 76th Street Edina, MN 55439	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$2,635,121
09/01/2016	Olsen Thielen/OTT	CBRE - LSREF4 REBOUND, LLC 701 4th Avenue S. Minneapolis, MN 55415	Welsh Architecture 4350 Baker Road, Suite 400 Minnetonka,MN 55343	$478,993
08/31/2016	Audi Delivery Center	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	$600,614
07/15/2016	RSM 15th Floor Expansion	RSM US LLP 801 Nicollet Mall, Suite 1100 West Tower Minneapolis, MN 55402	,	$303,134
09/23/2016	RSM 12th Floor Remodel	RSM US LLP 801 Nicollet Mall, Suite 1100 West Tower Minneapolis, MN 55402	,	$405,977
11/01/2016	NLOP Commons	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	Shea Architects Inc 10 South Eighth Street Minneapolis,MN 55402	$775,531
07/15/2016	Market Watch White Box	Spear Street Capital 1 Market Plaza, Spear Tower, Suite 4125 San Francisco, CA 94105	,	$389,622

Comp. Date	Project Name	Owner	Architect	Contract Amount
08/01/2016	PNHS 3900 Retina Expansion	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$330,576
11/30/2017	Ford Center Masonry Restoration	Ford United Tenant, LLC 3500 American Blvd. W., Suite 200 Minneapolis, MN 55431	,	$2,265,888
10/01/2016	TCO Waconia	Twin Cities Orthopedics - Edina 4010 West 65th Street Edina, MN 55435	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$437,567
02/28/2017	YMCA Downtown	YMCA of the Greater Twin Cities 2125 E. Hennepin Ave. Minneapolis, MN 55413	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis,MN 55401	$23,414,464
12/15/2016	MH Experiential Learning Center	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$392,807
02/06/2017	Ascend Learning	Jones Lang LaSalle Americas, Inc. 45 South Seventeenth Street, Suite 3051 Minneapolis, MN 55402	GastingerWalker Architects 817 Wyandotte Street Kansas City,MO 64105	$1,758,835
05/17/2017	Beacon Academy	Friends of Beacon 9060 Zanzibar Lane North Maple Grove, MN 55311	Rivera Architects Inc. 775 Fairmount Avenue St. Paul,MN 55105	$7,479,616
10/31/2016	PNHS Melrose Center 3rd Floor	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$280,956
11/11/2016	PNHS Chanhassen Occ Med Buildout	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$270,827
11/30/2016	Carousel Maplewood Inventory Lot	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	$1,523,316
09/30/2016	PBC 3905 Spec Suite	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	,	$251,979
08/22/2017	TCO Woodbury	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$6,922,082
04/01/2018	TCO Edina	DRF Edina Medical Building, LLC 7101 West 78th Street, Suite 100 Minneapolis, MN 55439	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$24,387,614
08/30/2017	MH 6th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$6,039,270

Comp. Date	Project Name	Owner	Architect	Contract Amount
12/31/2016	MH Histology	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$860,174
03/08/2016	Woodbury Council Chambers Remodel	City of Woodbury 8301 Valley Creek Road Woodbury, MN 55125	,	$425,564
05/24/2016	The Dental Specialists- Coon Rapids	DRF Riverdale Dental, LLC. 7101 West 78th Street, Suite 100 Minneapolis, MN 55439	,	$1,332,719
11/28/2016	Freight Buddy- Int. & Ext. Remodel	Freight Buddy 6900 W. Broadway Ave. Brooklyn Park, MN 55428	,	$418,183
12/30/2016	MH Lab Admin	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$584,543
12/15/2016	AT&T Tower Demo & Vacancy Prep	Minneapolis 225 Holdings 225 South Sixth Street, Suite 250 Minneapolis, MN 55402	Gensler Architects 81 South Ninth Street Minneapolis,MN 55402	$453,151
12/31/2016	RSM Plaza Amenities	Golub & Company 625 North Michigan Ave., Suite 2000 Chicago, IL 60611	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis,MN 55402	$948,438
12/30/2016	Allina River Falls Site Work	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Loucks Associates Inc 7200 Hemlock Lane #300 Minneapolis,MN 55369-5592	$1,120,018
02/01/2017	Allina River Falls Linen Expansion	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	Facility Planning Services, LLC 24599 Morgan Avenue Chisago City,MN 55013	$991,066
05/15/2017	Allina River Falls MOB	MSP/River Falls, LLC. 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$1,980,579
04/19/2017	PNHS 3850 Pediatrics Remodel	Park Nicollet Health Serv 3800 Park Nicollet Boulevard St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$606,529
12/30/2016	Bio-Techne Excelara RX TI	Cushman-Wakefield/Northmarq 3500 American Blvd W., Suite 200 Bloomington, MN 55431	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$250,059
07/03/2017	Allina Buffalo MOB	MedCraft Healthcare Real Estate 3601 Minnesota Dr. #850 Minneapolis, MN 55435	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$2,350,486
01/01/2017	Park Dental - St. Louis Park	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis,MN 55401	$328,726

Comp. Date	Project Name	Owner	Architect	Contract Amount
02/01/2017	Summit Orthopedics- Plymouth	Summit Orthopedics 710 Commerce Drive, Suite 200 Woodbury, MN 55125	,	$848,474
02/01/2017	TCO Coon Rapids	Twin Cities Othopedics - Coon Rapids 3111 124th Ave. NW Coon Rapids, MN 55433	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$335,393
01/27/2017	UHG - Plymouth Floor 1 Remodel	United HealthCare Services, Inc. 9900 Bren Road East - MN008-E305 Minnetonka, MN 55343	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$793,107
08/31/2017	Wabasha Center	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	Collaborative Design Group 100 Portland Avenue #1 Minneapolis,MN 55401	$24,531,156
09/01/2017	TCO Woodbury - TI	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$3,175,941
02/13/2017	300 First Ave 4th & 5th Restroom	Jones Lang LaSalle Americas, Inc. 45 South Seventeenth Street, Suite 3051 Minneapolis, MN 55402	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$393,686
04/01/2017	MH Gardenview Room	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$253,402
01/31/2017	Winthrop & Weinstine 26th Floor	Winthrop & Weinstine, P.A. 225 S. Sixth Street, Suite 3500 Minneapolis, MN 55402-4629	Alliance 400 Clifton Ave Minneapolis,MN 55403	$254,888
04/15/2017	Park Dental - Elk River	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	Number 9 Studio 212 Third Ave. N. #356 Minneapolis,MN 55401	$299,414
06/01/2017	The Dental Specialists- Coon Rapids TI	Park Dental Group 2200 Cty Road C-West, STE 2210 Roseville, MN 55113	,	$935,023
04/16/2018	Hmong College Prep Academy Phase IV	Hmong Education Reform Company 1515 Brewster Street St. Paul, MN 55108	Kodet Architectural Group, LTD 15 Groveland Terrace Minneapolis,MN 55403	$27,856,756
05/01/2017	Stellis Health: Buffalo Clinic	Stellis Health, P.A. 1700 Hwy 25 North Buffalo, MN 55313	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$763,764
09/01/2017	830 Boone Ave	830 Boone Avenue LLC 701 Washington Avenue N #600 Minneapolis, MN 55401	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$2,830,645
09/30/2016	Phillips Eye Institute Ductwork	Phillips Eye Institute 2215 Park Avenue South Minneapolis, MN 55404	,	$581,679

Comp. Date	Project Name	Owner	Architect	Contract Amount
12/30/2017	MH Imaging	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$5,319,827
04/01/2017	MMB 3rd Floor Sleep Lab	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$402,756
03/30/2017	TCO Minnetonka	Twin Cities Orthopedics PA-NC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$495,827
11/01/2017	TCO Vadnais Heights Shell	Twin Cities Orthopedics PA-NC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$3,500,880
12/31/2017	MH Litho / Cysto	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$1,268,193
12/31/2017	MH Surgery Hybrid	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$1,786,569
06/30/2017	YWCA Common Restrooms	YWCA of Minneapolis 1130 Nicollet Mall Minneapolis, MN 55403	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$281,017
07/01/2017	Allina Buffalo- TI	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$1,410,313
10/20/2017	Wabsha Wild- TI	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	Collaborative Design Group 100 Portland Avenue #1 Minneapolis,MN 55401	$19,183,703
07/01/2017	Bio Techne Animal Free Lab Remodel	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$847,569
04/24/2017	PNHS 3850 ENT Speech	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$254,701
04/26/2017	PNHS Wayzata Dermatology	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$314,254
04/13/2017	IBM Demo	Ryan Companies US, Inc. 50 S. 10th Street #300 Minneapolis, MN 55403	,	$286,804
07/25/2017	PNHS 3800 Pain Clinic	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$912,174

Comp. Date	Project Name	Owner	Architect	Contract Amount
06/19/2017	Allina River Falls MOB TI	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$1,882,027
12/01/2017	TCO Vadnais Heights Interiors	Twin Cities Orthopedics PA-NC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$1,844,861
11/01/2017	MHFA	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	,	$4,407,934
11/01/2017	St. Paul Police Department (SPPD)	Go Wild, LLC 527 Marquette Avenue South Minneapolis, MN 55402	Rothweiler Group 303 Ridgewood Ave South Minneapolis,MN 55403	$747,095
10/15/2017	PNHS Wayzata MRI	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$377,994
06/09/2017	PNHS 3850 Internal Medicine	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$600,368
05/12/2017	PNHS 3800 ROI & HIM	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$367,115
07/01/2018	TCO Blaine	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$8,028,403
07/20/2017	PNHS Airport Dermatology Clinic	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$261,422
09/18/2017	WeWork	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$5,378,232
12/01/2017	Bremer Bank Service Center Expansion	Bremer Bank, National Assoc 8555 Eagle Point Blvd. Lake Elmo, MN 55042	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$5,067,740
12/01/2017	Porsche of St. Paul	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	$8,912,956
09/07/2017	Colonial Warehouse - Building Ammenities	The Excelsior Group 212 - 3rd Ave. N., Suite 425 Minneapolis, MN 55401	BKV Group 222 North 2nd Street Minneapolis,MN 55401	$1,047,933
09/29/2017	TRIA- St. Paul	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$1,147,705

Comp. Date	Project Name	Owner	Architect	Contract Amount
09/08/2017	DeWitt - Minneapolis	Jones Lang LaSalle Americas, Inc. 45 South Seventeenth Street, Suite 3051 Minneapolis, MN 55402	Yellow Dog Studio 4733 12th Avenue Minneapolis,MN 55407	$3,039,280
09/01/2017	TRANE - Digital Lab	Trane 4833 White Bear Parkway St. Paul, MN 55110	Hammel, Green & Abrahamson 420 5th Street North, Suite 100 Minneapolis,MN 55401	$1,348,339
08/21/2017	Allina Faribault 2nd Floor Remodel	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$455,995
12/28/2017	PNHS 3850 Pharmacy Security	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$556,338
08/25/2017	PNHS 3800 PM&R Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$256,030
05/05/2018	RSM Plaza - Phase II	Golub & Company 625 North Michigan Ave., Suite 2000 Chicago, IL 60611	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis,MN 55402	$6,780,523
09/19/2017	AT&T 20th Floor Common Areas	Ryan Companies US, Inc. 50 S. 10th Street #300 Minneapolis, MN 55403	Gensler Architects 81 South Ninth Street Minneapolis,MN 55402	$276,630
11/10/2017	TCO Coon Rapids 2nd Floor Remodel	Twin City Orthopedics 6465 Wayzata Blvd, Ste 900 St. Louis Park, MN 55426	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$333,303
05/01/2018	MH - EC Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$976,417
04/01/2018	Chaska MOB	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$4,038,912
12/31/2017	PNHS 3920 Mailroom	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$537,143
06/01/2018	TCO Edina MOB First Floor TI	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$2,703,480
10/08/2018	Twin Cities International School	Twin Cities International Schools 227 - 12th Ave. N. Minneapolis, MN 55401	LSE-Architects 100 Portland Ave South Suite 100 Minneapolis,MN 55401	$10,064,064
11/01/2017	Allina River Falls - Link	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$687,639

Comp. Date	Project Name	Owner	Architect	Contract Amount
05/30/2017	MH 2nd Floor Surgery Corridor	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$414,109
07/31/2018	MH Infusion	Methodist Hospital 3931 Louisiana Ave. S., Suite W100 St. Louis Park, MN 55426	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$2,679,114
11/20/2017	5500 Excelsior Blvd Remodel	Park Village, LLC c/o Frauenshuh Commercial Real Estate Bloomington, MN 55439	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$850,230
01/02/2018	Allina Buffalo HS - Clinic Renovations	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$1,614,613
07/01/2018	TCO Blaine - TI	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$8,015,902
12/31/2018	Nordic - Contaminated Removals	United Properties Development LLC 651 Nicollet Mall, Suite 450 Minneapolis, MN 55402	LHB-Minneapolis 701 Washington Avenue North #200 Minneapolis,MN 55401	$2,132,614
04/01/2018	Catalyst- Chaska	Catalyst Medical Clinic, PA 204 Lewis Avenue South Watertown, MN 55388	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$590,131
04/01/2018	Southwest Eye Care - Chaska	Southwest Eye Care 1464 White Oak Drive Chaska, MN 55318	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$600,366
05/01/2018	Apple Valley Medical Center Elevator Upgrades	Apple Valley Medical Center 14655 Galaxie Avenue Apple Valley, MN 55124	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$307,789
	PNHS Melrose 1st & 2nd Floor Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$290,719
04/15/2018	Town Dental - Chaska	Town Dental 704 N Chestnut Street Chaska, MN 55318	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$432,022
04/20/2018	Allina Centennial Lakes Clinic Remodel	Allina Hospitals & Clinics 2925 Chicago Ave. - MR#10019 Minneapolis, MN 55407-1321	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$1,313,537
09/15/2018	MH 5th Floor Modernization	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	AECOM 800 LaSalle Avenue Suite 500 Minneapolis,MN 55082	$5,975,448
	Audi St. Paul Remodel	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	$2,241,925

Comp. Date	Project Name	Owner	Architect	Contract Amount
	Audi Minneapolis Remodel	Carousel Motor Group 15802 Wayzata Blvd Minnetonka, MN 55391	Baker Associates, Inc. 150 South Fifth Street, Suite 1425 Minneapolis,MN 55402	$2,664,162
08/20/2018	Spectrum High School 7th & 8th Grade Ctr	Spectrum High School 17796 Industrial Circle NW Elk River, MN 55330	Rivera Architects Inc. 775 Fairmount Avenue St. Paul,MN 55105	$3,741,072
08/31/2018	Hill-Murray LL Refresh	Hill-Murray School 2625 Larpenteur Ave. E. Maplewood, MN 55109	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$330,918
03/01/2018	Bio-Techne Trevigen Clean Room	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$824,688
07/15/2018	TCO Edina- ASC	TCO Real Estate - Fund I, LLC 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$5,809,351
11/01/2018	Loose Wiles - Masonry Repair	Cushman & Wakefield/NorthMarq 3500 American Blvd W #200 Bloomington, MN 55431	,	$328,683
	2017/2018 Legacy T&M	Riverdale Ventures, LLC 218 North 1st Street Minneapolis, MN 55401	,	$335,116
08/06/2018	TCO Crosstown Hand Therapy	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$831,520
08/24/2018	PNHS 3850 Urgent Care Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$1,202,207
06/01/2018	Health Partners Dental - St. Louis Park	HealthPartners 8170 33rd Avenue South Bloomington, MN 55425	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$862,495
05/30/2018	AVEDA - Childcare & Breakroom	AVEDA 4000 Pheasant Ridge Drive NE Blaine, MN 55449	Alliance 400 Clifton Ave Minneapolis,MN 55403	$297,007
12/12/2018	PNHS 5400 Building Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$6,139,007
06/01/2018	MH Nurse Admin Remodel	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$337,579
08/31/2018	YWCA Midtown Locker Room	YWCA Midtown 2121 East Lake Street Minneapolis, MN	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$1,945,849

Comp. Date	Project Name	Owner	Architect	Contract Amount
12/21/2018	PNHS 3900 Optical	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$731,565
09/21/2018	NuAire Refresh	Nuaire Inc. 2100 Fernbrook Lane N. Plymouth, MN 55447	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$833,412
06/22/2018	Newell Brands	Jostens, Inc. 29 East Stephenson Street Freeport, IL 61302	Perkins & Will, Inc. 80 S. 8th St., Suite 300 Minneapolis,MN 55402	$4,892,660
06/22/2018	17-028B Bio-Techne Finance & HR Remodel	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$1,164,263
07/01/2018	St. Paul Eye- Eagan	St. Paul Eye Clinic, P.A. 2080 Woodwinds Drive, Ste 110 Woodbury, MN 55125	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,042,998
12/03/2018	UHG Trenton Lane - lower level and first floor	United HealthCare Services, Inc. 9900 Bren Road East - MN008-E305 Minnetonka, MN 55343	RSP Architects, LTD 1220 Marshall Street NE Minneapolis,MN 55413	$2,668,321
	PNHS Shakopee Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$1,675,275
08/15/2018	Children's ENT Clinic	Children's Minnesota Mail Stop 32-B200, 2525 Chicago Ave. S. Minneapolis, MN 55404	BDH & Young 7001 France Avenue, Suite 200 Edina,MN 55435	$279,739
09/01/2018	Ramsey County Lake Owasso Park Shelter	Ramsey County Parks and Recreation 2015 Van Dyke Street Maplewood, MN 55401	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$635,601
09/01/2018	Stellis Buffalo - 2018 Refresh	Stellis Health, P.A. 1700 Hwy 25 North Buffalo, MN 55313	,	$264,789
01/16/2019	Metro Deaf School	1House 2Hands ABC 1471 Brewster Street St. Paul, MN 55108	Rivera Architects Inc. 775 Fairmount Avenue St. Paul,MN 55105	$4,748,993
10/05/2018	Methodist Hospital - Rehab Refresh	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	,	$846,533
08/15/2018	WellHaven Pet Health Maple Grove	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture ,	$519,363
09/04/2018	Moss & Barnett 10th Floor	Moss & Barnett 150 South 5th Street, Suite 1200 Minneapolis, MN 55402	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$768,535

Comp. Date	Project Name	Owner	Architect	Contract Amount
10/01/2018	MH On-Call Suite	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$497,054
11/01/2018	U of MN Mill City Tenant Improvements	University Minnesota Physicians 720 Washington Ave SE, Suite 200 Minneapolis, MN 55414	Studio B V 701 Washington Ave. N. Suite 320 Minneapolis,MN 55401	$981,699
12/31/2018	MH Cafeteria Conference Rooms	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	BWBR Architects, Inc. 380 Saint Peter Street, Suite 600 Saint Paul,MN 55102-1996	$349,303
12/01/2018	WeWork - MoZaic E	WeWork 115 West 18th Street, 4th Floor New York, NY 10011	,	$10,726,939
12/01/2018	Riverside Exterior Facade Rehabilitation	HRSE-MN 701 25 Avenue, LLC. 701 25th Avenue South Minneapolis, MN 55454	Building Technology Consultants, L 1845 East Rand Road, Suite L-100 Arlington Heights,IL 60004	$1,544,658
12/31/2018	PNHS Golden Valley	Park Nicollet Health Services 3800 Park Nicollet Blvd. St. Louis Park, MN 55416	292 Design Group, Inc 3533 East Lake Street Minneapolis,MN 55406	$2,293,626
11/05/2018	United Hospital Vascular Center	Allina Health Services Route 60004, 333 N. Smith Ave. St. Paul, MN 55102	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$839,701
12/31/2018	East Side Neighborhood Services	East Side Neighborhood Services 1700 NE 2nd Street Minneapolis, MN 55413	HGA Architects & Engineers 420 5th Street North Suite 100 Minneapolis,MN 55401	$572,860
11/15/2018	WellHaven - Minnetonka MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture ,	$480,856
12/11/2018	15-008C Bio-Techne GMP/AF	Bio- Techne 614 McKinley Pl NE Minneapolis, MN 55413	HCM Architects 4201 Cedar Avenue South Minneapolis,MN 55407	$344,776
04/17/2019	Crystal MOB North Clinic- Shell	MSP Commercial 1215 Town Centre Drive, Suite 130 Eagan, MN 55123	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,292,670
04/17/2019	Crystal MOB North Clinic- TI	North Clinic, PA 9201 West Broadway Avenue N, Suite 601 Brooklyn Park, MN 55445	Mohagen Hansen Architectural 1000 Twelve Oaks Center Drive, Suite #200 Wayzata,MN 55391	$1,856,963
03/29/2019	Wings Financial- Lakeville	Wings Financial Credit Union 14985 Glazier Avenue, Suite 100 Apple Valley, MN 55124	Pope Associates 1295 Bandana Blvd. N, Suite 200 St. Paul,MN 55108	$3,162,035
01/18/2019	WellHaven - Bloomington MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture ,	$822,120

Comp. Date	Project Name	Owner	Architect	Contract Amount
01/21/2019	FV Southdale - CV3	Fairview Health Services 400 Stinson Blvd. Minneapolis, MN 55413	EAPC 539 Bielenberg Drive Suite 115 St. Paul,MN 55125	$456,032
03/18/2019	WellHaven - Woodbury MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture '	$705,953
03/31/2019	TCO Burnsville Family Physicians	Twin Cities Orthopedics 4200 Dahlberg Drive, Suite 300 Golden Valley, MN 55422	Sperides Reiners Architects, Inc. 4200 W. Old Shakopee Road, Suite 220 Bloomington,MN 55437	$931,129
03/01/2019	WellHaven - Coon Rapids MN	WellHaven Pet Health 20 Main Street, Ste 400 Vancouver, WA 98660	AT Architecture '	$500,480
				$879,916,257

For more information or questions please contact:
Paul Wade, Vice President, Finance and Administration

952-837-8549
paul.wade@rjmconstruction.com

Financial Summaries 2016–2019

2018			
BALANCE SHEET as of December 31, 2018			
Assets		**Liabilities**	
Current Assets	$67,693,978	*Current Term Liabilities*	$64,031,052
Other Assets	$ 4,396,548	*Long Term Liabilities*	$ 1,326,896
		TOTAL LIABILITIES	$65,357,948
		Total Stockholder's Equity	$ 6,732,578
TOTAL ASSETS	**$72,090,526**	**Total Liabilities and Stockholder's Equity**	**$72,090,526**
INCOME STATEMENT as of December 31, 2018			
Revenues	$250,754,414		
Expenses	$246,608,044		
Operating Income	$ 4,146,097		
2017			
BALANCE SHEET as of December 31, 2017			
Assets		**Liabilities**	
Current Assets	$54,419,807	*Current Term Liabilities*	$51,536,597
Other Assets	$ 4,542,333	*Long Term Liabilities*	$ 1,334,058
		TOTAL LIABILITIES	$52,870,655
		Total Stockholder's Equity	$ 6,091,494
TOTAL ASSETS	**$58,962,140**	**Total Liabilities and Stockholder's Equity**	**$58,962,140**
INCOME STATEMENT as of December 31, 2017			
Revenues	$231,867,841		
Expenses	$227,868,130		
Operating Income	$ 3,999,351		
2016			
BALANCE SHEET as of December 31, 2016			
Assets		**Liabilities**	
Current Assets	$44,805,282	*Current Term Liabilities*	$41,870,742
Other Assets	$ 4,030,958		
		TOTAL LIABILITIES	$41,870,742
		Total Stockholder's Equity	$ 6,965,498
TOTAL ASSETS	**$48,836,240**	**Total Liabilities and Stockholder's Equity**	**$48,836,240**
INCOME STATEMENT as of December 31, 2016			
Revenues	$174,630,998		
Expenses	$172,361,345		
Operating Income	$ 2,269,653		

RJM CONSTRUCTION

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/19/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Willis of Minnesota, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	PHONE (A/C, No, Ext): 1-877-945-7378	FAX (A/C, No): 1-888-467-2378
	E-MAIL ADDRESS: certificates@willis.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
RJM Construction, LLC 830 Boone Avenue N Golden Valley, MN 55427	INSURER A: Zurich American Insurance Company	16535
	INSURER B: Starr Indemnity & Liability Company	38318
	INSURER C: American Guarantee and Liability Insurance	26247
	INSURER D: Steadfast Insurance Company	26387
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** W9495656 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	GLO0084162-04	01/01/2019	01/01/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	BAP0084161-04	01/01/2019	01/01/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			1000584789191	01/01/2019	01/01/2020	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [No] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	WC0084166-04	01/01/2019	01/01/2020	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Contractors Pollution & Professional Liability			EOC 0086225-04	01/01/2019	01/01/2020	Each Claim Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured is included as an Additional Insured as respects to General Liability and Auto Liability as required by written contract. General Liability policy shall be Primary and Non-contributory with any other insurance in force for or which may be purchased by Additional Insured as required by written contract or agreement. Waiver of Subrogation applies in favor of Additional Insured with respects to General Liability, Auto Liability and Workers Compensation as required by written contract and as permitted by law.

CERTIFICATE HOLDER

SAMPLE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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EXHIBIT B

Applicant Assurances

The applicant herby assures and certifies:

1. **Thant the individual signing the assurance form on behalf of the individual partnership, company or corporation in the proposal possesses the legal authority to execute a contract for the proposed work.**
2. **That the firm(s) agree(s) to comply with all applicable federal, state, and local compliance requirements.**
3. **That the firm(s) is/are adequately insured to do business and perform the services proposed.**

OFFICIAL ADDRESS

RJM Construction

830 Boone Ave. N.

Golden Valley, MN 55427

(Authorized Signature)

Ted Beckman, Senior Vice President

August 9, 2019

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

CC Regular Session **7. 2.**

Meeting Date: 09/10/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Ordinance #19-09 Vacating Right of Way and Resolution #19-190 Approving Final Plat and Development Agreement for River Walk Village; Case of Don Kveton/Village Bank (Project 18-163)

Purpose/Background:

The purpose of this case is to vacate underlying right of way and adopt the final plat related to River Walk Village, a medium density (detached single-family), 14 lot residential subdivision. The City Council previously approved the preliminary plat and introduced the ordinance to vacate the road right-of-way and this is the final step in the approval process for the project in terms of compliance with zoning and subdivision codes, contingent upon the developer completing a development agreement with the City. This case is also subject to a contaminated soil cleanup grant, to be discussed as a separate case.

Notification:

For the easement vacation, a Public Hearing Notice was mailed to Property Owners within 700 feet of the Subject Property. Staff used the Anoka County Property Records Database to obtain Owner Information. The Public Hearing Notice was also published in the Anoka County UnionHerald.

Previously, notifications of the Preliminary Plat were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records.

Observations/Alternatives:

Summary

River Walk Village was granted preliminary plat approval on June 25, 2019 by the Ramsey City Council for 14 medium-density detached residential lots. The lots are 50 feet wide and generally meet all of the requirements of the R-2 Residential District. Tonight will focus on adoption of the the necessary ordinance to vacate right of way no longer needed for the project and adoption of the final plat, which is the document recorded at the County indicating new property lines.

This project also includes the vacation of existing easement that was provided to then Ramsey Township for access to King's Island in Anoka which had originally been platted for single-family homes. The right of way for Rivlyn Avenue currently extends off the existing cul-de-sac and heads south to King's Island and the Mississippi River Trail. The plat for River Walk Village proposes that Rivlyn Avenue will be continued east-west through the site and cul-de-sac on the east side of the Subject Property. The Mississippi River Trail will be encumbered by an Outlot, to be deeded to the City to maintain the trail.

The City Council previously approved the preliminary plat for River Walk Village, and the proposed final plat is consistent with the preliminary plat.

Funding Source:
All costs associated with processing the Application are the responsibility of the Applicant.

The Developer has received a grant from the Livable Communities Act - Tax Base Revitalization Account (TBRA) Grant from the Metropolitan Council. This grant requires a local match, which will be discussed in a separate case.

Recommendation:
Staff Recommends Adoption of Ordinance #19-09 Vacating Right-of-Way for River Walk Village and 19-190 Approving Final Plat for River Walk Village. Vacation of underlying right of way is common and the road will be realigned onsite, and the MRT will be platted as a separate outlot to be deeded to the City at time of recording of the final plat.

Action:
Note - two separate motions provided

Motion to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #19-09 vacating right-of-way for River Walk Village.

Roll Call Vote:

Councilmember Musgrove
Councilmember Kuzma
Councilmember Riley
Councilmember Heinrich
Councilmember Menth
Mayor LeTourneau

-AND-

Motion to adopt Resolution #19-190 approving Final Plat and Development Agreement for River Walk Village.

Attachments

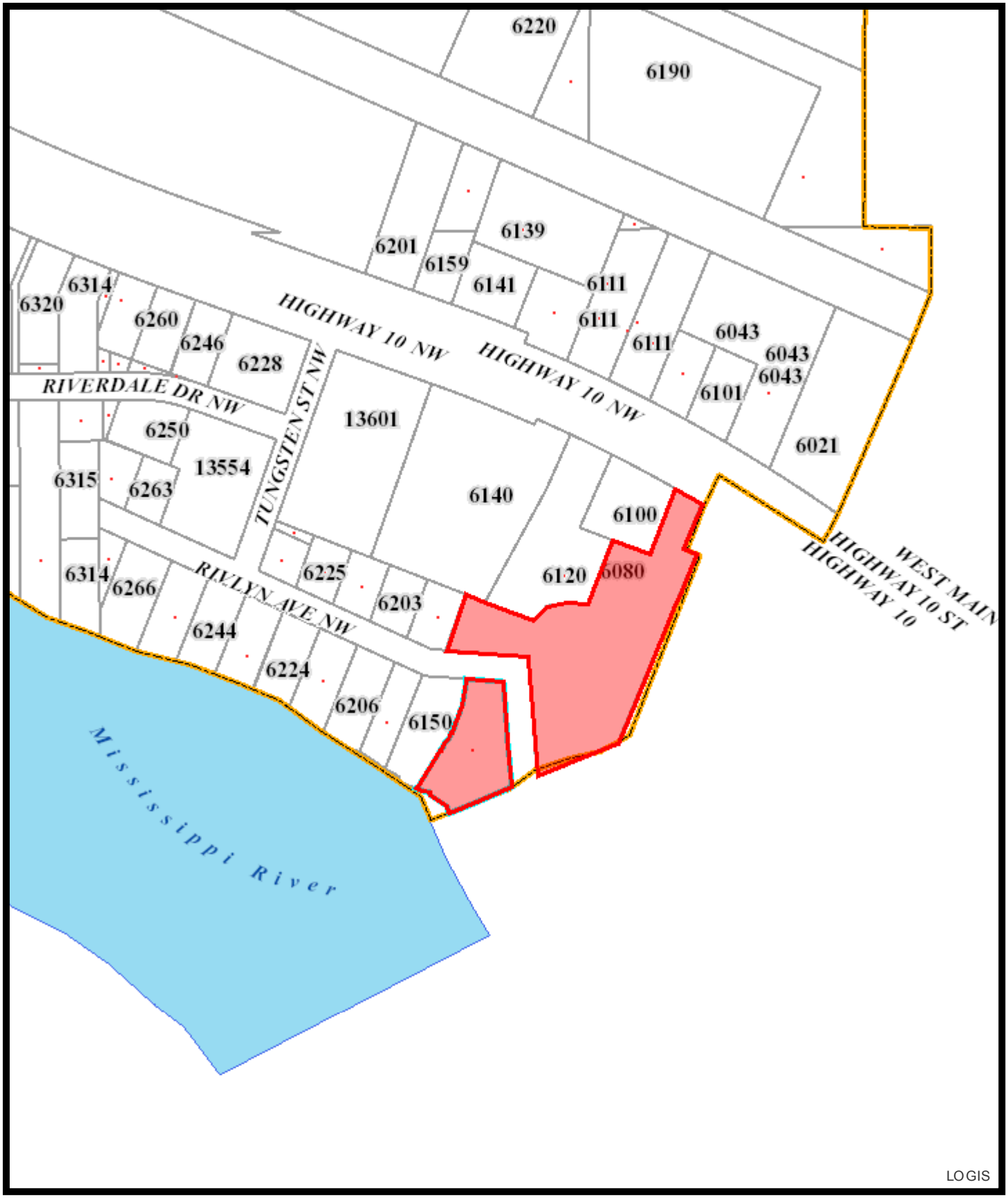
Site Location Map
Plan Sheets
Plan Sheets
Final Plat
Roadway Vacation Sketch
Development Agreement
Ordinance #19-09 Vacation
Resolution #19-190 Final Plat and Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	09/04/2019 10:36 PM
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:04 AM
Form Started By: Chloe McGuire Brigl		Started On: 09/03/2019 08:25 AM
Final Approval Date: 09/05/2019		

35-32-25-31-0036

Site Location Map

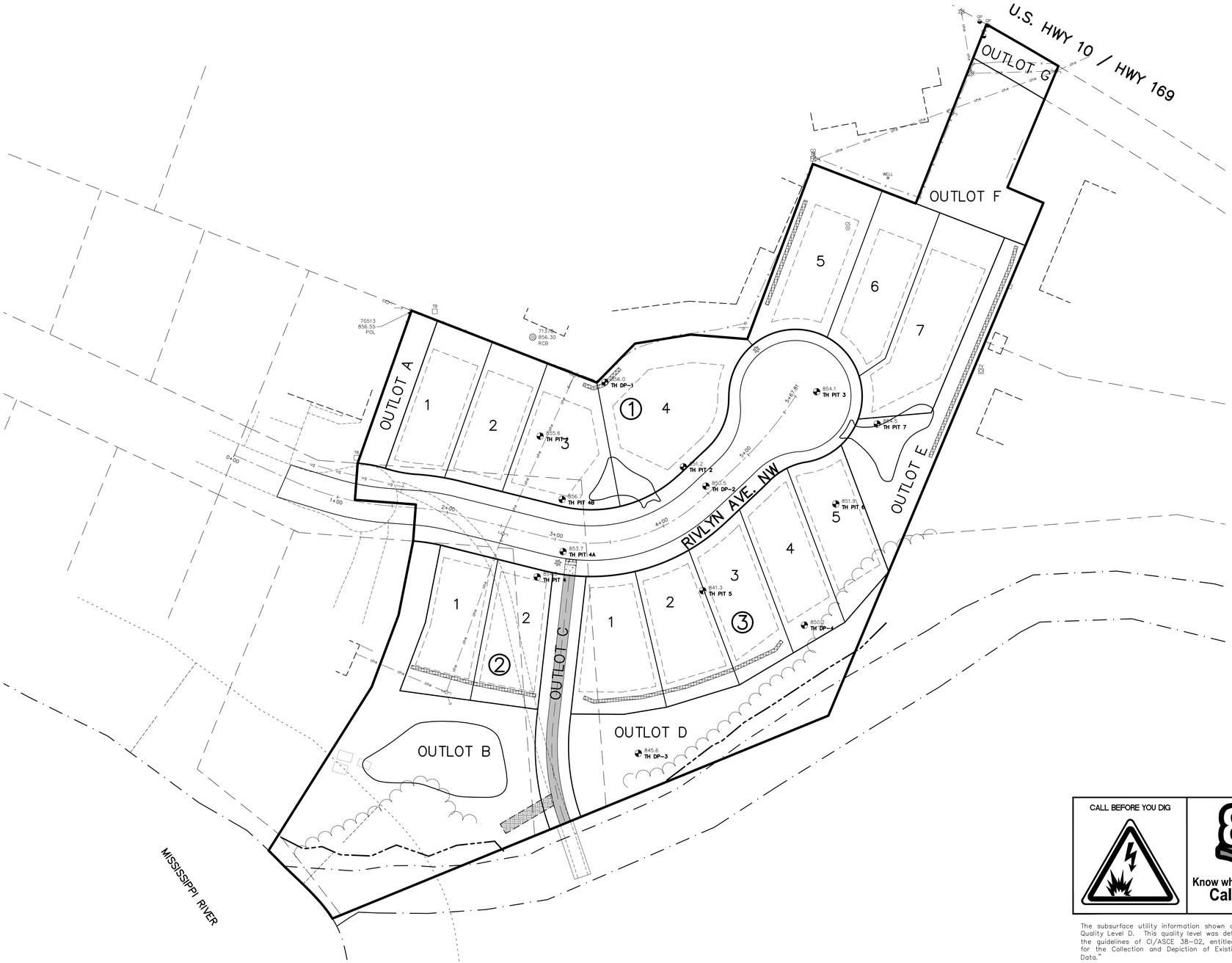


Feet
0 80160 320 480 640

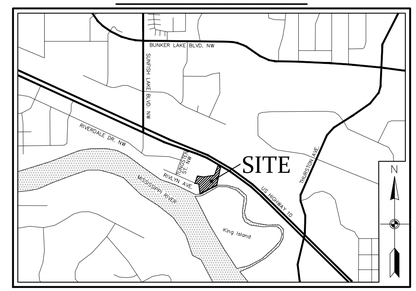
Print Date: February 14, 2019

RIVER WALK VILLAGE

Ramsey, Minnesota



VICINITY MAP



NOT TO SCALE

SHEET INDEX

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

7–9. DETAILS

L1. LANDSCAPE PLAN

T1. TREE PRESERVATION PLAN

FP1. FLOODPLAIN MITIGATION PLAN

N

0 25 50 100

(IN FEET)

CALL BEFORE YOU DIG

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

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

BENCHMARK

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

Carlson McCain | • environmental • engineering • surveying

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

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

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

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

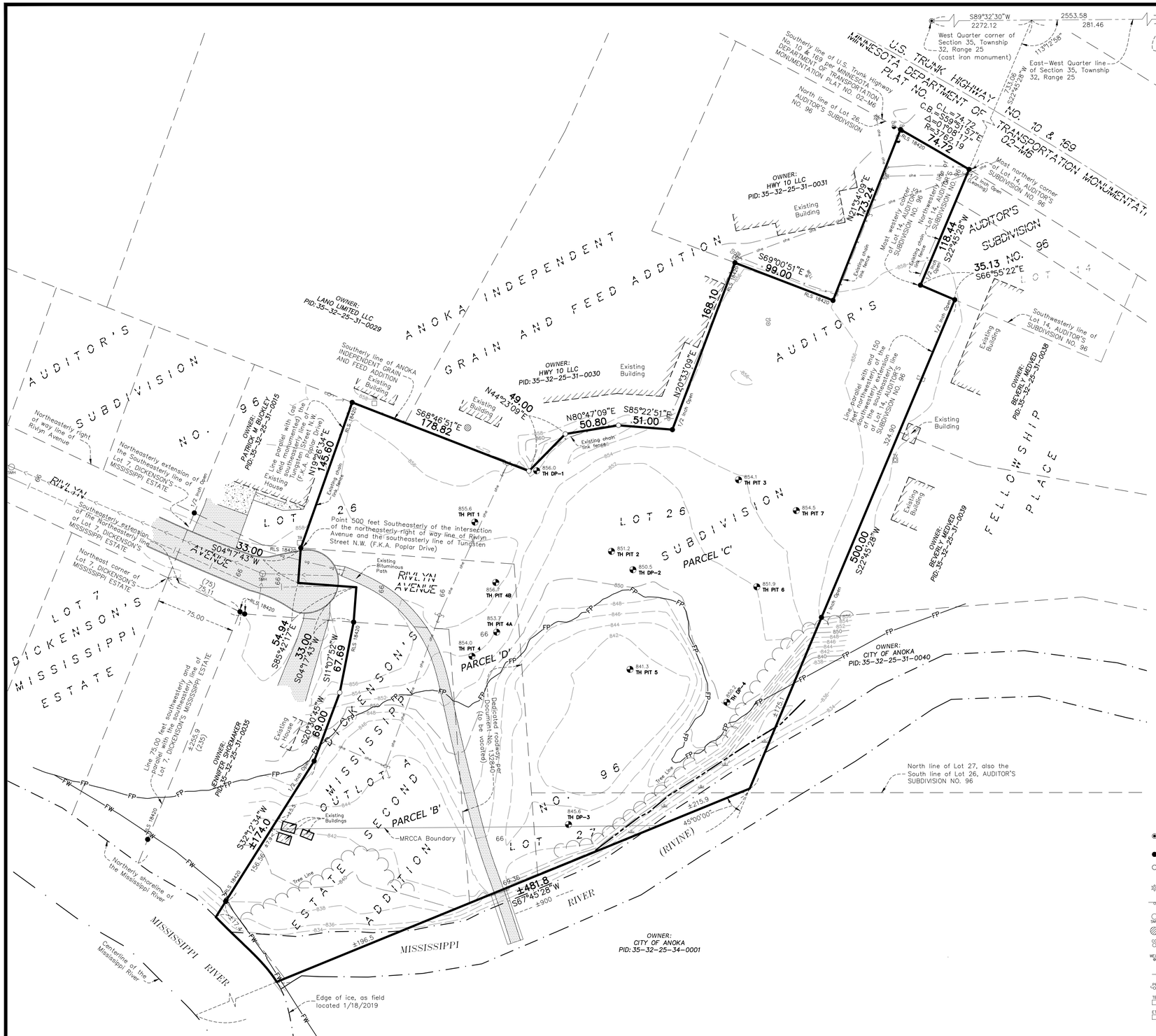
Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

COVER

Save Date: 07/29/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_cover.dwg



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

Parcel B:

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

PARCEL C:

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

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

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

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

PARCEL D (proposed public roadway to be vacated):

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

GENERAL NOTES:

1) The field work for this survey was completed on January 18, 2019.

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

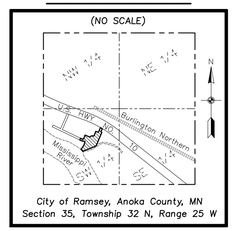
3) Surveyed property address:
Parcel B – unassigned situs, Ramsey, MN.
Parcel C – 6080 Highway 10 NW, Ramsey, MN

4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on–site location (651–454–0002).

5) Due to snow and other winter conditions, additional improvements may not have been visible at the time of the survey.

VICINITY MAP

(NO SCALE)



City of Ramsey, Anoka County, MN
Section 35, Township 32 N, Range 25 W

LEGEND

- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Sanitary Manhole
- Denotes Catch Basin
- Denotes Cleanout
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Transformer
- Denotes Curb Stop
- Denotes Television Box
- Denotes Soil Boring/Test Hole
- Denotes Guard Post
- Denotes Underground Gas
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Existing Fence as noted
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wet Land
- Denotes Existing Contour

N

0 25 50 100
(SCALE IN FEET)

BENCHMARK

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

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

Print Name: Thomas R. Balluff, L.S.
Signature: Thomas R. Balluff
Date: 01/25/19 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 1/25/19
FILE NO: 1825

Revisions:
1. Per City Comments - 4/04/19
2. Per City Comments - 5/16/19
3. Per City Comments - 7/26/19

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN, 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 9

Save Date: 07/29/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\preliminary\7802_excon.dwg

RIVER WALK VILLAGE

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

Parcel B:

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

PARCEL C:

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

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

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

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

PARCEL D (proposed public roadway to be vacated):

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

GENERAL NOTES:

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

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

SITE DATA

TOTAL SITE AREA	±5.55 AC.	EXISTING ZONING	R-1: MUSA
TOTAL ROW AREA	±0.77 AC.	EXISTING ZONING	E-1
TOTAL OUTLOT AREA	±2.06 AC.	PROPOSED ZONING	PUD
OUTLOT A	±0.08 AC.		
OUTLOT B	±0.84 AC.	UTILITIES	AVAILABLE
OUTLOT C	±0.15 AC.		
OUTLOT D	±0.42 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
OUTLOT E	±0.25 AC.	FRONT	25 FT.
OUTLOT F	±0.26 AC.	SIDE (GARAGE)	7.5 FT.
OUTLOT G	±0.06 AC.	SIDE (HOUSE)	7.5 FT.
TOTAL LOT AREA	±2.72 AC.	REAR SETBACK	30 FT.
SMALLEST LOT	±6,676 S.F.		
LARGEST LOT	±13,545 S.F.		
AVERAGE LOT	±8,454 S.F.		
TOTAL NUMBER OF LOTS	14		
GROSS DENSITY	2.52 LOTS/AC.		

LEGEND

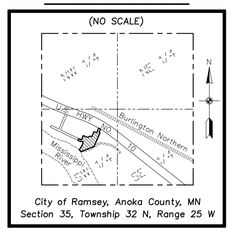
- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- – Denotes Wetland, as noted

BENCHMARK

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

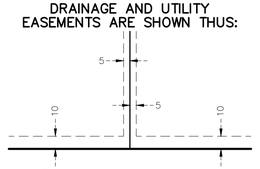
VICINITY MAP

(NO SCALE)

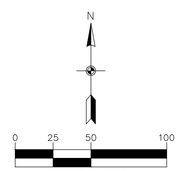


City of Ramsey, Anoka County, MN
Section 35, Township 32 N, Range 25 W

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



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VILLAGE BANK
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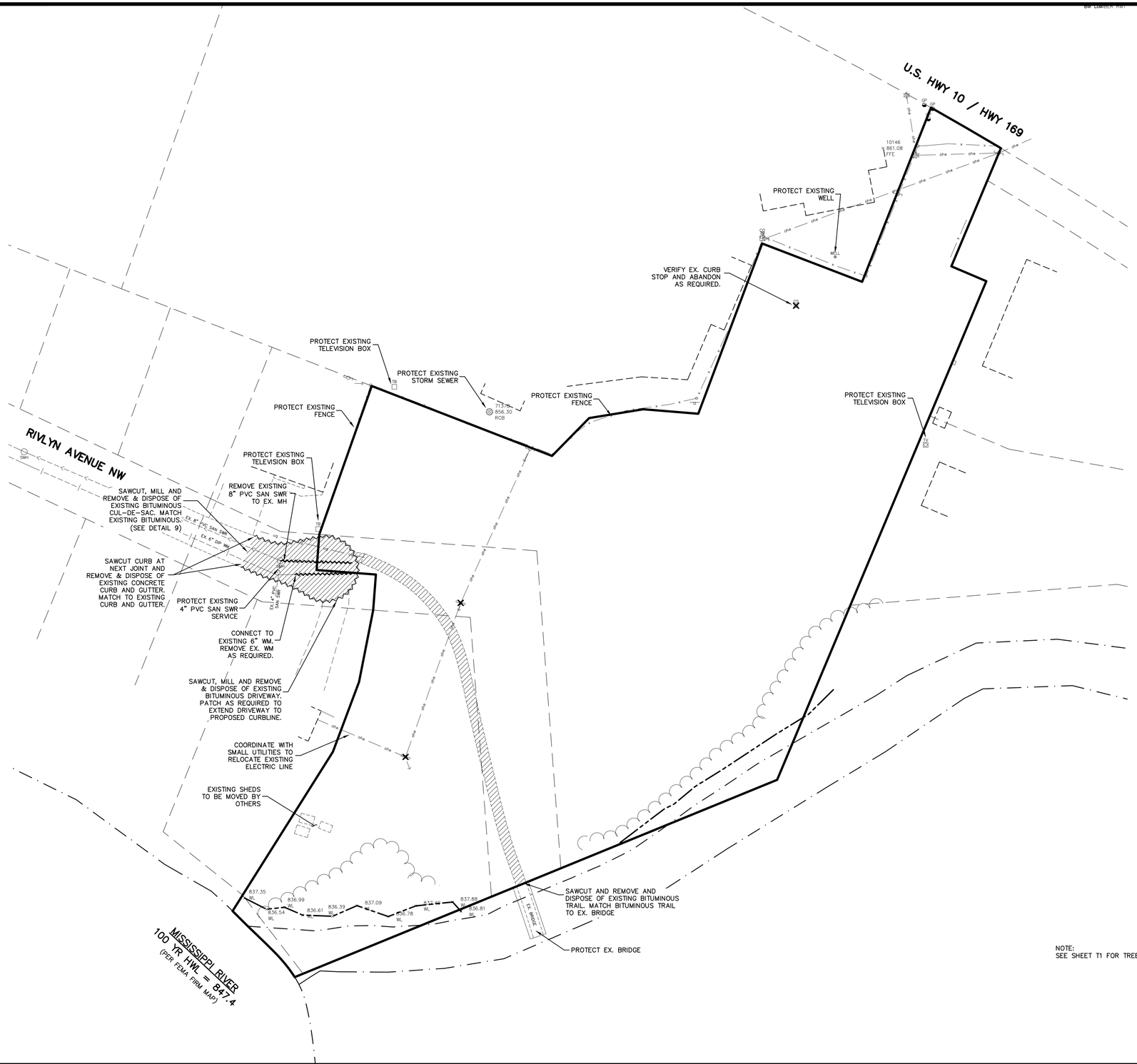
Blaine, MN, 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY PLAT

3 of 9

Save Date: 07/29/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\preliminary\7802_prp.dwg



REMOVALS PLAN LEGEND

	EXISTING	REMOVAL
LIGHT POLE		
SANITARY MANHOLE	SMH	
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	0000.0	
EXISTING TREE		(SEE TREE PRESERVATION PLAN)
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	
RAIN GUARDIAN		
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	
STORM MANHOLE	SMH	
SERVICE	SAN	
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE	x	
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

NOTE:
SEE SHEET T1 FOR TREE REMOVALS

N

0 25 50 100

BENCHMARK

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

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

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

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

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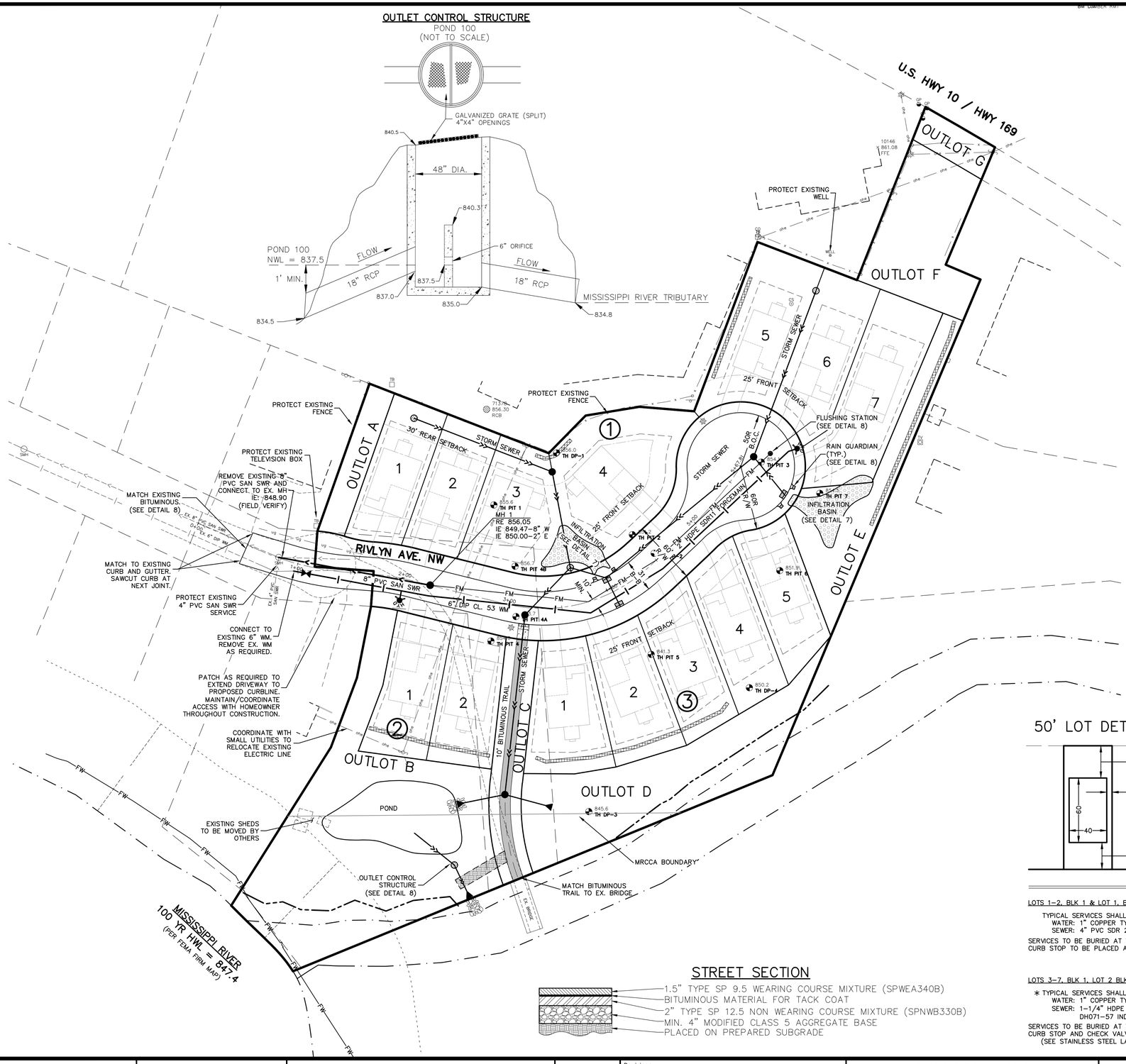
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

REMOVALS PLAN

Save Date: 07/28/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_remove.dwg

OUTLET CONTROL STRUCTURE
POND 100
(NOT TO SCALE)



STREET SECTION

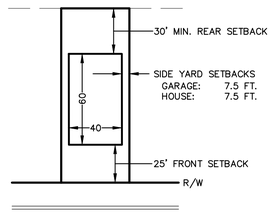
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SMH	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	HYD	
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION (W/ RIP RAP)	FES	
STORM MANHOLE	STMH	●
BREAKAWAY BOLLARD		•
SERVICE	SRV	
SOIL BORING/TEST HOLE	TH	

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN	W	W
SANITARY SEWER	SAN	SAN
FORCEMAIN	FM	FM
STORM SEWER	STM	STM
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe

CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY	FW	FW
FEMA FLOODPLAIN	FP	FP

50' LOT DETAIL



LOTS 1–2, BLK 1 & LOT 1, BLK 2

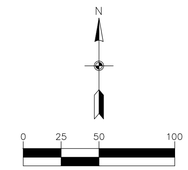
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26

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

LOTS 3–7, BLK 1, LOT 2 BLK 2 & LOTS 1–5, BLK 3

* TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 1–1/4" HDPE IPS SDR 11
DH071–57 INDOOR GRINDER PUMP

SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
CURB STOP AND CHECK VALVE TO BE PLACED AT THE R/W
(SEE STAINLESS STEEL LATERAL ASSEMBLY DETAIL 8)



BENCHMARK

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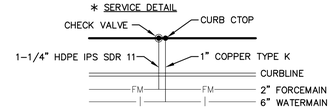

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VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY SITE & UTILITY PLAN

5 of 9

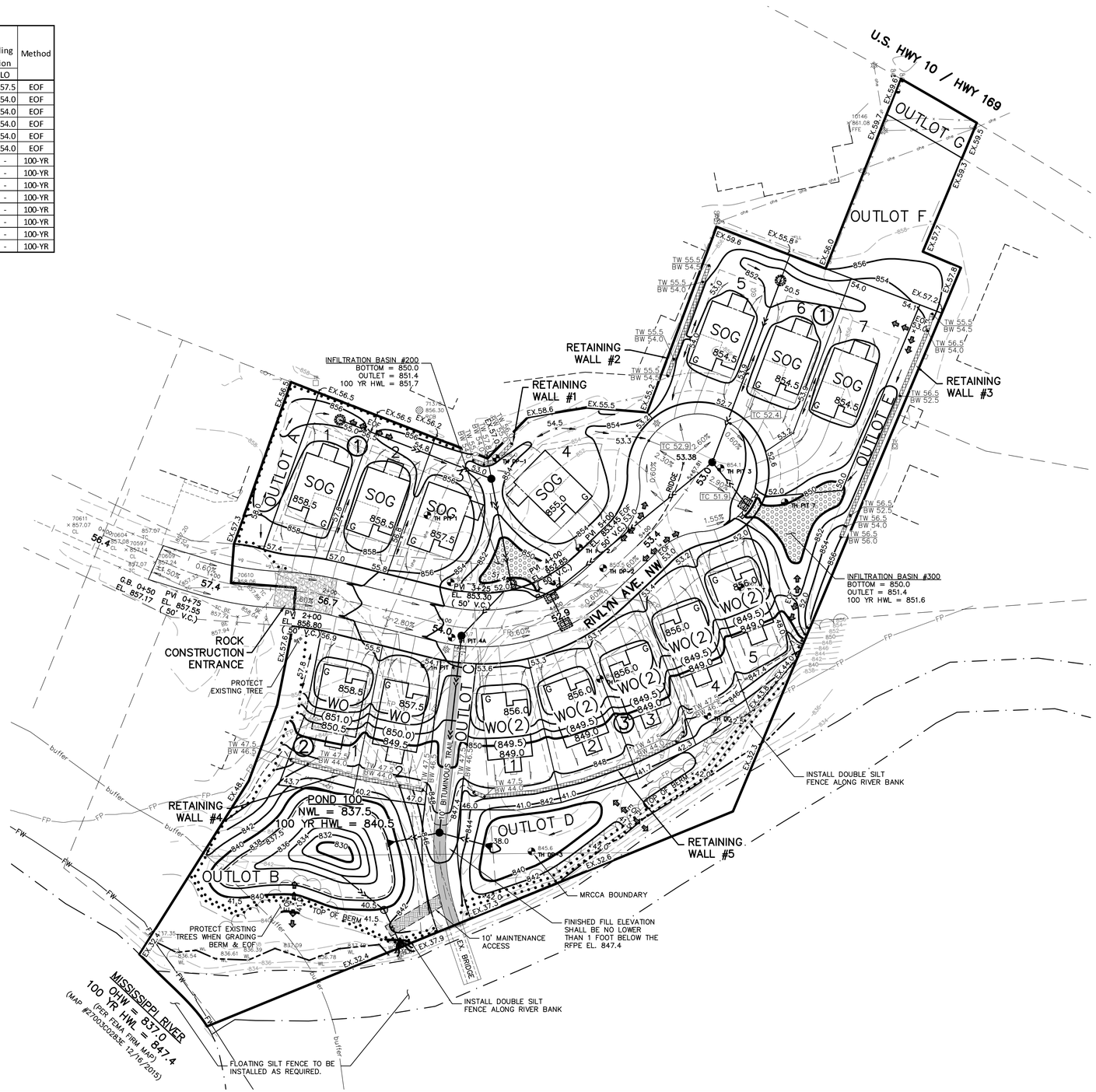
[Save Date: 07/28/19] F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_site.dwg

LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
									LF	LO	
1	1	SOG	858.5	858.5	858.5	856.5	-	833.0	-	857.5	EOF
1	2	SOG	858.5	858.5	858.5	853.0	851.7	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	851.7	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	851.7	833.0	-	854.0	EOF
1	5	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.5	854.5	854.5	853.0	851.6	833.0	854.0	-	100-YR
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		



NOTES

1. SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
2. STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
3. ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)

WETLAND FILL SUMMARY

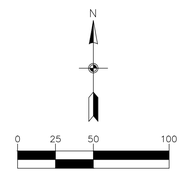
THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,471 C.Y.

FLOODPLAIN FILL = 4,313 C.Y.

(SEE FLOODPLAIN MITIGATION EXHIBIT)



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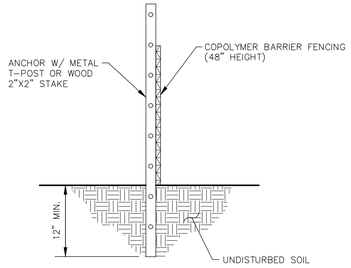
RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

6 of 9

Save Date: 07/29/19 | I:\Jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_grade.dwg

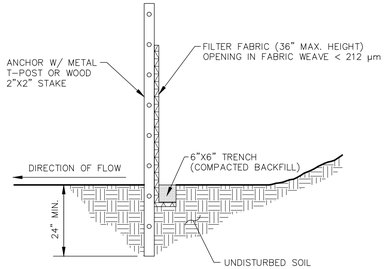
TREE FENCE



NOTES:

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

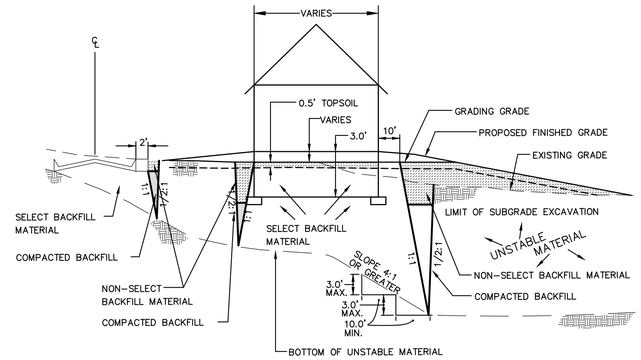
SILT FENCE



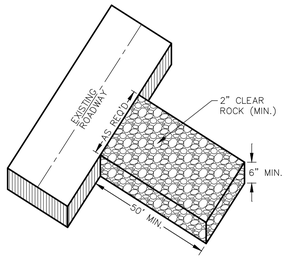
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

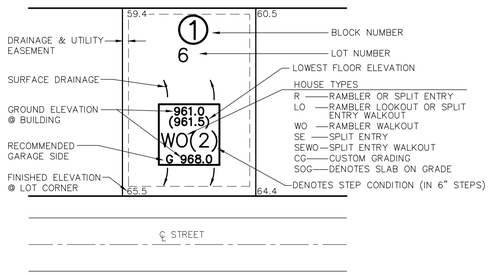
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



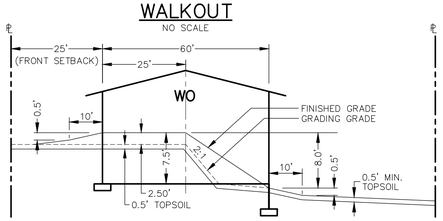
GRADING PLAN LOT KEY



TYPICAL POND SECTION

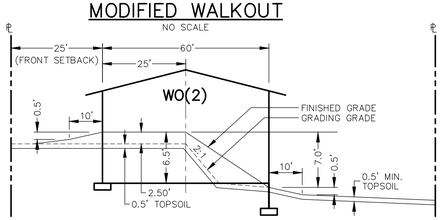
WALKOUT

NO SCALE

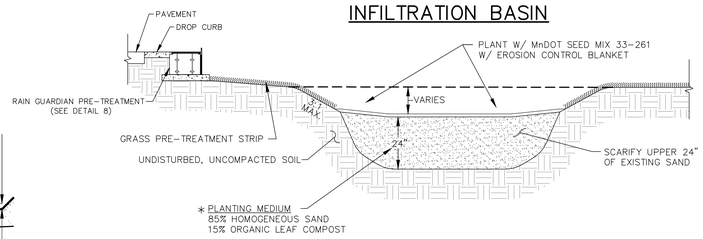


MODIFIED WALKOUT

NO SCALE



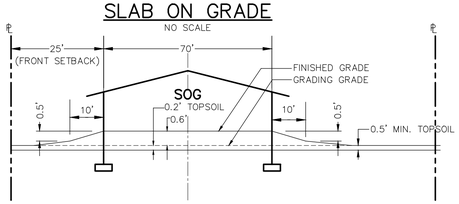
INFILTRATION BASIN



* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

SLAB ON GRADE

NO SCALE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

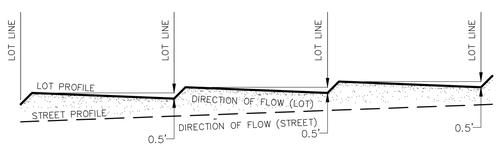
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



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

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

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

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

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Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

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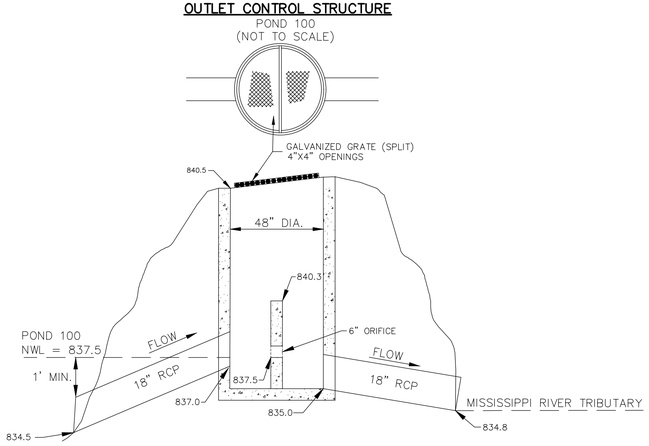
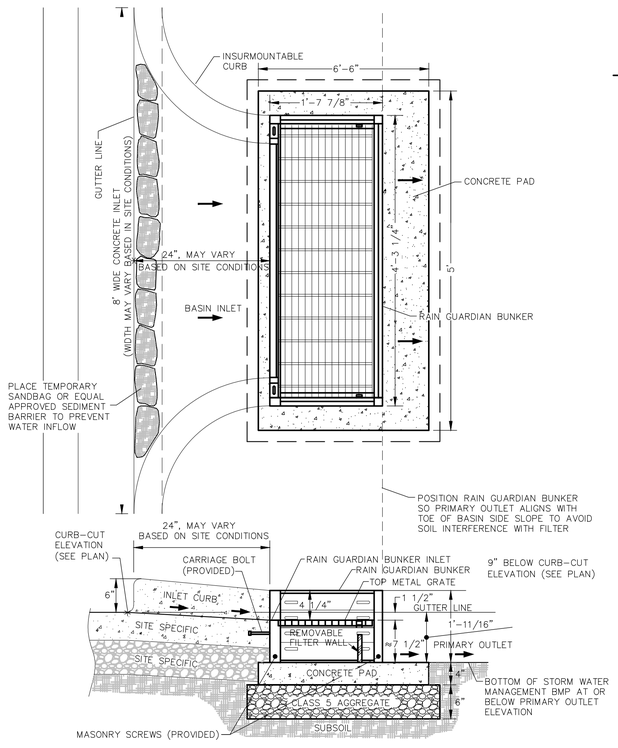
OUTLET CONTROL STRUCTURE

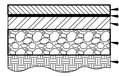
POND 100
(NOT TO SCALE)



RAIN GUARDIAN DETAIL



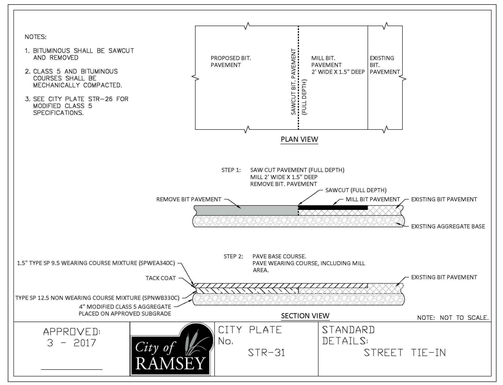
INSERT A:



1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.



31' – URBAN STREET

NOTE: NOT TO SCALE

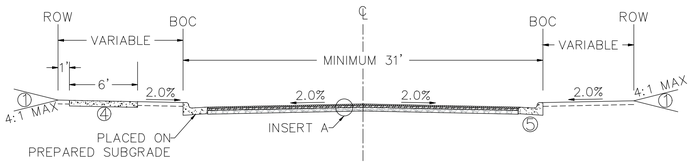


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

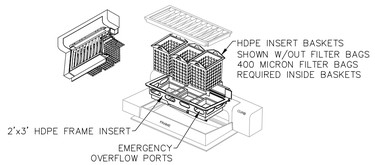
% PASSING	
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

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

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

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

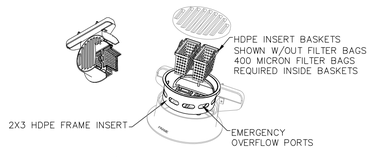
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



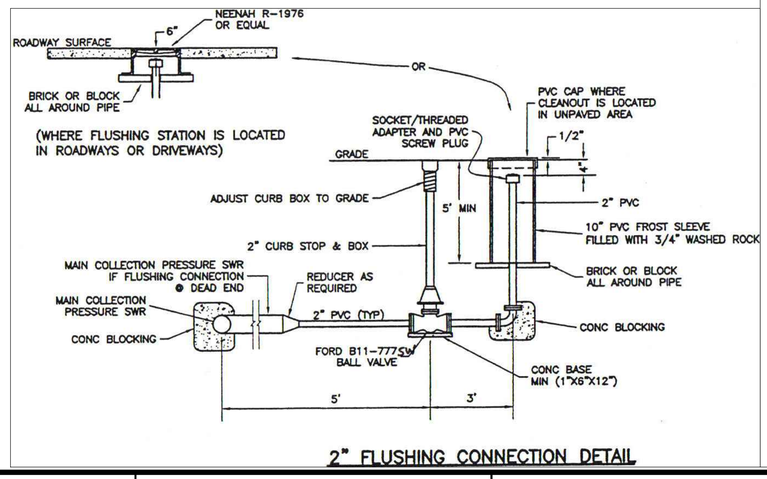
- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

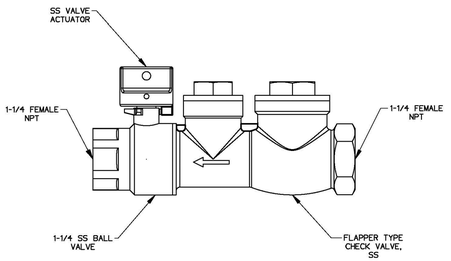


- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING



2" FLUSHING CONNECTION DETAIL

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS



PART IS A BALL VALVE CURB STOP WITH FEMALE PIPE THREADS. VALVE POSITION STOPS (OPEN/CLOSED), AND INTEGRAL CHECK VALVE MATERIAL: STAINLESS STEEL

PRESSURE RATING: 235 PSI

TO ORDER SS LATERAL, NO FITTINGS USE PART NUMBER NB0184P01

SGS	DN	09/20/11	-	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

eone SEWER SYSTEMS

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS

NA0330P05

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

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

Drawn: ADB
Designed: BJK
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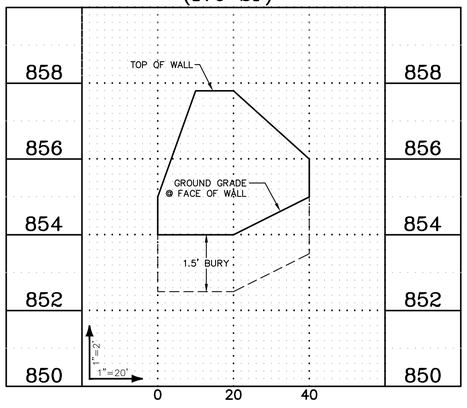
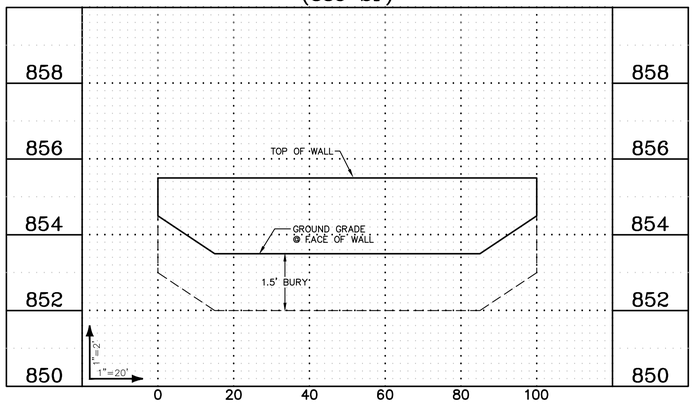
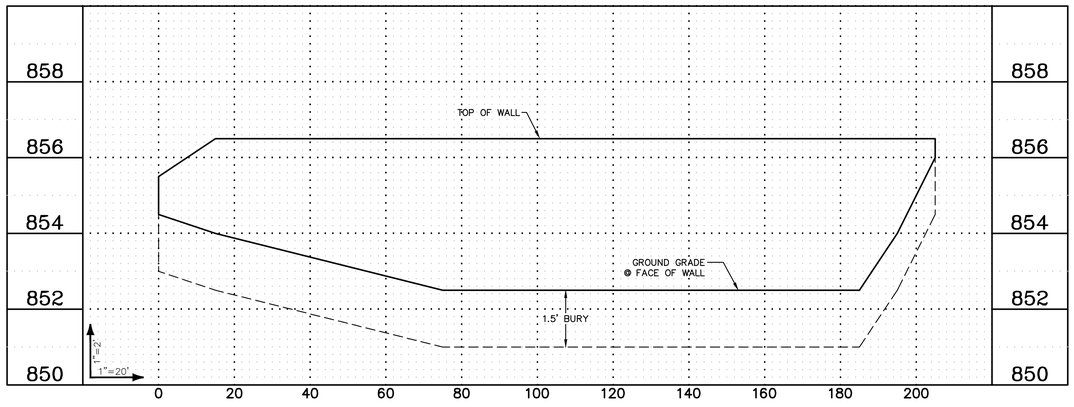
ROCK RETAINING WALL #1
(170 SF)



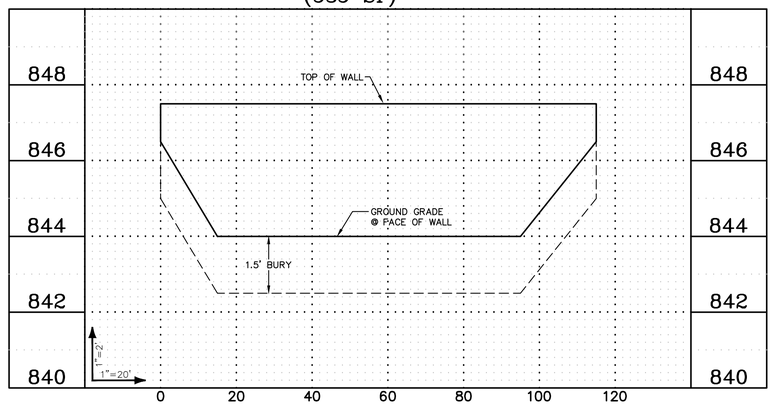
ROCK RETAINING WALL #2
(335 SF)



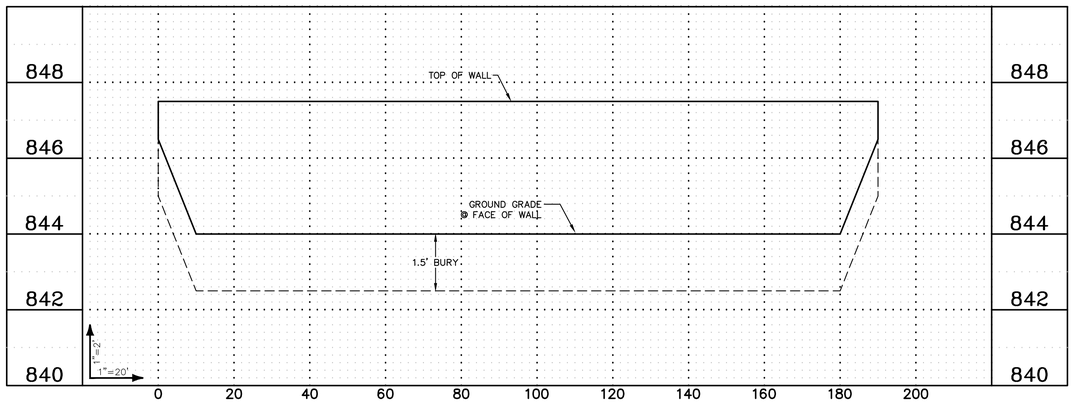
MODULAR RETAINING WALL #3
(1020 SF)



ROCK RETAINING WALL #4
(535 SF)



MODULAR RETAINING WALL #5
(930 SF)



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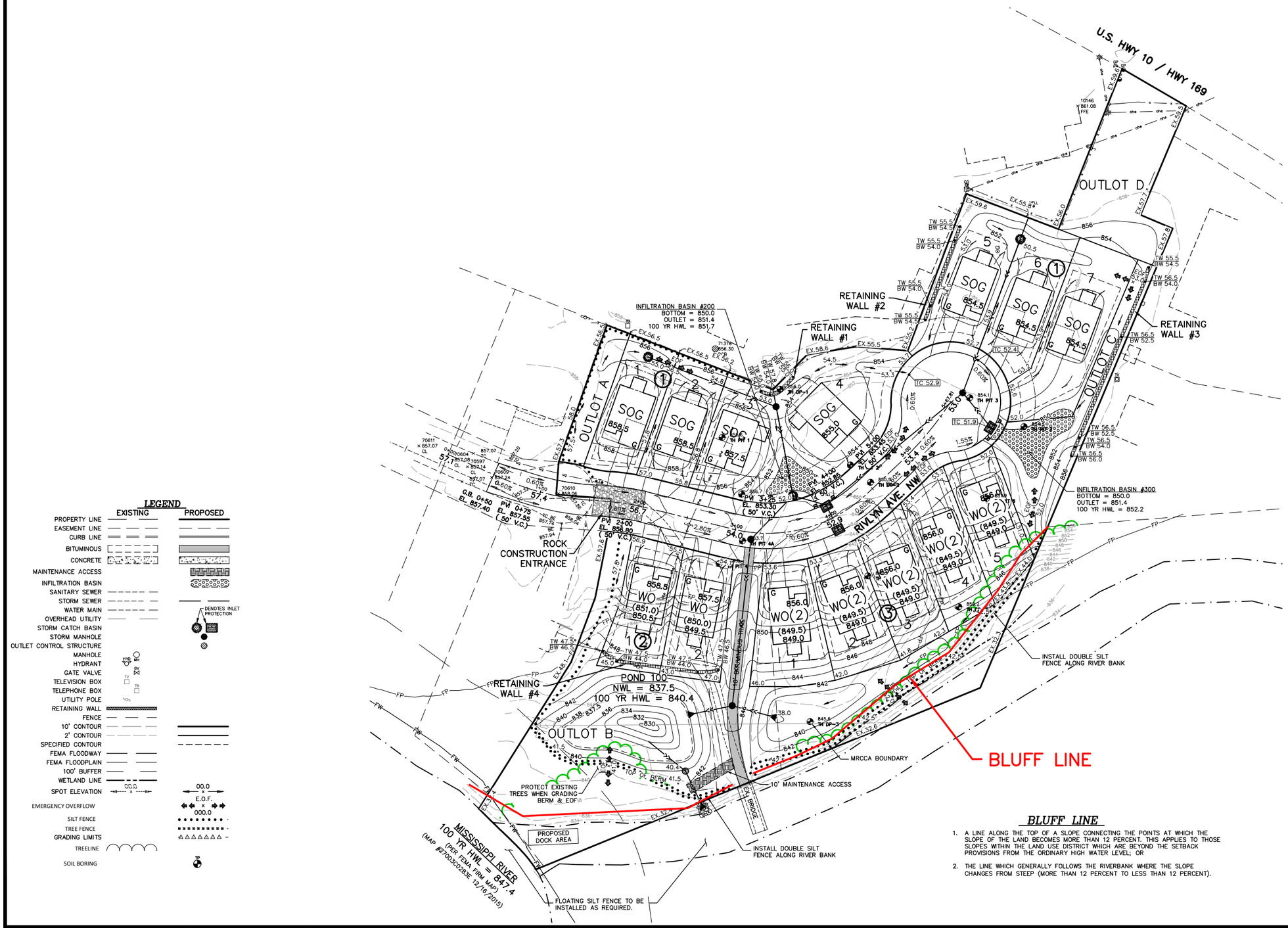

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY		
FEMA FLOODPLAIN		
100' BUFFER		
WETLAND LINE		
SPOT ELEVATION	CO.O x	O0.0 E.O.F. x 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

BLUFF LINE

1. A LINE ALONG THE TOP OF A SLOPE CONNECTING THE POINTS AT WHICH THE SLOPE OF THE LAND BECOMES MORE THAN 12 PERCENT. THIS APPLIES TO THOSE SLOPES WITHIN THE LAND USE DISTRICT WHICH ARE BEYOND THE SETBACK PROVISIONS FROM THE ORDINARY HIGH WATER LEVEL; OR
2. THE LINE WHICH GENERALLY FOLLOWS THE RIVERBANK WHERE THE SLOPE CHANGES FROM STEEP (MORE THAN 12 PERCENT TO LESS THAN 12 PERCENT).

N

0 25 50 100

BENCHMARK

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

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BLUFF LINE EXHIBIT

Save Date: 04/25/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\7802_mrcca exhibit.dwg

RIVER WALK VILLAGE

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

RAMSEY, MINNESOTA

LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
									LF	LO	
1	1	SOG	858.5	858.5	858.5	856.5	-	833.0	-	857.5	EOF
1	2	SOG	858.5	858.5	858.5	853.0	851.7	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	851.7	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	851.7	833.0	-	854.0	EOF
1	5	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.5	854.5	854.5	853.0	851.6	833.0	854.0	-	100-YR
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
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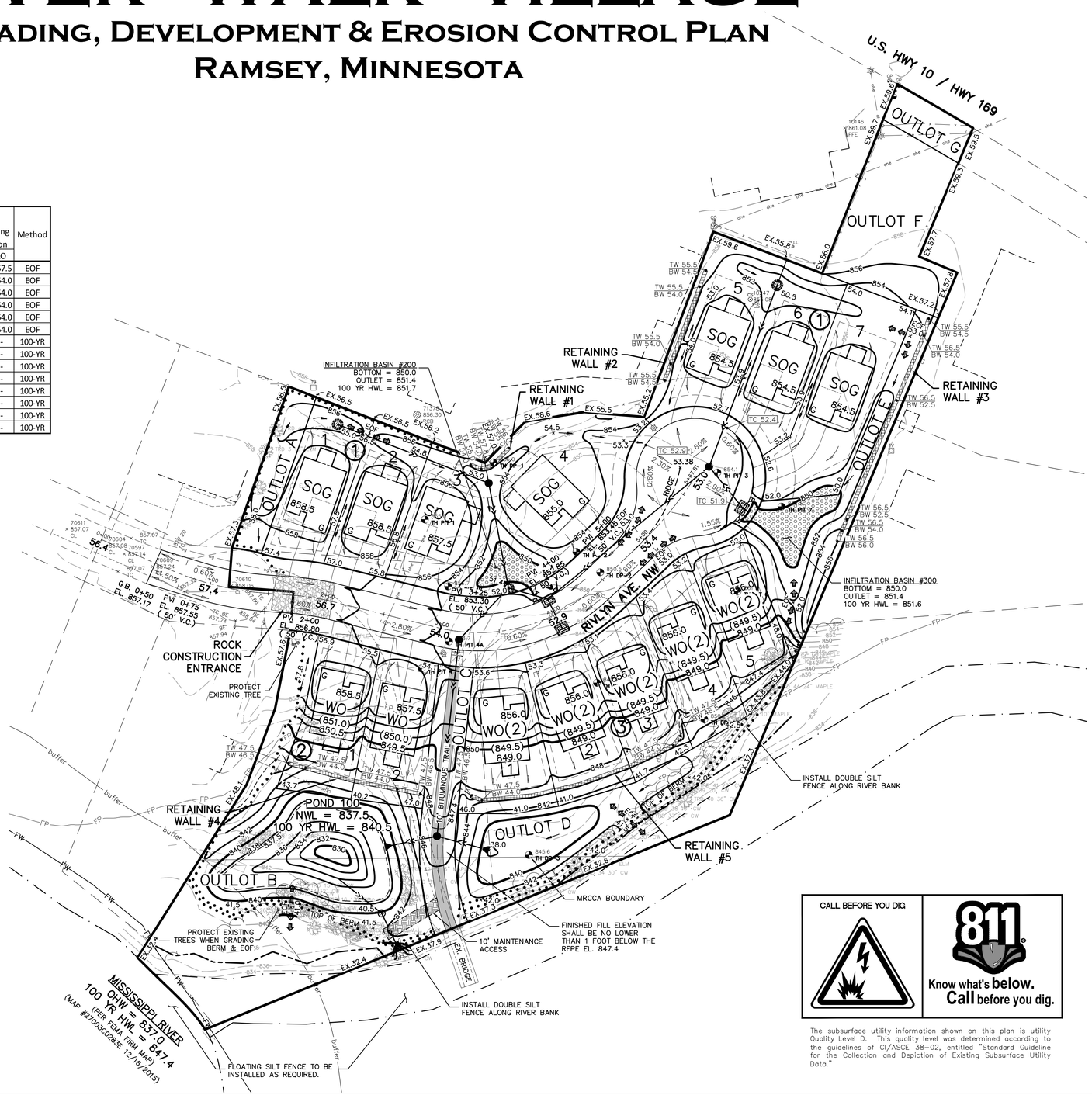
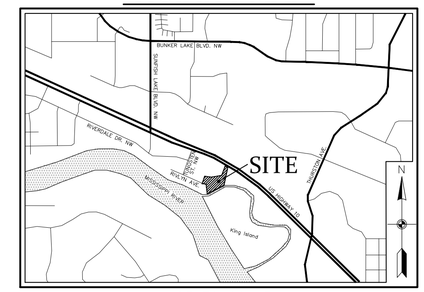
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2–3. DETAILS

NOTES

1. SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
2. STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
3. ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)

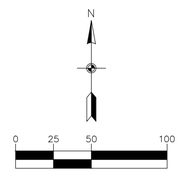
WETLAND FILL SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,471 C.Y.

FLOODPLAIN FILL = 4,313 C.Y.



CALL BEFORE YOU DIG

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

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

BENCHMARK

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

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/11/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/11/19

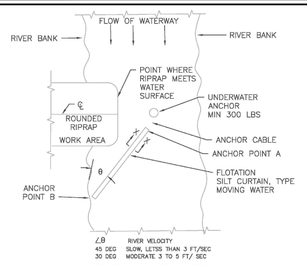
Revisions:
1. 7/26/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

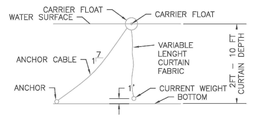
RIVER WALK VILLAGE
Ramsey, Minnesota

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

Save Date: 07/29/19 | I:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\grade\7802_gr.dwg



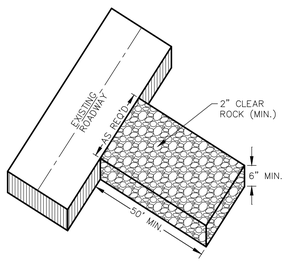
FLOTATION SILT CURTAIN
TYPE, MOVING WATER
MNDOT SPEC 3887
SCALE: NTS



SECTION X X
FLOTATION SILT CURTAIN
TYPE, MOVING WATER
MNDOT SPEC 3887
SCALE: NTS

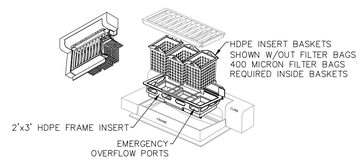
APPROVED: 9 – 2014	City of RAMSEY	STANDARD DETAILS: FLOTATION SILT CURTAIN
		CITY PLATE No. ERO–7

ROCK CONSTRUCTION ENTRANCE



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

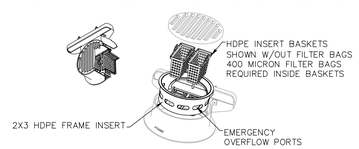
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



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

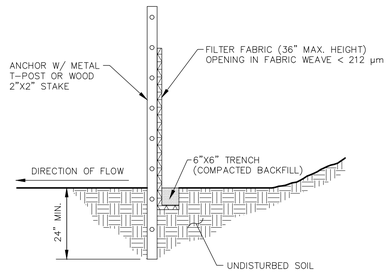
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



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

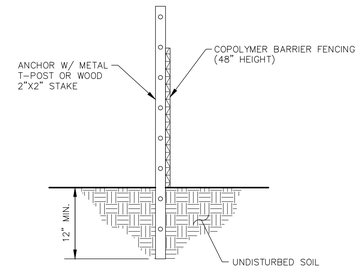
SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

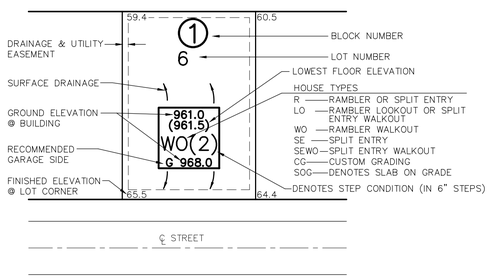
TREE FENCE



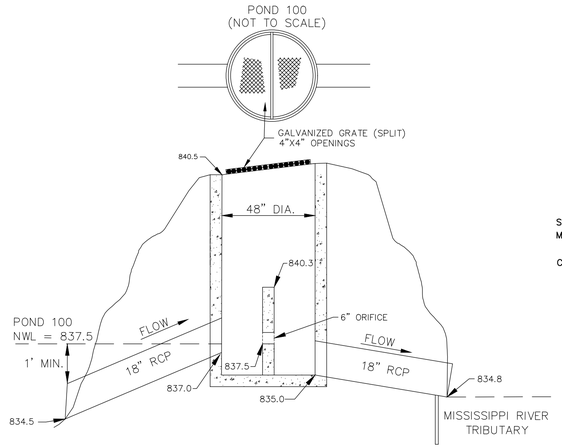
NOTES:

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

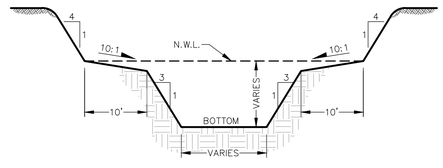
GRADING PLAN LOT KEY



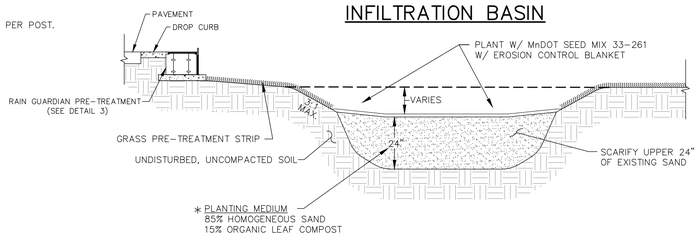
OUTLET CONTROL STRUCTURE



TYPICAL POND SECTION

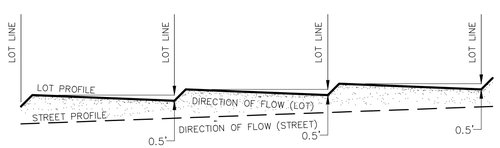


INFILTRATION BASIN

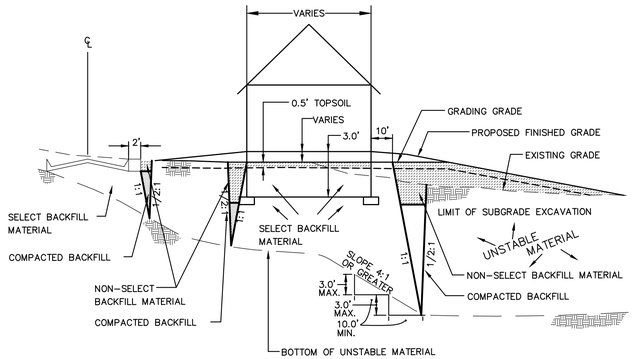


* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

LOT BENCHING DETAIL

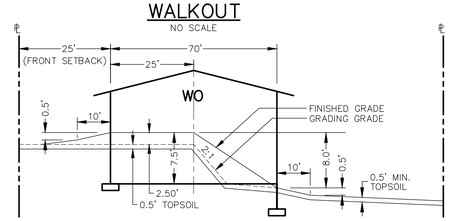


SUBGRADE CORRECTION



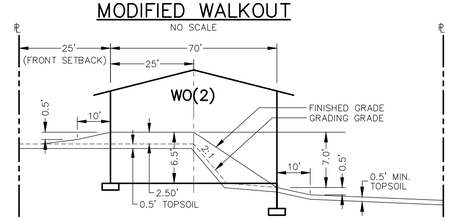
WALKOUT

NO SCALE



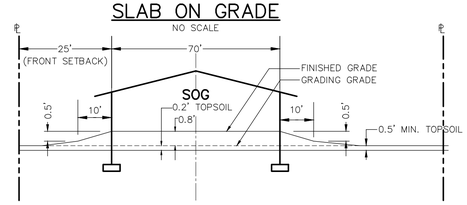
MODIFIED WALKOUT

NO SCALE



SLAB ON GRADE

NO SCALE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

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

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10–10–10 AT 200 POUNDS PER ACRE.

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Drawn: ADB
Designed: BJK
Date: 7/11/19

Revisions:
1. 7/26/19 per City Comments

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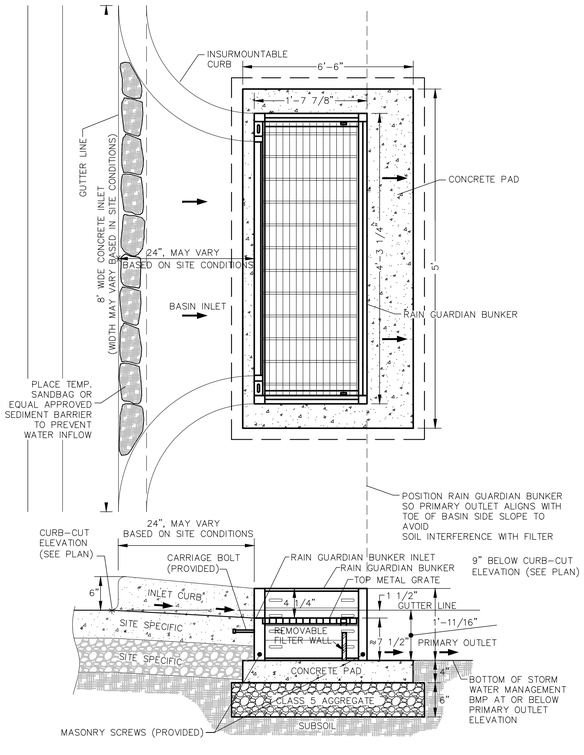
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

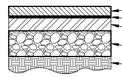
DETAILS

Save Date: 07/28/19 | f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\grade\7802_detail.dwg

RAIN GUARDIAN DETAIL



INSERT A:

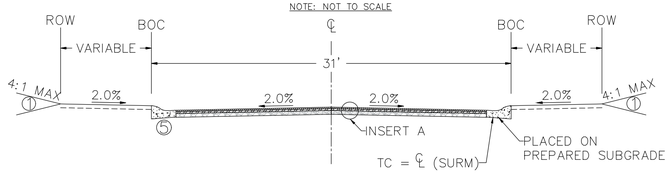


REFERENCE NOTES:

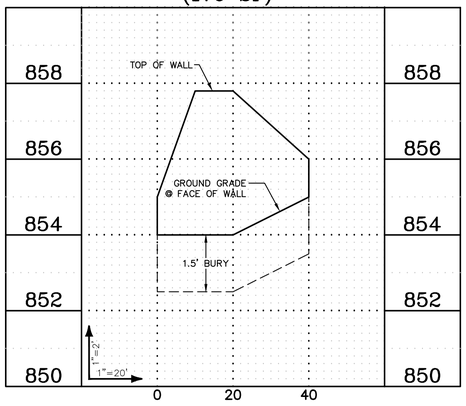
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

31' – URBAN STREET

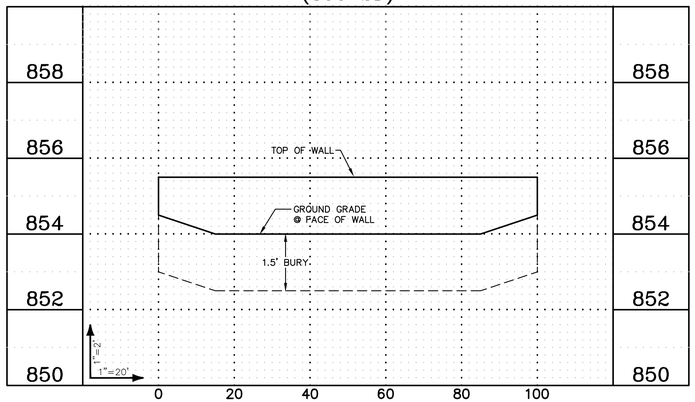
NOTE: NOT TO SCALE



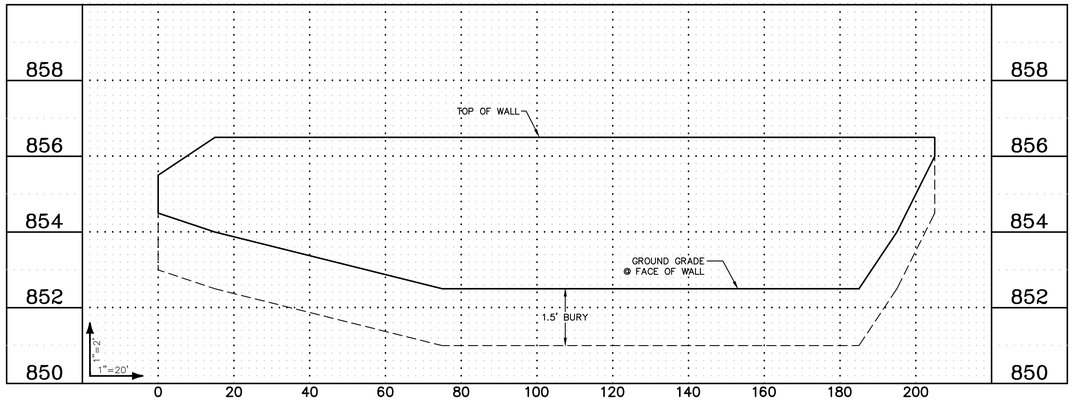
ROCK RETAINING WALL #1
(170 SF)



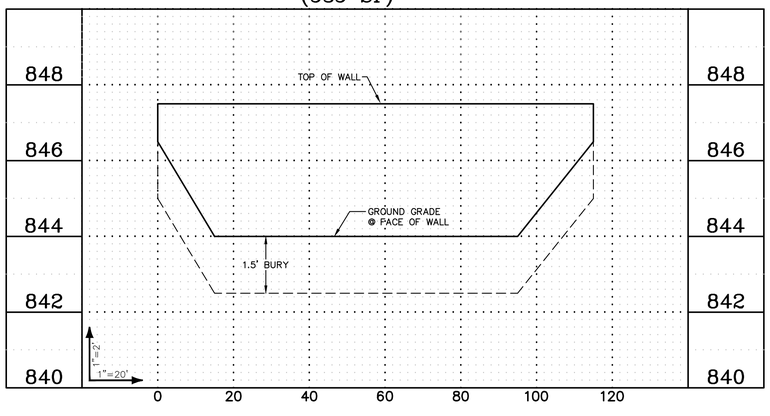
ROCK RETAINING WALL #2
(300 SF)



MODULAR RETAINING WALL #3
(1020 SF)



ROCK RETAINING WALL #4
(535 SF)



MODULAR RETAINING WALL #5
(930 SF)

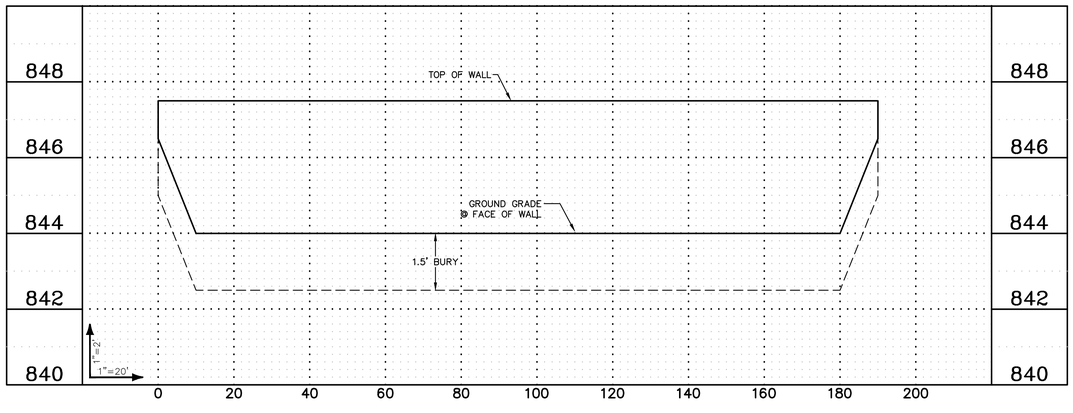


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

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

APPROVED: 2 – 2003

City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

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RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

3 of 3

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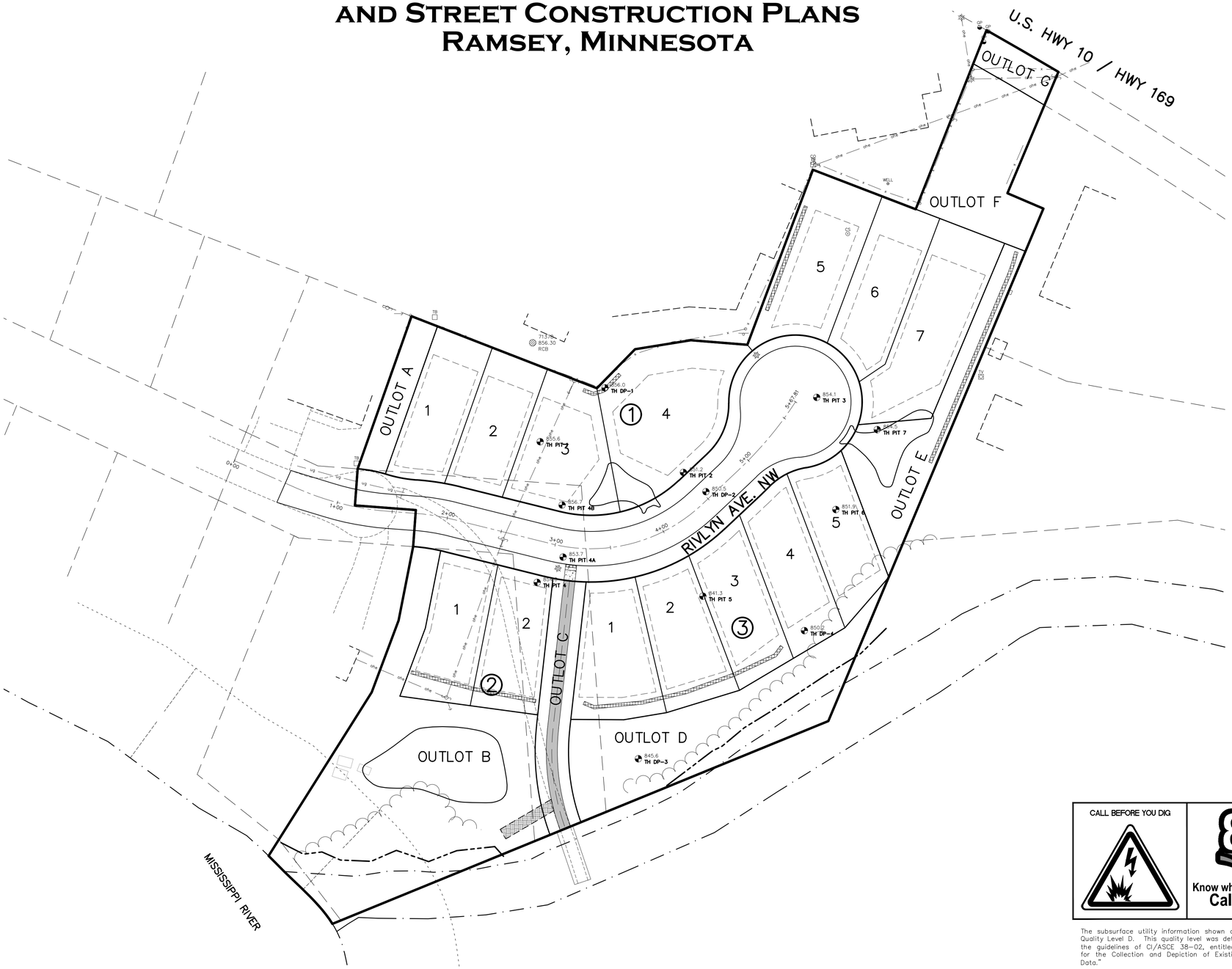
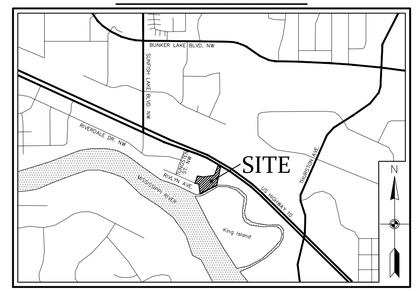
RIVER WALK VILLAGE

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS RAMSEY, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. INDEX
3. REMOVALS PLAN
4. SANITARY SEWER & WATERMAIN
5. STORM SEWER
6. STREET CONSTRUCTION
7–9. DETAILS

N

0 25 50 100

(IN FEET)

CALL BEFORE YOU DIG

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

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

BENCHMARK

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

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COVER

1 of 9

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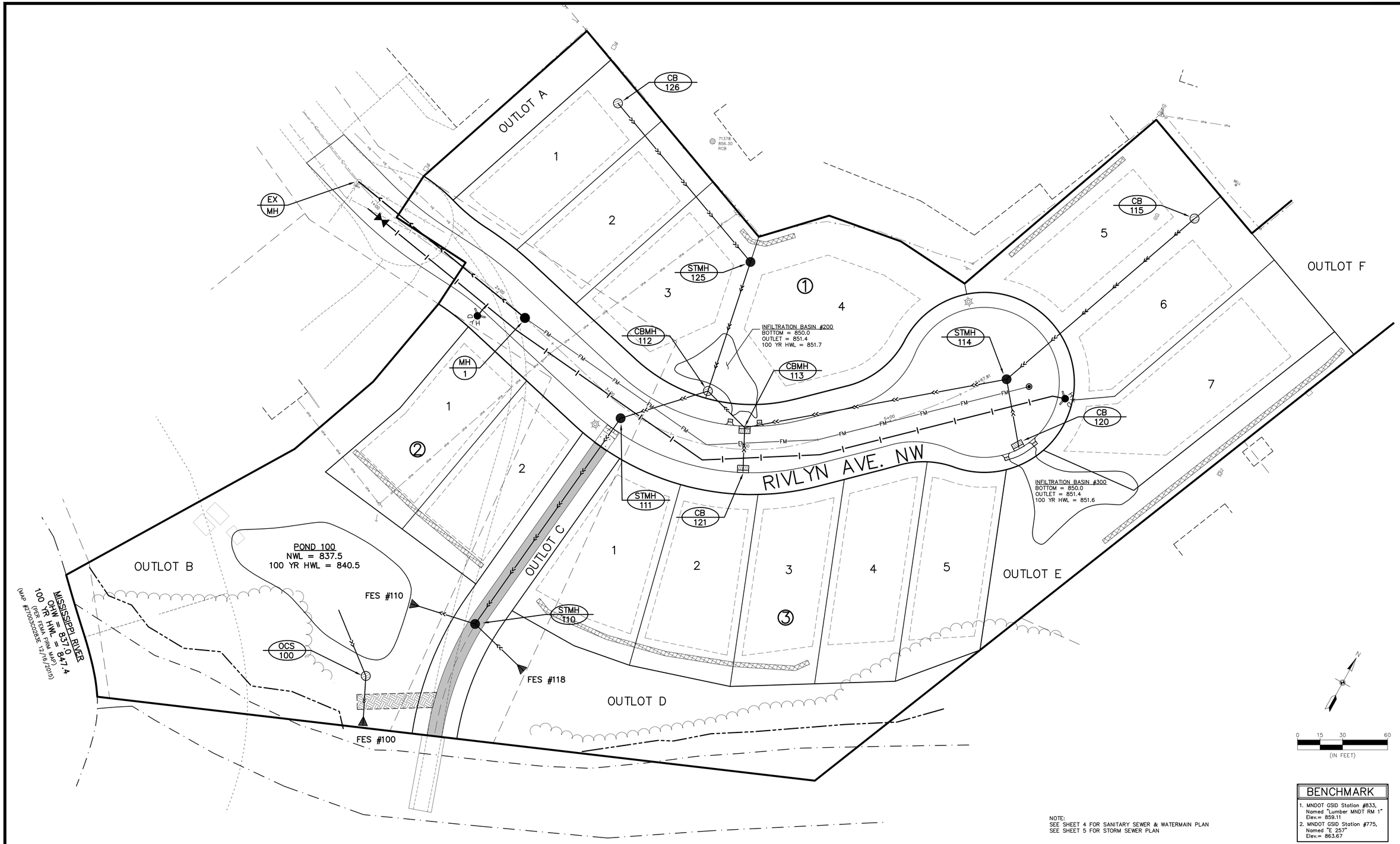

NOTE:
SEE SHEET 4 FOR SANITARY SEWER & WATERMAIN PLAN
SEE SHEET 5 FOR STORM SEWER PLAN

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INDEX

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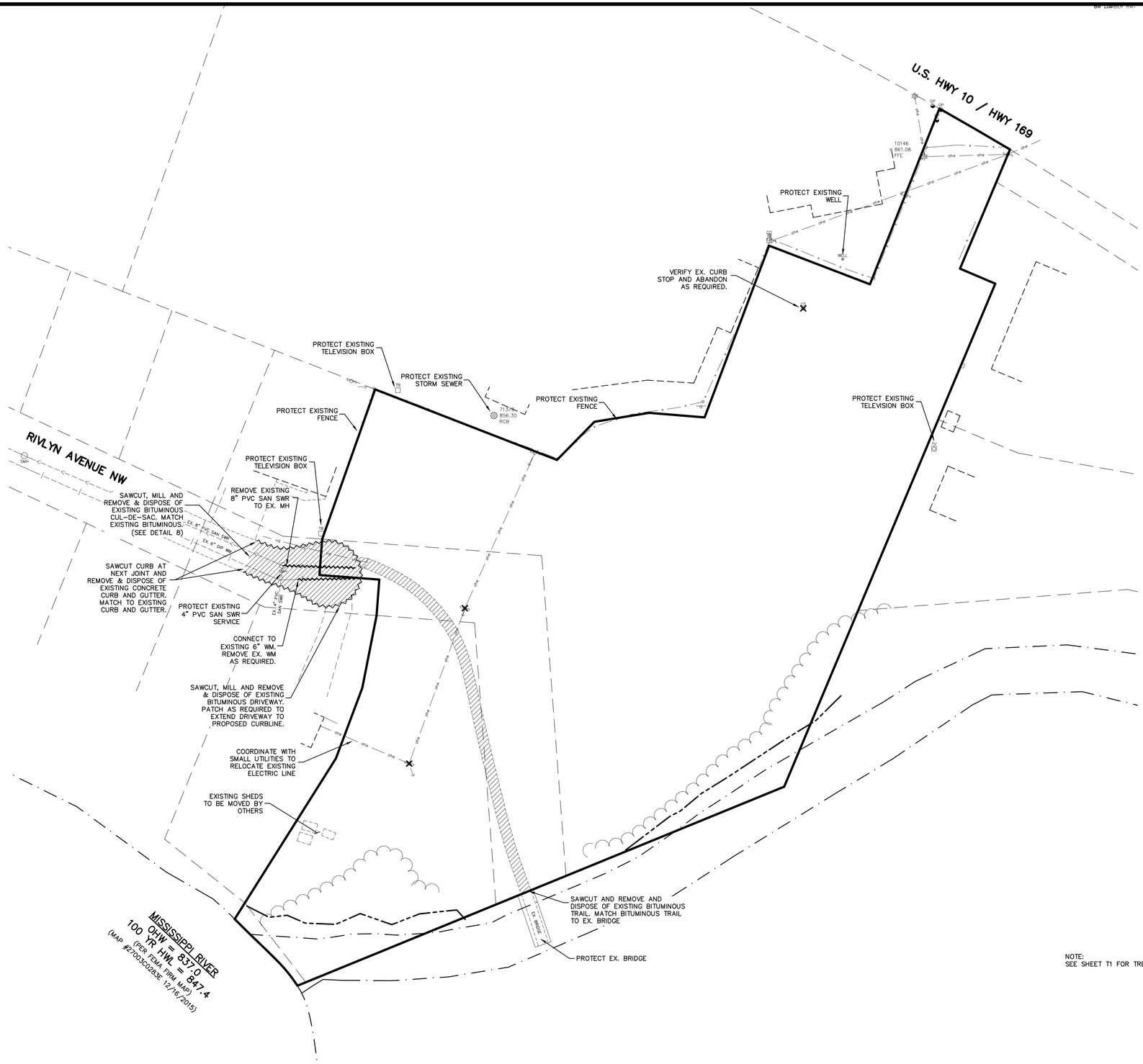

REMOVALS PLAN LEGEND

	EXISTING	REMOVAL
LIGHT POLE		X
SANITARY MANHOLE	SMH	
MISCELLANEOUS SIGN		X
EXISTING SPOT ELEVATION	0000.0	
EXISTING TREE		(SEE TREE PRESERVATION PLAN)
TELEVISION BOX	TV	X
FIRE HYDRANT	FHYD	
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	X
ELECTRIC BOX	EB	X
GAS METER	GM	X
CATCH BASIN	or	
RAIN GUARDIAN		
ELECTRIC METER	GM	X
TELEPHONE BOX	TB	X
UTILITY POLE	UP	X
FLARED END SECTION	FES	
STORM MANHOLE	SMH	X
SERVICE	SAN	X
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE	x	
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

NOTE:
SEE SHEET T1 FOR TREE REMOVALS

N

0 25 50 100

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REMOVALS PLAN

3 of 9

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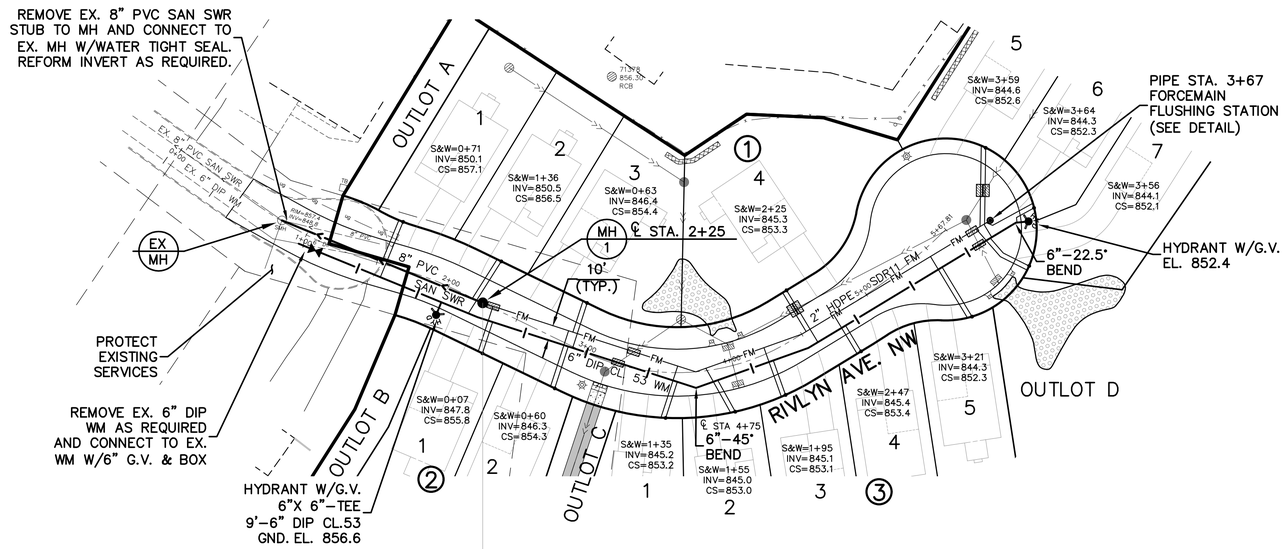
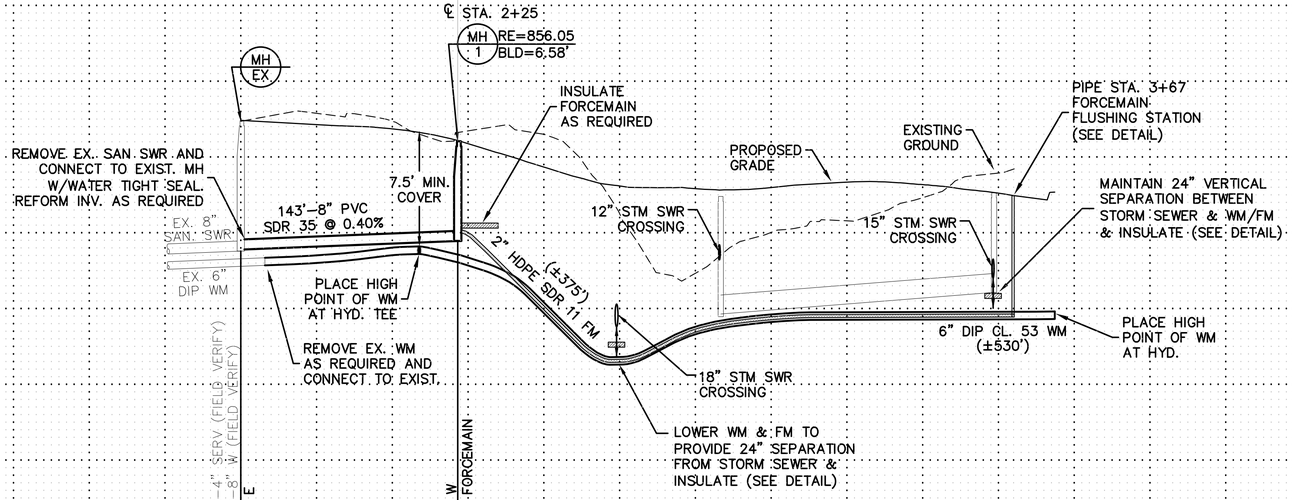
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	●
FIRE HYDRANT	FH	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SRV	●
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
		PLAN PROFILE

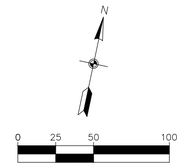


RIVLYN AVENUE NW



GENERAL NOTES:

1. SANITARY SEWER SERVICES FOR BLOCK 1 LOTS 1&2 SHALL BE 4" PVC SDR 26.
2. SANITARY SEWER SERVICES FOR BLOCK 1 LOTS 3–7, BLOCK 2 LOTS 1–2 AND BLOCK 3 LOTS 1–5 SHALL BE 1–1/4" HDPE IPS SDR 11. THOSE LOTS WILL HAVE A DH071–57 INDOOR GRINDER PUMP INSTALLED AT THE TIME OF HOME CONSTRUCTION.
3. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
4. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
5. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
6. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W.
7. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).
8. THE SEWER AND WATER SERVICES FOR BLOCK 1 LOTS 4 & 5 SHALL BE LOWERED 2 FEET BELOW THE STORM SEWER AND INSULATED.
9. THE SEWER SERVICES FOR BLOCK 1 LOT 7, BLOCK 2 LOTS 1–2 AND BLOCK 3 LOTS 1–5 SHALL BE LOWERED 2' BELOW THE WATERMAIN.
10. THE WATER SERVICES FOR BLOCK 1 LOTS 1–2 & 4–5 SHALL BE LOWERED 2 FEET BELOW THE FORCEMAIN/SANITARY SEWER.



BENCHMARK

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

Carlson McCain
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www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 7/26/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/26/19

Revisions:
1.

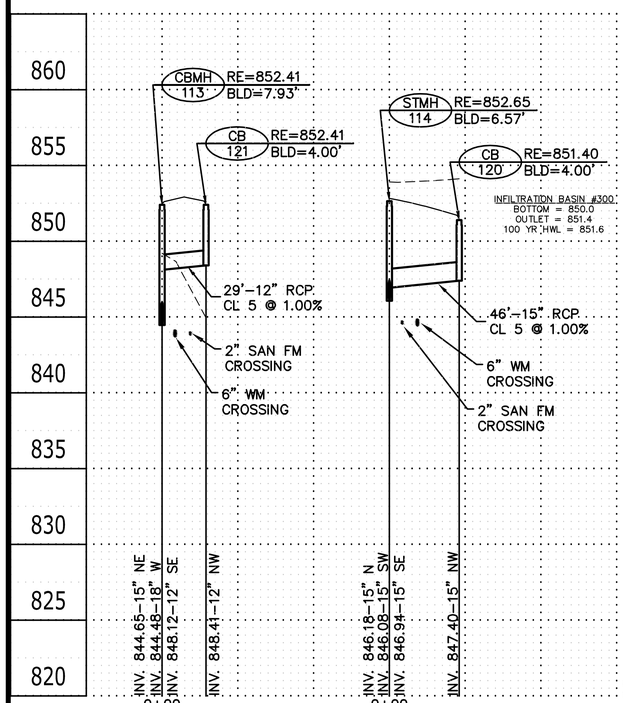
VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

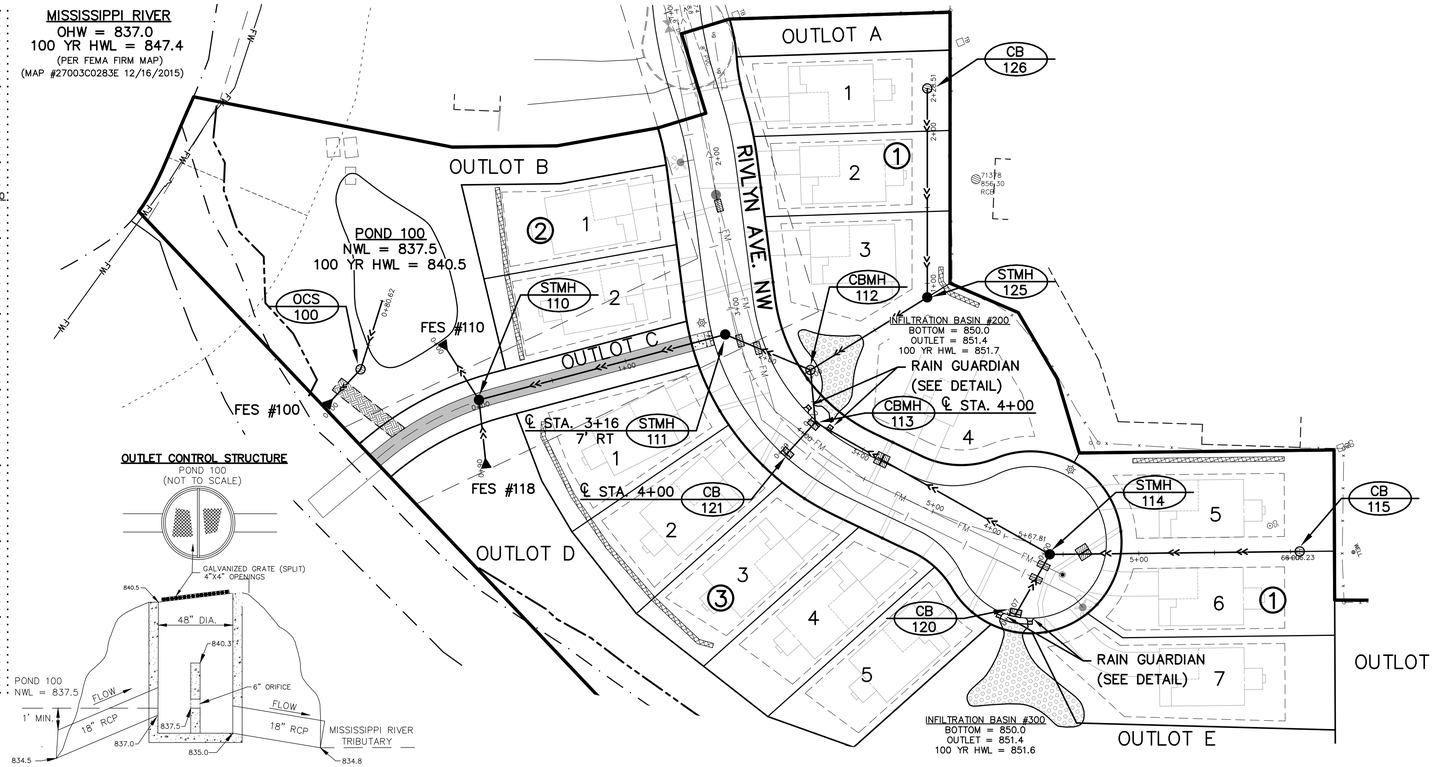
RIVER WALK VILLAGE
Ramsey, Minnesota

SANITARY SEWER & WATER MAIN

4 of 9

Save Date: 07/26/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utility.dwg



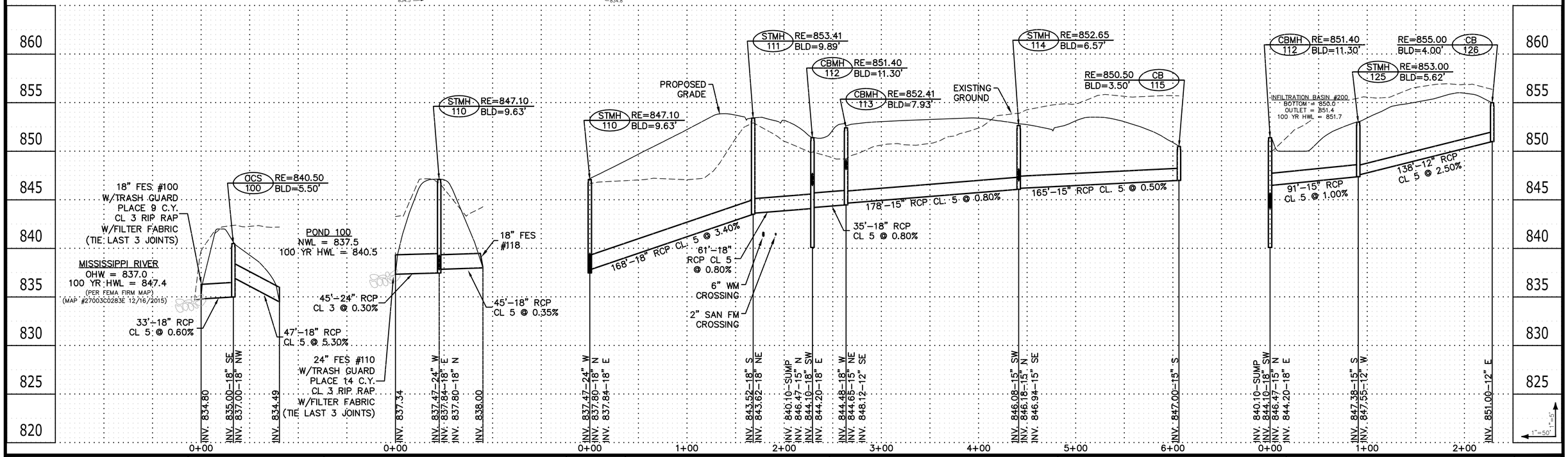


STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH-110	48" DIA.	R-1733
STMH-111	48" DIA.	R-1733
CBMH-112	48" DIA.	R-2570
CBMH-113	48" DIA.	R-3067 *
STMH-114	48" DIA.	R-1733
CB-115	27" DIA.	R-2570
CB-120	24"X36.	R-3067 *
CB-121	24"X36.	R-3067 *
STMH-125	48" DIA.	R-1733
CB-126	27" DIA.	R-2570
OCS-100	(SEE DETAIL)	

* DENOTES SURMOUNTABLE GRATE BACK

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK.

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



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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/26/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/26/19

Revisions:
1.

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

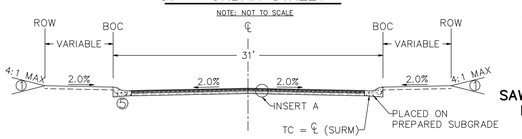
RIVER WALK VILLAGE
Ramsey, Minnesota

STORM SEWER

Save Date: 07/26/19 | I:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utility.dwg

31' – URBAN STREET

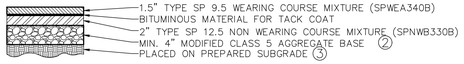
NOTE: NOT TO SCALE

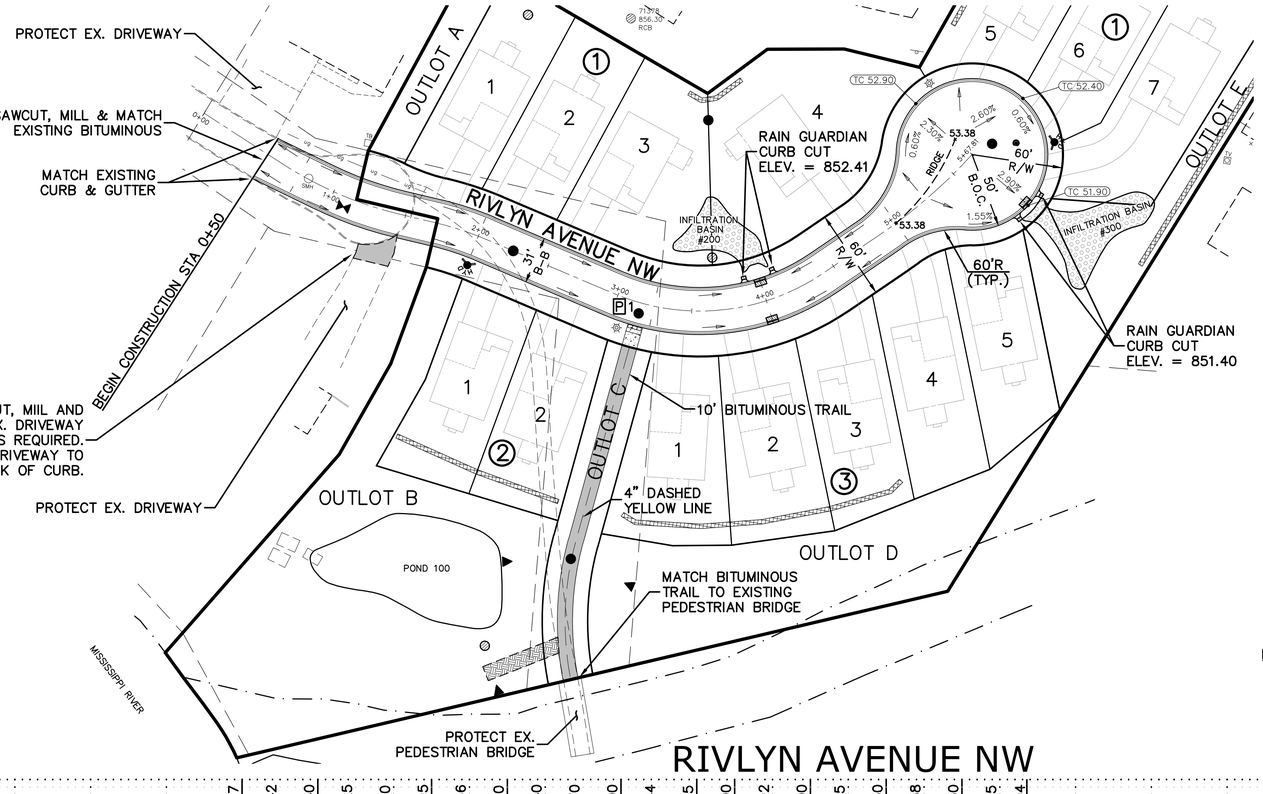


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. (BLACK DIRTH WITH NO MORE THAN 35% SAND)
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

INSERT A:

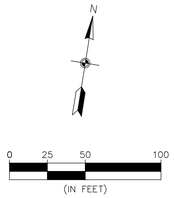




℄ CURVE DATA (RIVLYN AVENUE NW)			
PC = 0+61.71	PC = 1+71.13	PC = 2+97.22	PC = 4+86.97
PT = 1+46.95	PT = 2+04.80	PT = 4+41.97	PT = 5+67.81
Δ = 19°29'46"	Δ = 9°43'33"	Δ = 57°12'34"	Δ = 13°35'22"
R = 250.52"	R = 198.35"	R = 144.97"	R = 340.85"
T = 43.04'	T = 16.88'	T = 79.05'	T = 40.61'
L = 85.2443'	L = 33.6700'	L = 144.7465'	L = 80.8443'

CURB TYPES LEGEND

	SURMOUNTABLE CONCRETE CURB & GUTTER
TC 96.20	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)



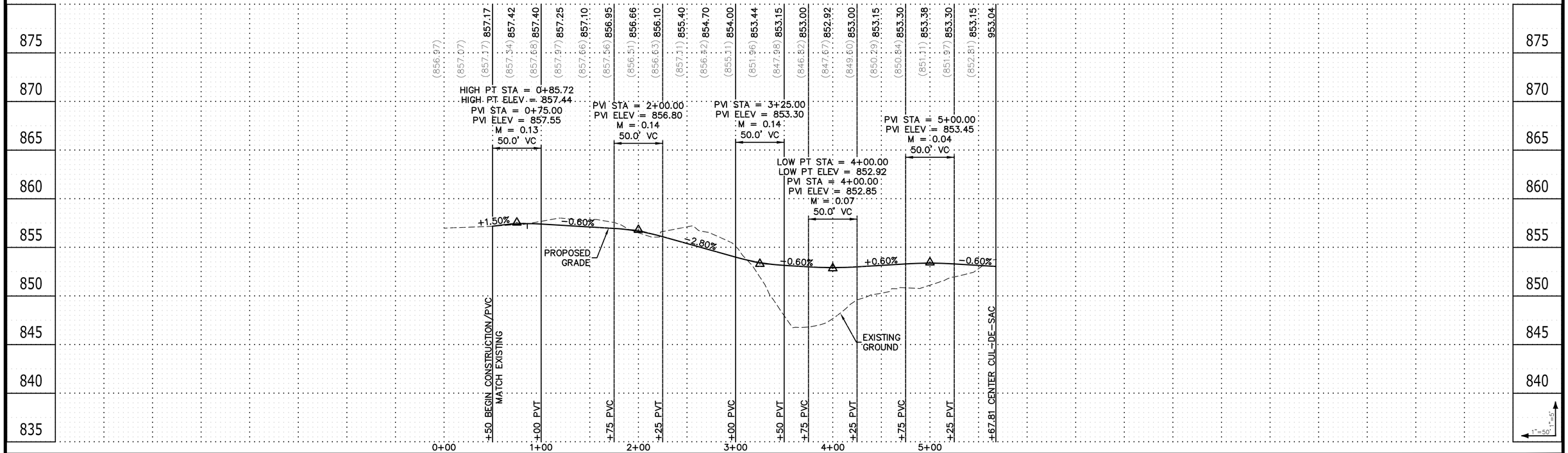
LIGHTING NOTES:

PROPOSED LIGHT LOCATION.

BENCHMARK

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

RIVLYN AVENUE NW



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RIVER WALK VILLAGE
Ramsey, Minnesota

STREET CONSTRUCTION

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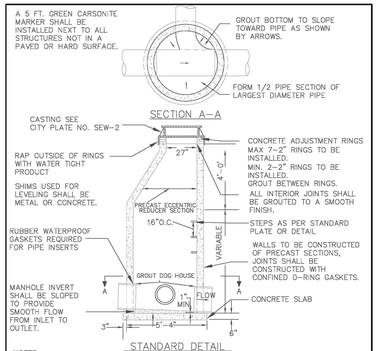
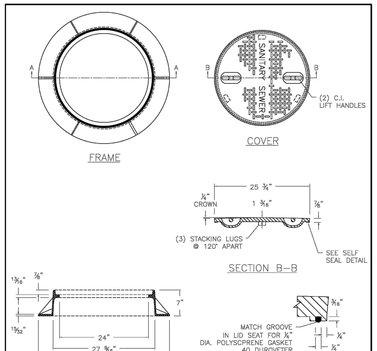


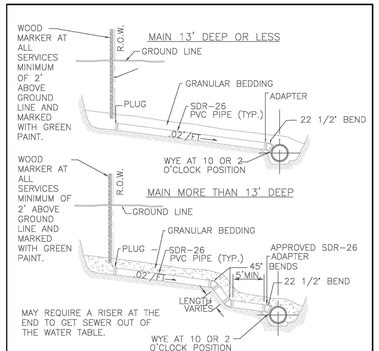
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

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



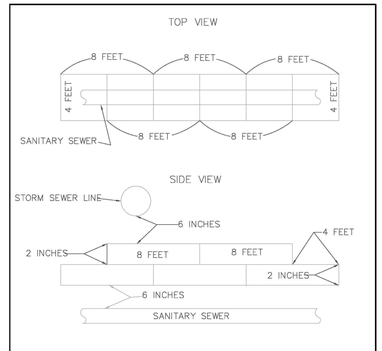
NOTE: NOT TO SCALE

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



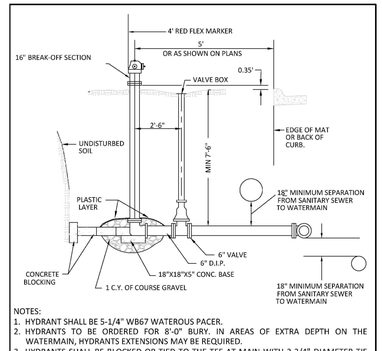
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

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



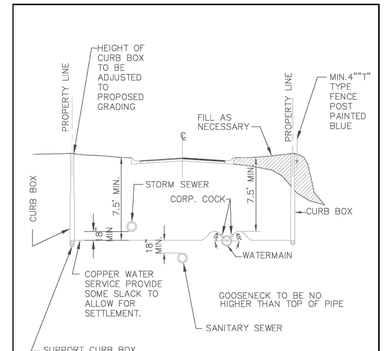
NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

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



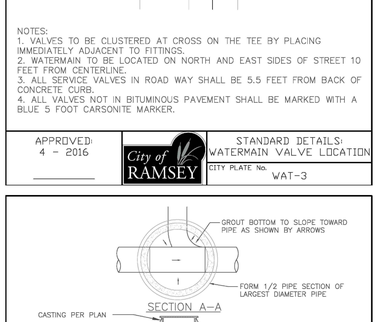
NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER 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:		STANDARD DETAILS:
6 - 2017	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1



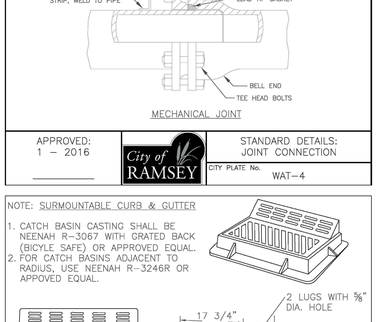
WATER SERVICE
NTS

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

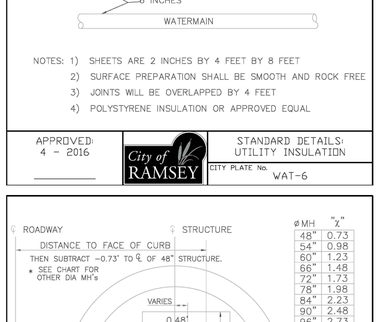


NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3

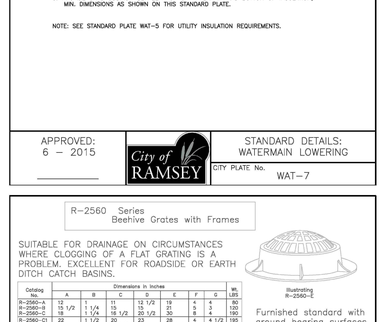


APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT-4



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

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	UTILITY INSULATION
		CITY PLATE No. WAT-6



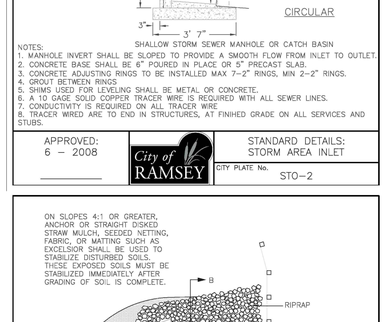
NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED:		STANDARD DETAILS:
6 - 2015	City of RAMSEY	WATERMAIN LOWERING
		CITY PLATE No. WAT-7

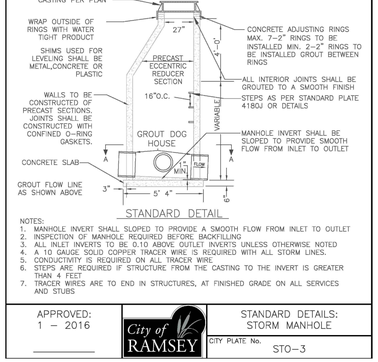
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION 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:		STANDARD DETAILS:
4 - 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1



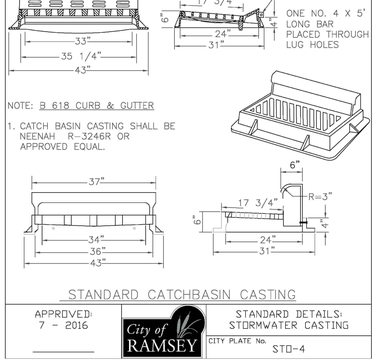
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 - 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO-2

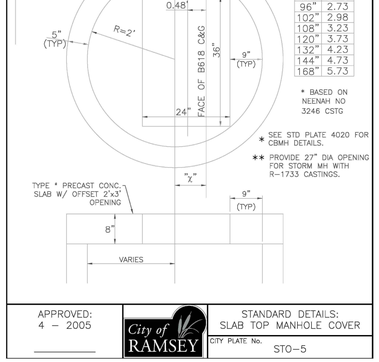


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY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

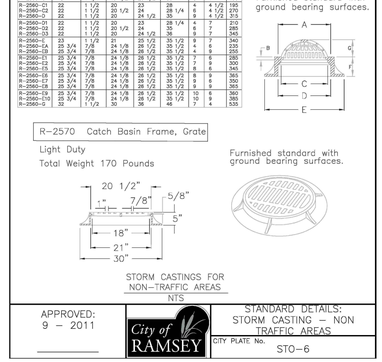
APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO-3



APPROVED:		STANDARD DETAILS:
7 - 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

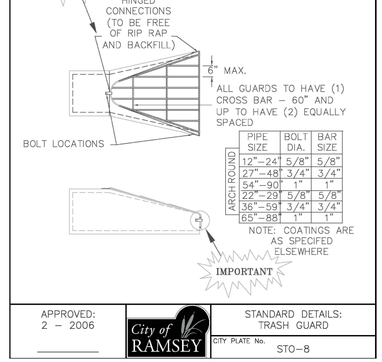


APPROVED:		STANDARD DETAILS:
4 - 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5

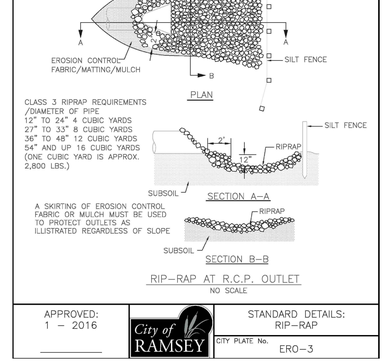


Catalog No.	A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	1	11	12 1/2	19	4	4	80
R-2560-B	15 1/2	1 1/4	15	15	21	5	5	120
R-2560-C	18	1 1/4	18 1/2	20 1/2	30	6	4	190
R-2560-C1	22	1 1/2	20 1/2	24	36	6	4 1/2	195
R-2560-C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	195
R-2560-D	22	1 1/2	20	24 1/2	28 1/4	6	4 1/2	375
R-2560-D1	22	1 1/2	20	23	28 1/4	4	7	210
R-2560-D2	22	1 1/2	20 1/2	24	36	6	7	285
R-2560-D3	22	1 1/2	20	24 1/2	36	6	7	345
R-2560-E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R-2560-E1	23 3/4	7/8	24 1/8	28 1/2	35 1/2	7	6	280
R-2560-E2	23 3/4	7/8	24 1/8	28 1/2	35 1/2	4	9	235
R-2560-E3	23 3/4	7/8	24 1/8	28 1/2	35 1/2	7	6	280
R-2560-E4	23 3/4	7/8	24 1/8	28 1/2	35 1/2	9	7	330
R-2560-E5	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	6	345
R-2560-E6	25 3/4	7/8	24 1/8	28 1/2	35 1/2	7	6	365
R-2560-E7	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	7	365
R-2560-E8	25 3/4	7/8	24 1/8	28 1/2	35 1/2	9	7	365
R-2560-E9	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	7	380
R-2560-E10	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	36	7	4	535

APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
		CITY PLATE No. STO-6



APPROVED:		STANDARD DETAILS:
2 - 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO-8



APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	RIP-RAP
		CITY PLATE No. ERO-3

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/26/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/26/19

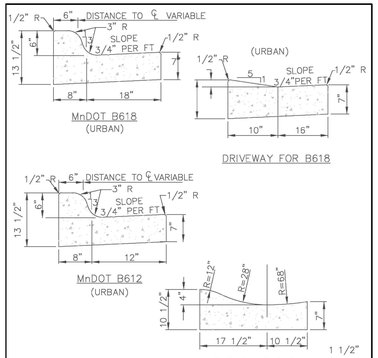
Revisions:
1.

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

Save Date: 07/26/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utl_details.dwg



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

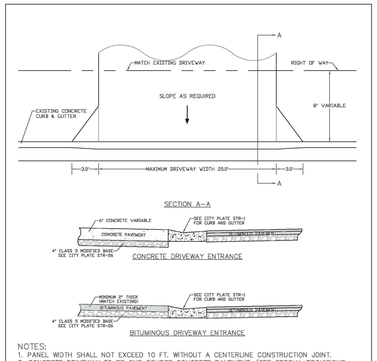
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

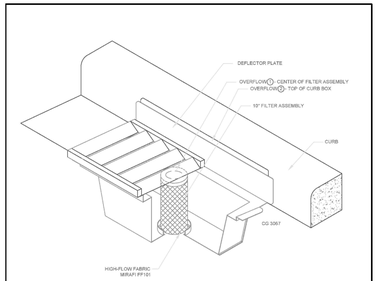
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3.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

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



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ¾" EXPANSION JOINT, ¾" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY – NO SIDEWALK
		CITY PLATE No. STR-30

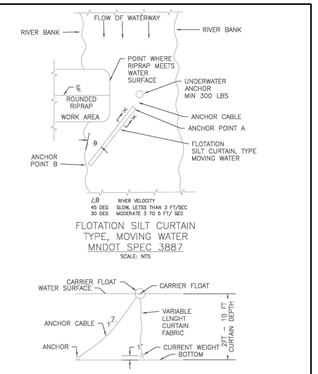


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

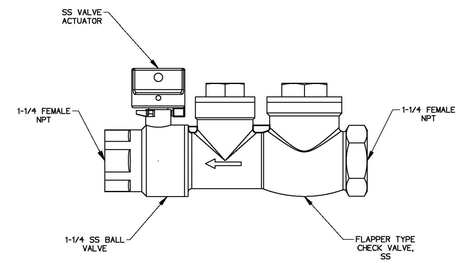
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

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



APPROVED: 9 – 2014	City of RAMSEY	STANDARD DETAILS: FLOTATION SILT CURTAIN
		CITY PLATE No. ERO-7

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS



PART IS A BALL VALVE CURB STOP WITH FEMALE PIPE THREADS, VALVE POSITION STOPS (OPEN/CLOSED), AND INTEGRAL CHECK VALVE
MATERIAL: STAINLESS STEEL

PRESSURE RATING: 235 PSI

TO ORDER SS LATERAL, NO FITTINGS USE PART NUMBER NB0184P01

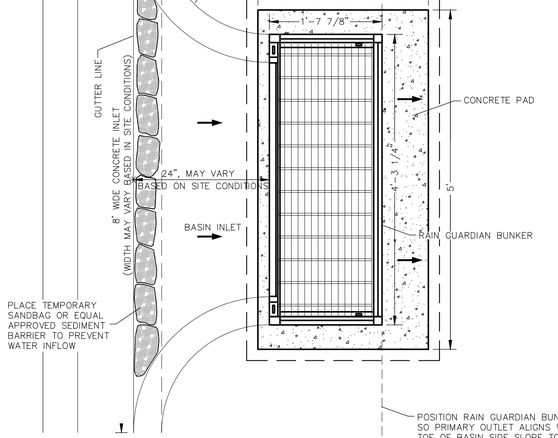
SGS	DN	09/20/11	-	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

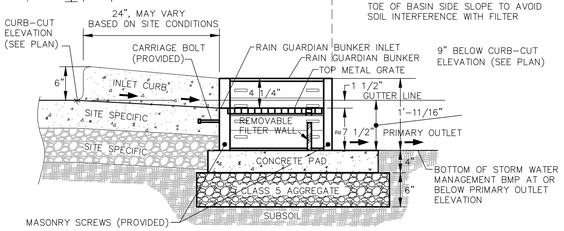
elone SEWER SYSTEMS

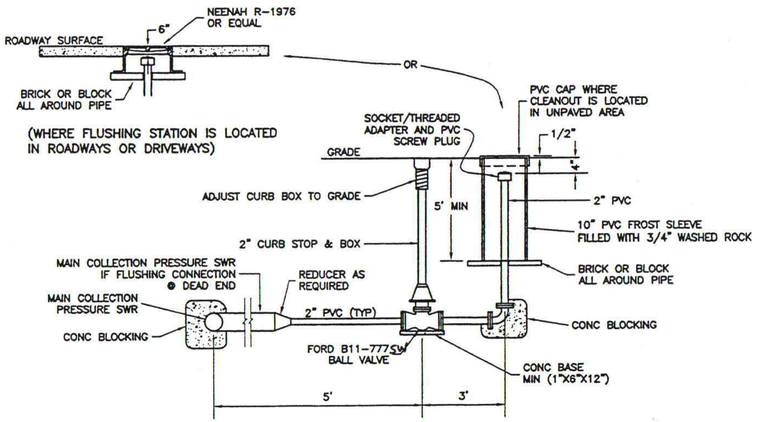
STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS

NA0330P05

RAIN GUARDIAN DETAIL

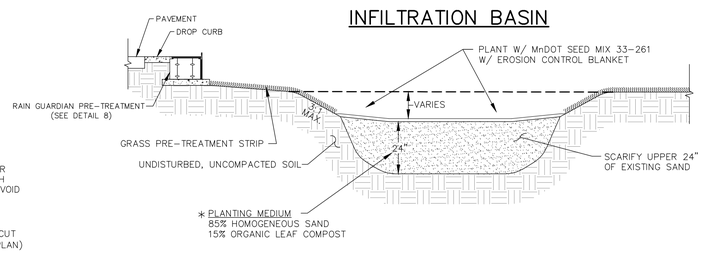






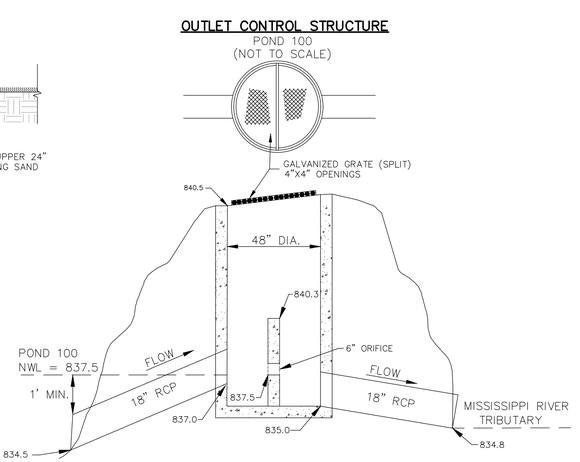
2" FLUSHING CONNECTION DETAIL

INFILTRATION BASIN



* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

OUTLET CONTROL STRUCTURE

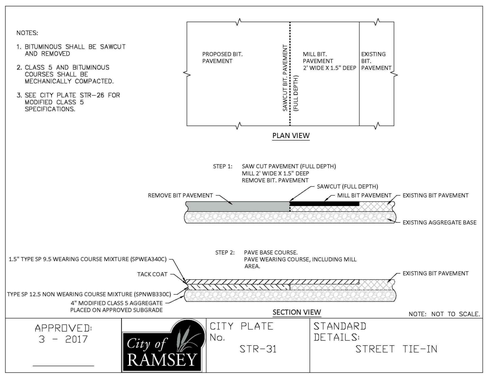


MNDOT 2016 SPEC

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	5% – 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: 1 – 2016	City of RAMSEY	CITY PLATE No. ERO-6	STANDARD DETAILS: TOPSOIL REQUIREMENTS



APPROVED: 3 – 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN

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Signature: [signature]
Date: 7/26/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/26/19

Revisions:
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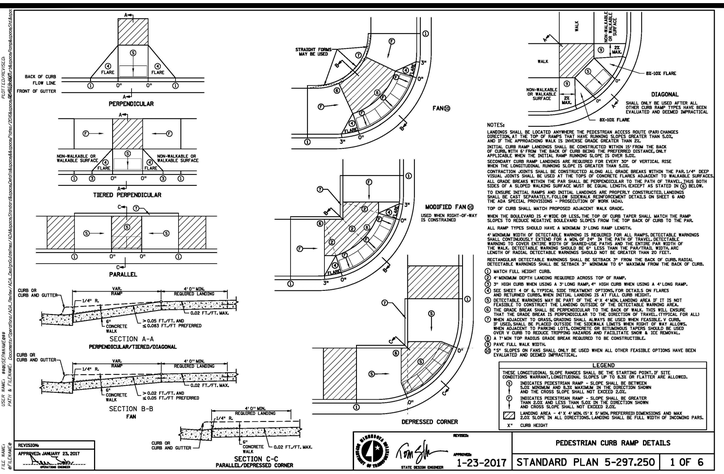
Blaine, MN 55434

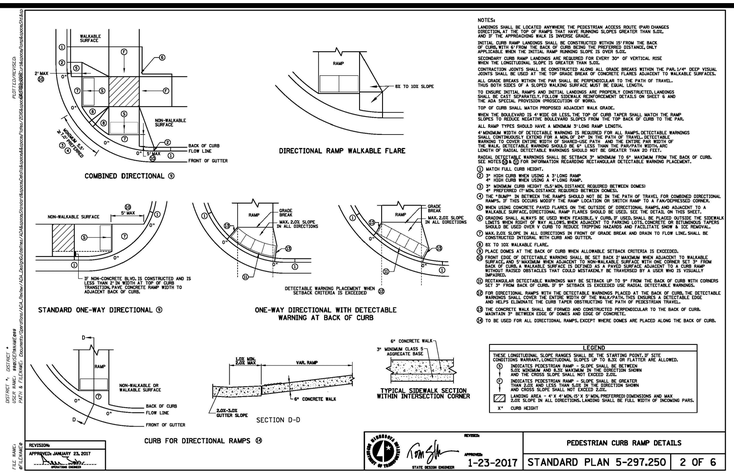
RIVER WALK VILLAGE
Ramsey, Minnesota

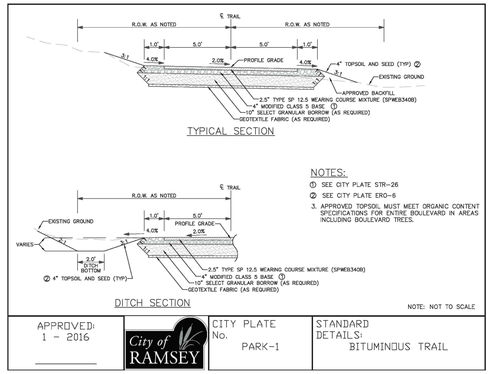
DETAILS

8 of 9

Save Date: 07/26/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utl_details.dwg







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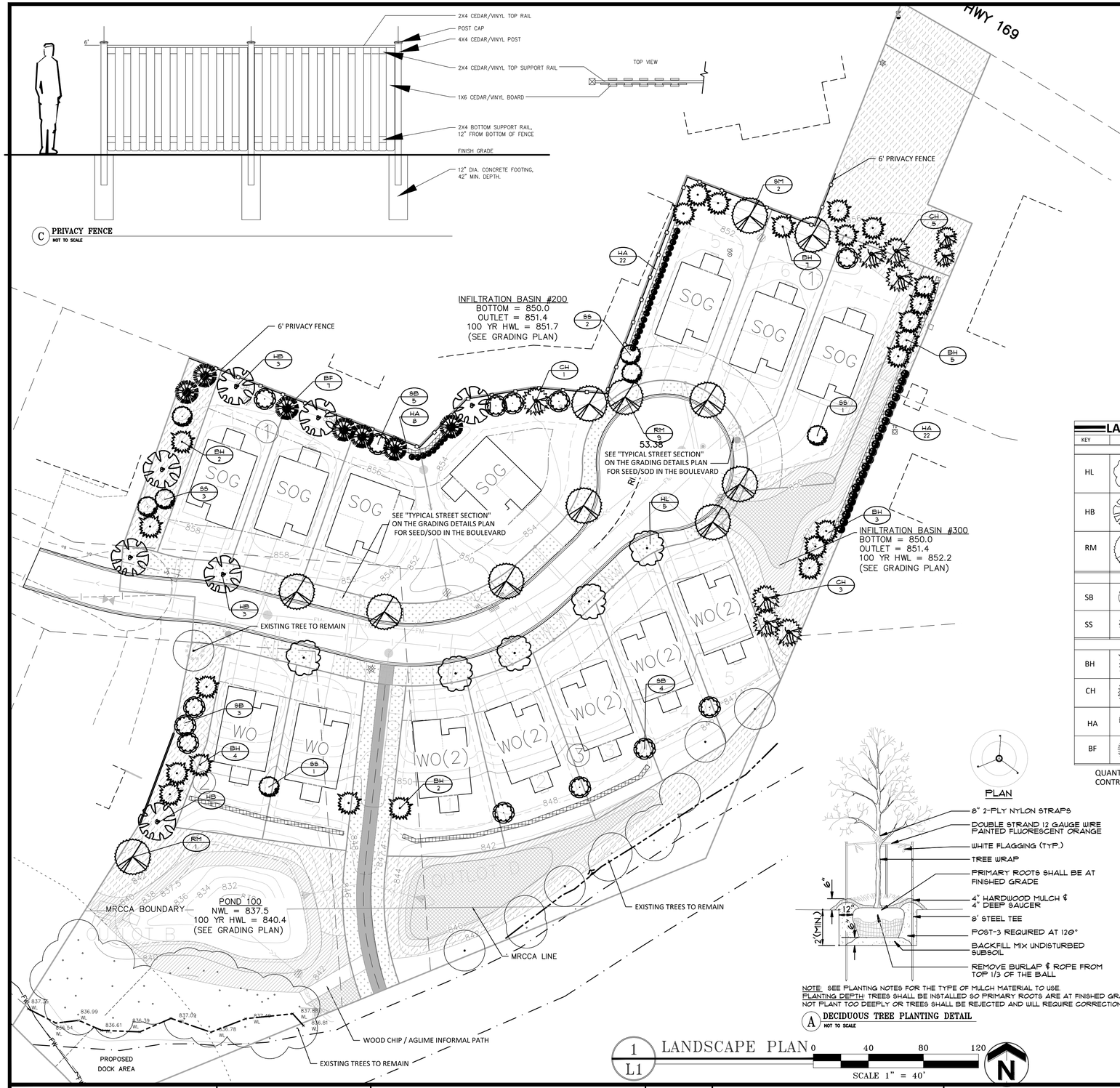
Ramsey, Minnesota

DETAILS

9 of 9

Save Date: 07/26/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utl_details.dwg

C **PRIVACY FENCE**
NOT TO SCALE



SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	MN SEED MIX ***35-641***
	WETLAND FRINGE	MN SEED MIX ***35-621***
	COMMERCIAL TURF - SOD	SOD
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX ***25-131*** (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX ***25-131*** (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

LANDSCAPE LEGEND

KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
		DECIDUOUS TREES							
HL		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	5	10'	50'	STRAIT LEADER NO "V" CROTCH
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	7	15'	50'	
RM		Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	12	14'	50'	
		ORNAMENTAL TREES							
SB		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	13	8'	20'	STRAIT LEADER NO "V" CROTCH
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	7	8'	25'	
		EVERGREEN TREES							
BH		Picea glauca var. Densata	BLACK HILLS SPRUCE	6'	BB	23	6'	40'	FULL FORM TO GRADE
CH		Tsuga canadensis	CANADIAN HEMLOCK	6'	BB	9	6'	40'	
HA		Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	5'	BB	52	4'	10'	
BF		Abies Balsamea	BALSAM FIR	6'	BB	7	6'	40'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

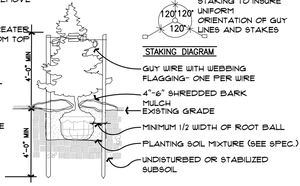
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE. PLANTING DEPTH: TREES SHALL BE INSTALLED SO PRIMARY ROOTS ARE AT FINISHED GRADE. DO NOT PLANT TOO DEEPLY OR TREES SHALL BE REJECTED AND WILL REQUIRE CORRECTIONS.

A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B **CONIFEROUS TREE PLANTING DETAIL**
NOT TO SCALE

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
10. PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
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    EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
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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.

1 / L1 **LANDSCAPE PLAN**
0 40 80 120
SCALE 1" = 40'

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

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

Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 7/26/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 7/26/19

Revisions:
1.

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

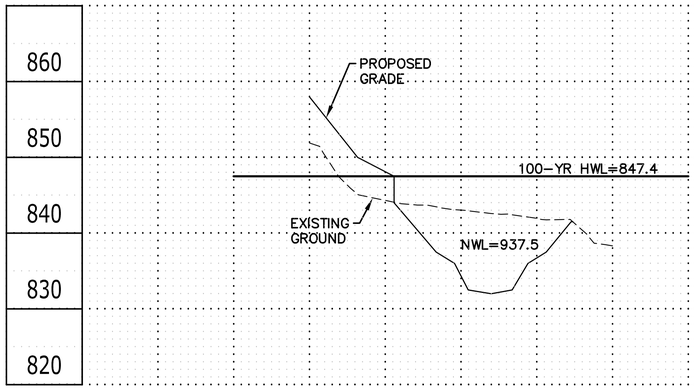
RIVER WALK VILLAGE
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 1

Save Date: 07/29/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\landscape\7802_landscape - final.dwg

CROSS SECTION A



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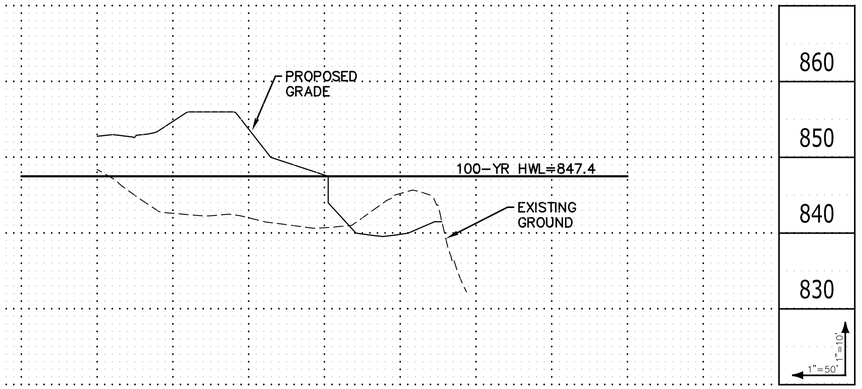

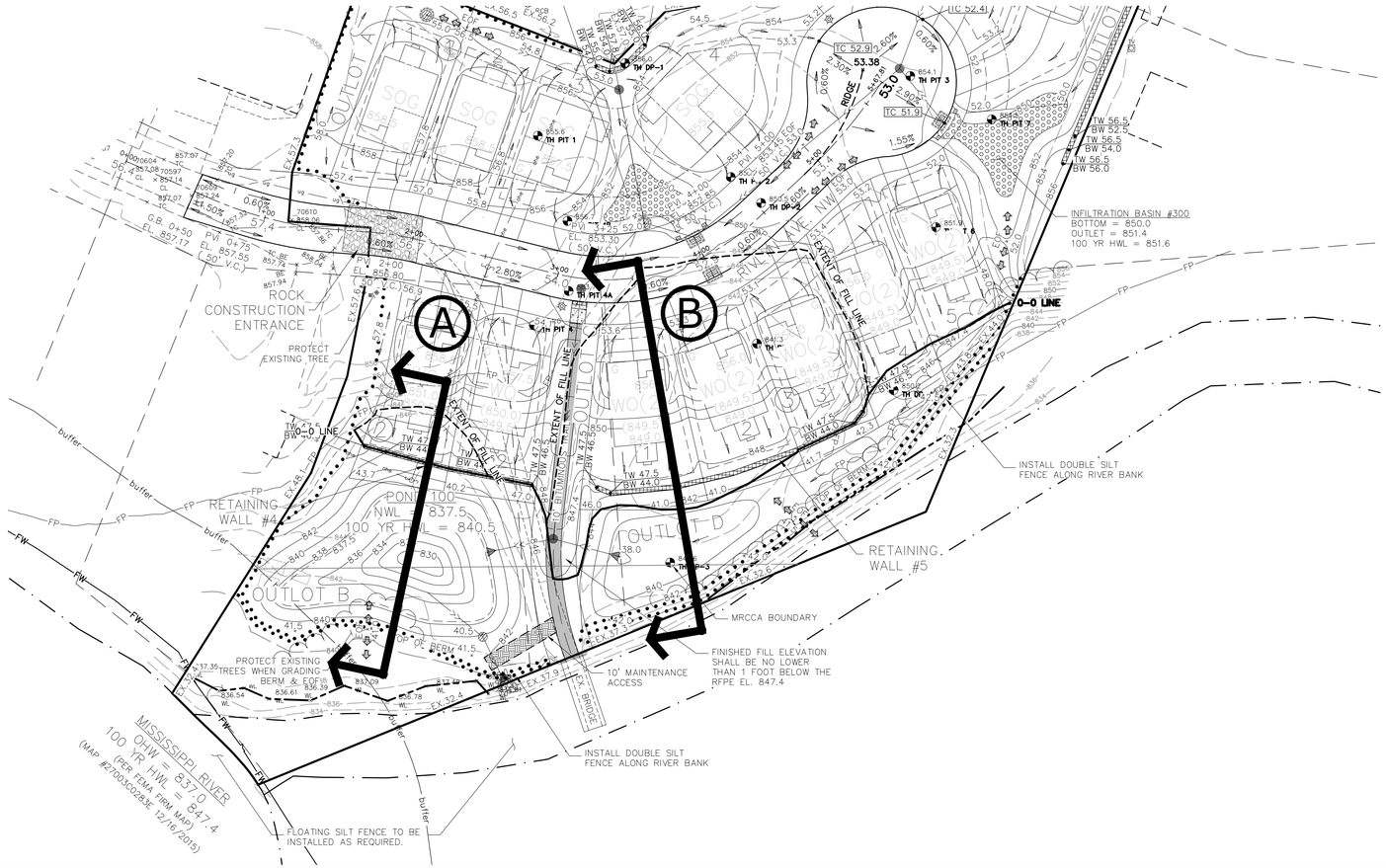

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,471 C.Y.

FLOODPLAIN FILL = 4,313 C.Y.

N

0 25 50 100

BENCHMARK

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

Carlson McCain
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• engineering
• surveying

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

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

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

Revisions:
1. 4/4/19 per City Comments
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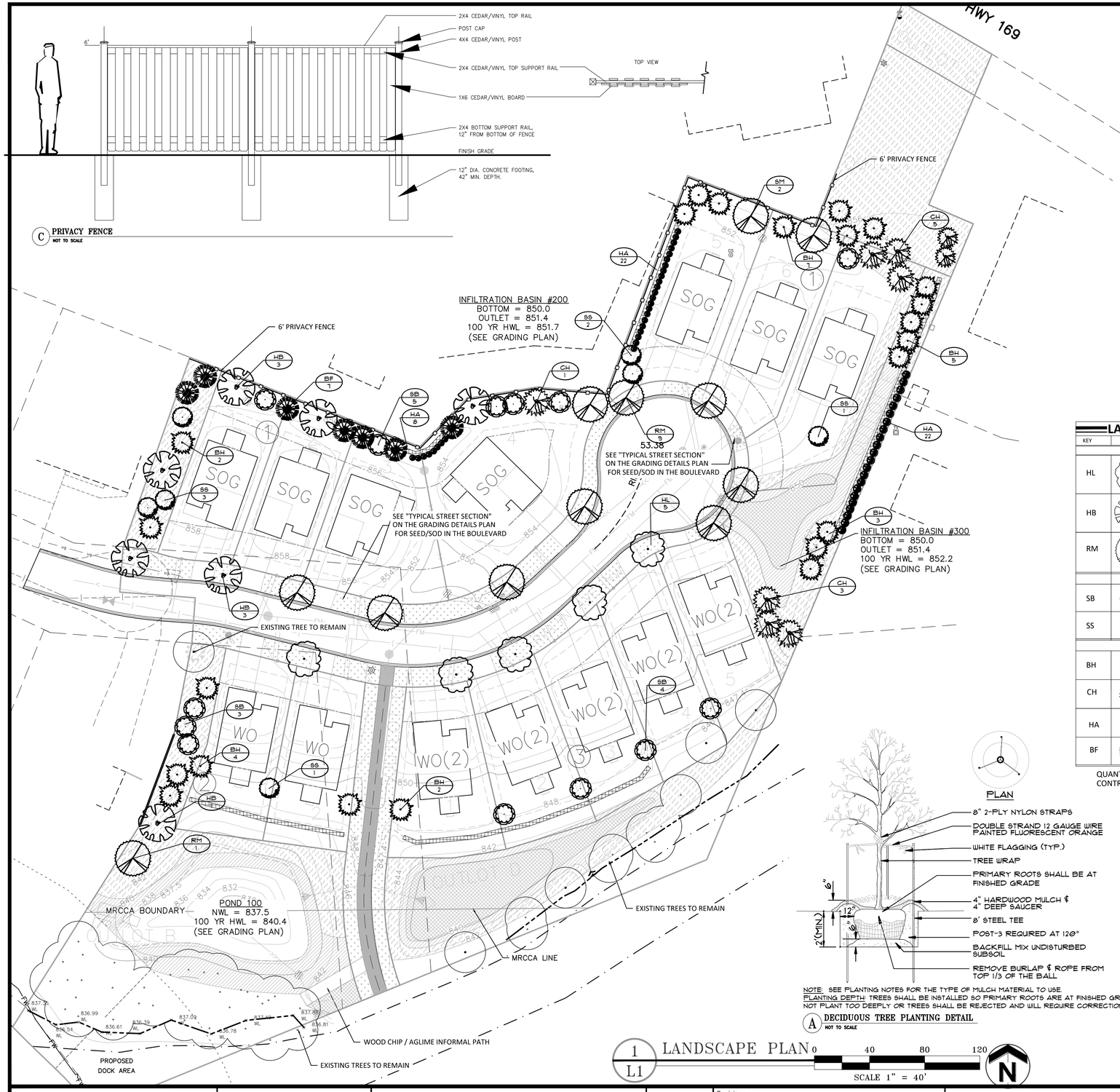
FLOODPLAIN MITIGATION PLAN

FP1 of 1

Save Date: 07/29/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_flood_mitigation.dwg

C **PRIVACY FENCE**
NOT TO SCALE



SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	MN SEED MIX ***35-641***
	WETLAND FRINGE	MN SEED MIX ***35-621***
	COMMERCIAL TURF - SOD	SOD
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX ***25-131*** (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX ***25-131*** (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

LANDSCAPE LEGEND

KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
		DECIDUOUS TREES							
HL		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	5	10'	50'	STRAIT LEADER NO "V" CROTCH
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	7	15'	50'	
RM		Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	12	14'	50'	
		ORNAMENTAL TREES							
SB		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	13	8'	20'	STRAIT LEADER NO "V" CROTCH
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	7	8'	25'	
		EVERGREEN TREES							
BH		Picea glauca var. Densata	BLACK HILLS SPRUCE	6'	BB	23	6'	40'	FULL FORM TO GRADE
CH		Tsuga canadensis	CANADIAN HEMLOCK	6'	BB	9	6'	40'	
HA		Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	5'	BB	52	4'	10'	
BF		Abies Balsamea	BALSAM FIR	6'	BB	7	6'	40'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

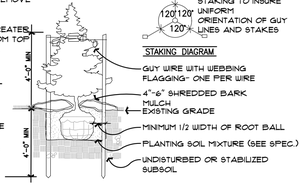
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
PLANTING DEPTH: TREES SHALL BE INSTALLED SO PRIMARY ROOTS ARE AT FINISHED GRADE. DO NOT PLANT TOO DEEPLY OR TREES SHALL BE REJECTED AND WILL REQUIRE CORRECTIONS.

A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B **CONIFEROUS TREE PLANTING DETAIL**
NOT TO SCALE

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
10. PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
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0 40 80 120
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Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 7/26/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 4/4/19

Revisions:
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RIVER WALK VILLAGE
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 1

Save Date: 07/29/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\landscape\7802_landscape - preliminary.dwg

TREE PROTECTION FENCE

PLAN

TREE DRIPLINE.

SNOW FENCE OUTSIDE OF DRIPLINE
SEE SPECS.

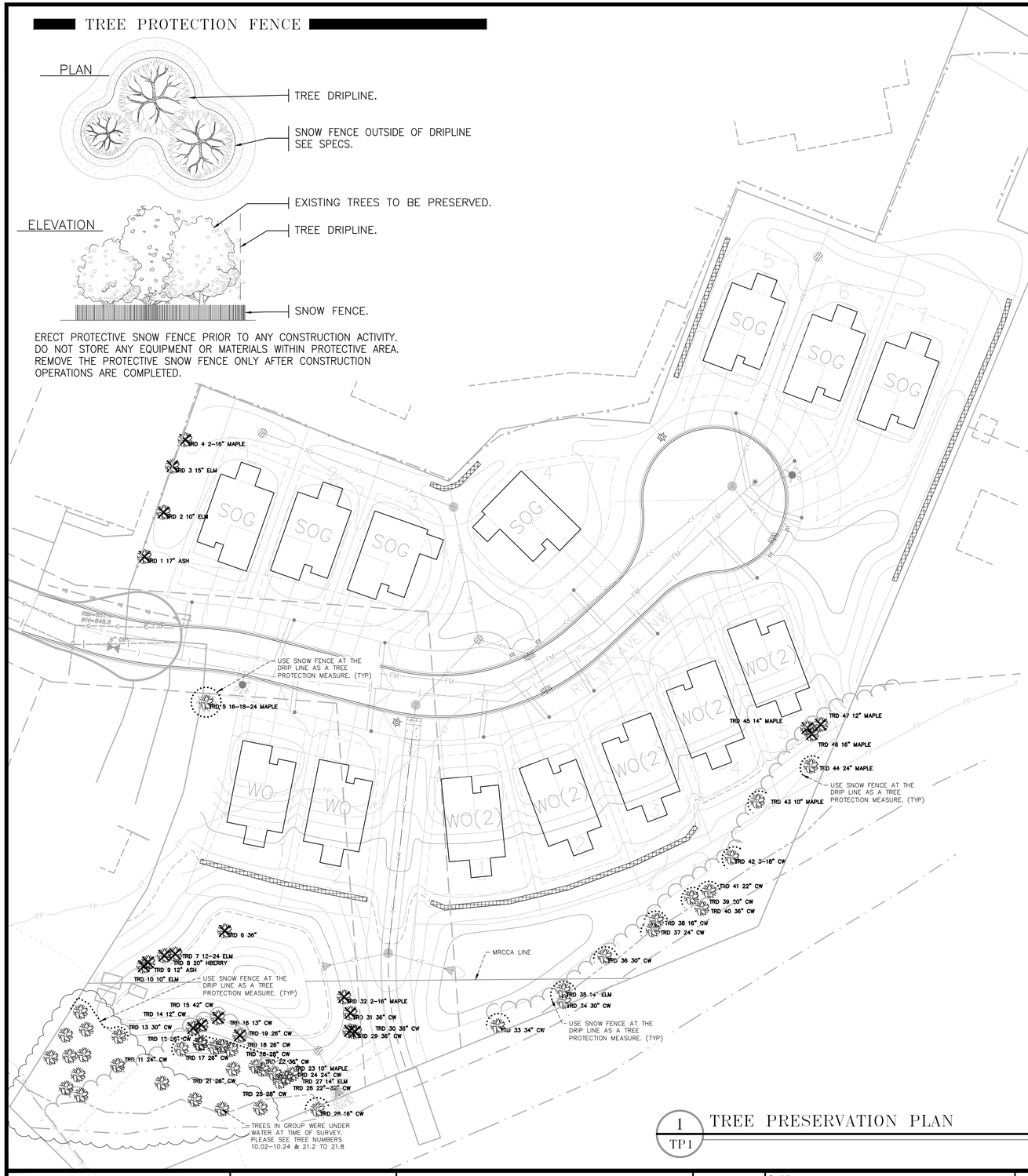
ELEVATION

EXISTING TREES TO BE PRESERVED.

TREE DRIPLINE.

SNOW FENCE.

ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION
OPERATIONS ARE COMPLETED.



1 / TP1 TREE PRESERVATION PLAN

SCALE 1" = 40'

TREE REMOVAL/REPLACEMENT SUMMARY

REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	0 dbh
SIGNIFICANT TREES (ALL OTHERS)	1,829 dbh
TOTAL DBH ON SITE -	1,829 dbh
40% TO REMAIN ON-SITE	733 dbh
60% ALLOWABLE REMOVAL	1,096 dbh
TOTAL TREES TO REMAIN	1249 dbh
BROKEN TREES	147 dbh
TREES REMOVED	- 430 dbh
TOTAL REPLACEMENT TREES	0 dbh
REPLACEMENT X 1.25% - TOTAL REPLACEMENT DBH	0 dbh

0DBH / 2.5DBH = 0 REPLACEMENT TREES

Tree Tag	DBH	Tree Type	Significant	Dead/Broke	Remove
1	17	Ash	Y	N	Y
2	10	Boxelder	N	Broken	B
3	15	Elm	Y	N	Y
4.1	16	Boxelder	Y	N	Y
4.2	16	Boxelder	Y	N	Y
5.1	16	Silver Maple	Y	N	Y
5.2	18	Silver Maple	Y	N	Y
5.3	24	Silver Maple	Y	N	Y
6	36	Silver Maple	Y	N	Y
7.1	11	Elm	Y	N	Y
7.2	24	Elm	Y	N	Y
8	20	Hackberry	Y	N	Y
9	12	Ash	Y	N	Y
10.1	11	Elm	N	Broken	B
10.2	12	Cottonwood	N	N	N
10.3	10	Cottonwood	Y	N	N
10.4	12	Cottonwood	Y	N	N
10.5	12	Cottonwood	Y	N	N
10.6	10	Cottonwood	Y	N	N
10.7	12	Cottonwood	Y	N	N
10.8	12	Cottonwood	Y	N	N
10.9	12	Cottonwood	Y	N	N
10.10-	10	Cottonwood	Y	N	N
10.11	12	Cottonwood	Y	N	N
10.12	12	Cottonwood	Y	N	N
10.13	12	Cottonwood	Y	N	N
10.14	18	Cottonwood	Y	N	N
10.15	20	Cottonwood	Y	N	N
10.16	18	Cottonwood	Y	N	N
10.17	18	Cottonwood	N	Broken	B
10.18	20	Cottonwood	Y	N	N
10.19	18	Cottonwood	Y	N	N
10.20-	20	Cottonwood	Y	N	N
10.21	20	Cottonwood	Y	N	N
10.22	18	Cottonwood	N	Broken	B
10.23	20	Cottonwood	N	Broken	B
10.24	20	Cottonwood	N	Broken	B
11	24	Cottonwood	Y	N	N
12	26	Cottonwood	Y	N	N
13	30	Cottonwood	Y	N	N
14	12	Cottonwood	Y	N	Y
15	42	Cottonwood	Y	N	Y
16	13	Cottonwood	Y	N	Y
17	26	Cottonwood	Y	N	N
18.1	30	Cottonwood	Y	N	N
18.2	26	Cottonwood	N	Broken	B
18.3	18	Cottonwood	Y	N	N
18.4	12	Cottonwood	Y	N	N
10.5	10	Cottonwood	Y	N	N
18.6	22	Cottonwood	Y	N	N
18.7	24	Cottonwood	N	Broken	B
18.8	30	Cottonwood	Y	N	N
19	26	Cottonwood	Y	N	N
20	28	Cottonwood	Y	n	N
21.1	26	Cottonwood	Y	N	N
21.2	20	Cottonwood	Y	N	N
21.3	18	Cottonwood	Y	N	N
21.4	12	Cottonwood	Y	N	N
21.5	10	Cottonwood	Y	N	N
21.6	22	Cottonwood	Y	N	N
21.7	24	Cottonwood	Y	N	N
21.8	30	Cottonwood	Y	N	N
22	36	Cottonwood	Y	N	N
23	10	Silver Maple	Y	N	N
24	22	Cottonwood	Y	N	N
25	28	Cottonwood	Y	N	N
26.1	32	Cottonwood	Y	N	N
26.2	22	Cottonwood	Y	N	N
27	14	Elm	Y	N	N
28	16	Cottonwood	Y	N	Y
29	36	Cottonwood	Y	N	Y
30.1	36	Cottonwood	Y	N	Y
30.2	8	Elm	Y	N	Y
30.3	8	Elm	Y	N	Y
31	36	Cottonwood	Y	N	Y
32	16	Boxelder	Y	N	Y
33	34	Cottonwood	Y	N	N
34	30	Cottonwood	Y	N	N
35	14	Elm	Y	N	N
36	30	Cottonwood	Y	N	N
37	24	Cottonwood	Y	N	N
38	16	Cottonwood	Y	N	N
39	20	Cottonwood	Y	N	N
40	36	Cottonwood	Y	N	N
41	22	Cottonwood	Y	N	N
42.1	18	Cottonwood	Y	N	N
42.2	18	Cottonwood	Y	N	N
42.3	18	Cottonwood	Y	N	N
43	10	Boxelder	Y	N	N
44	24	Silver Maple	Y	N	N
45	14	Silver Maple	Y	N	Y
46	14	Silver Maple	Y	N	Y
47	12	Silver Maple	Y	N	Y

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

Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 7/26/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 4/4/19

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

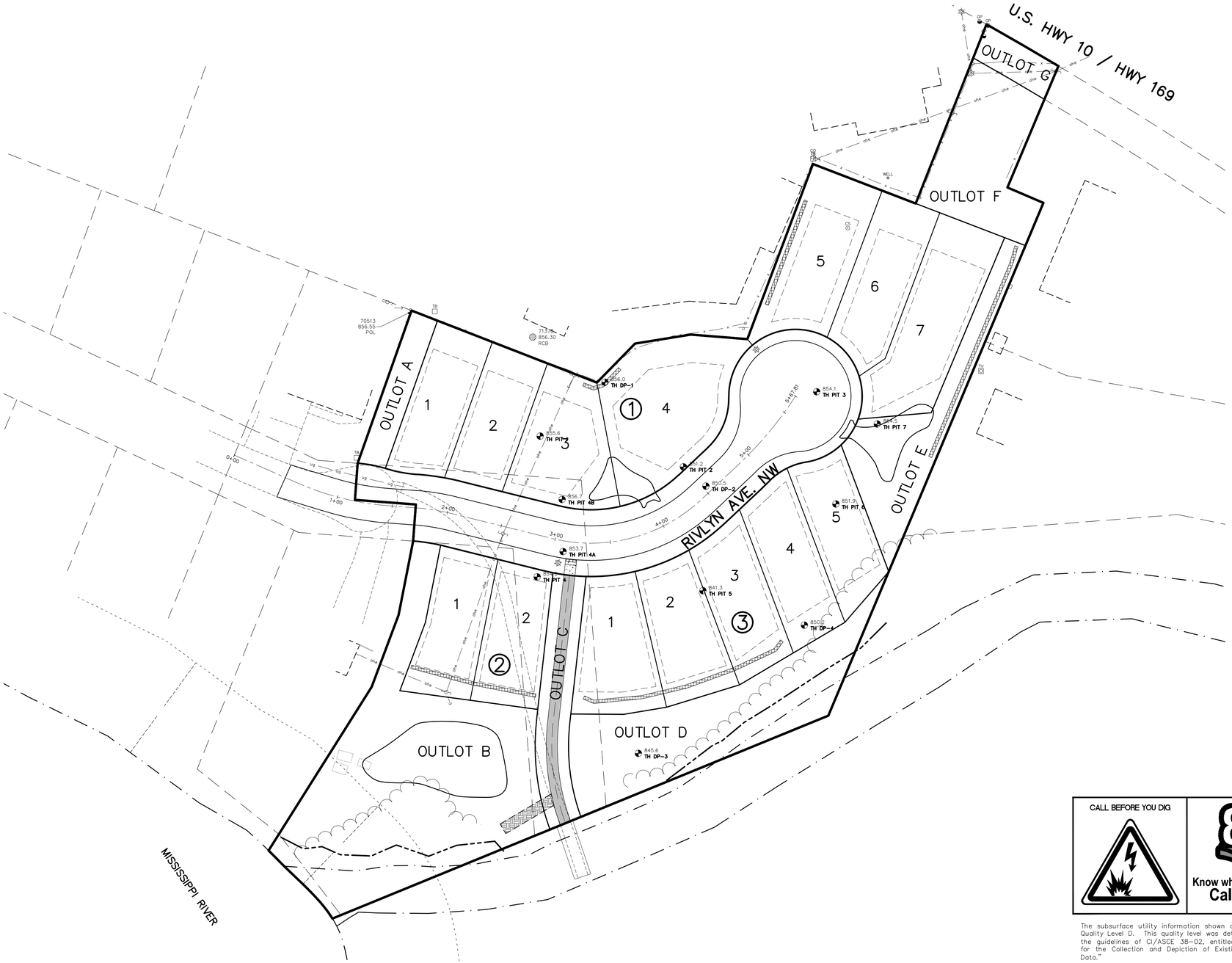
TREE PRESERVATION PLAN

TP1 of 1

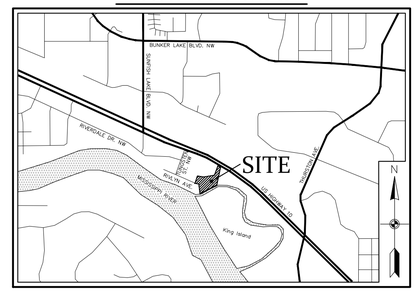
Save Date: 07/29/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\landscape\7802_tree preservation.dwg

RIVER WALK VILLAGE

Ramsey, Minnesota



VICINITY MAP



NOT TO SCALE

SHEET INDEX

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

7–9. DETAILS

L1. LANDSCAPE PLAN

T1. TREE PRESERVATION PLAN

FP1. FLOODPLAIN MITIGATION PLAN

N

0 25 50 100

(IN FEET)

CALL BEFORE YOU DIG

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

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

BENCHMARK

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

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

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

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

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
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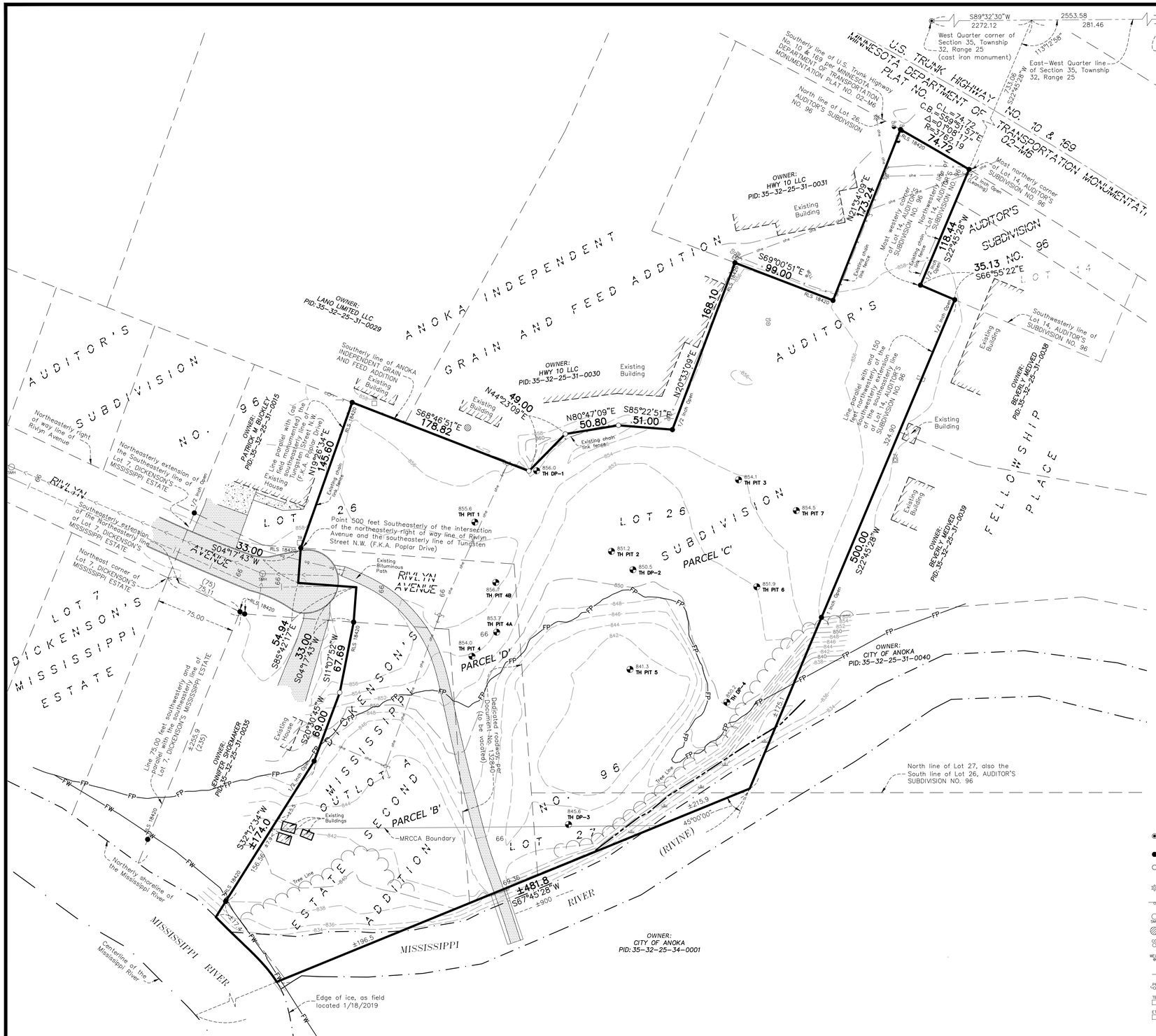
RIVER WALK VILLAGE
Ramsey, Minnesota

COVER

Save Date: 07/29/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_cover.dwg



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

Parcel B:

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

PARCEL C:

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

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

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

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

PARCEL D (proposed public roadway to be vacated):

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

GENERAL NOTES:

1) The field work for this survey was completed on January 18, 2019.

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

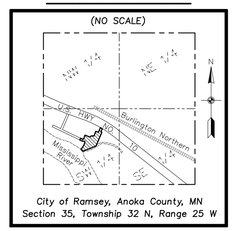
3) Surveyed property address:
Parcel B – unassigned situs, Ramsey, MN.
Parcel C – 6080 Highway 10 NW, Ramsey, MN

4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on–site location (651–454–0002).

5) Due to snow and other winter conditions, additional improvements may not have been visible at the time of the survey.

VICINITY MAP

(NO SCALE)



City of Ramsey, Anoka County, MN
Section 35, Township 32 N, Range 25 W

LEGEND

- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Sanitary Manhole
- Denotes Catch Basin
- Denotes Cleanout
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Transformer
- Denotes Curb Stop
- Denotes Television Box
- Denotes Soil Boring/Test Hole
- Denotes Guard Post
- Denotes Underground Gas
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Existing Fence as noted
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wet Land
- Denotes Existing Contour

N

0 25 50 100
(SCALE IN FEET)

BENCHMARK

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

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

Print Name: Thomas R. Balluff, L.S.
Signature: Thomas R. Balluff
Date: 01/25/19 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 1/25/19
FILE NO: 1825

Revisions:
1. Per City Comments - 4/04/19
2. Per City Comments - 5/16/19
3. Per City Comments - 7/26/19

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN, 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 9

Save Date: 07/29/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\preliminary\7802_excon.dwg

RIVER WALK VILLAGE

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

PARCEL D (proposed public roadway to be vacated):

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

GENERAL NOTES:

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

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

SITE DATA

TOTAL SITE AREA	±5.55 AC.	EXISTING ZONING	R-1: MUSA
TOTAL ROW AREA	±0.77 AC.	EXISTING ZONING	E-1
TOTAL OUTLOT AREA	±2.06 AC.	PROPOSED ZONING	PUD
OUTLOT A	±0.08 AC.		
OUTLOT B	±0.84 AC.	UTILITIES	AVAILABLE
OUTLOT C	±0.15 AC.		
OUTLOT D	±0.42 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
OUTLOT E	±0.25 AC.	FRONT	25 FT.
OUTLOT F	±0.26 AC.	SIDE (GARAGE)	7.5 FT.
OUTLOT G	±0.06 AC.	SIDE (HOUSE)	7.5 FT.
TOTAL LOT AREA	±2.72 AC.	REAR SETBACK	30 FT.
SMALLEST LOT	±6,676 S.F.		
LARGEST LOT	±13,545 S.F.		
AVERAGE LOT	±8,454 S.F.		
TOTAL NUMBER OF LOTS	14		
GROSS DENSITY	2.52 LOTS/AC.		

LEGEND

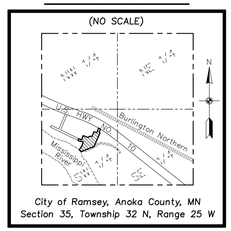
- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- – Denotes Wetland, as noted

BENCHMARK

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

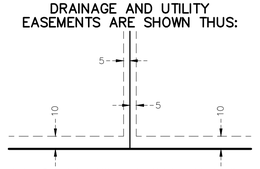
VICINITY MAP

(NO SCALE)

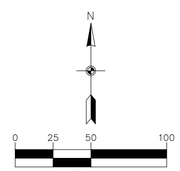


City of Ramsey, Anoka County, MN
Section 35, Township 32 N, Range 25 W

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



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Signature:
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DRAWN BY: KCM
ISSUE DATE: 1/25/19
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Revisions:
1. Per City Comments - 4/04/19
2. Per City Comments - 5/16/19
3. Per City Comments - 7/26/19

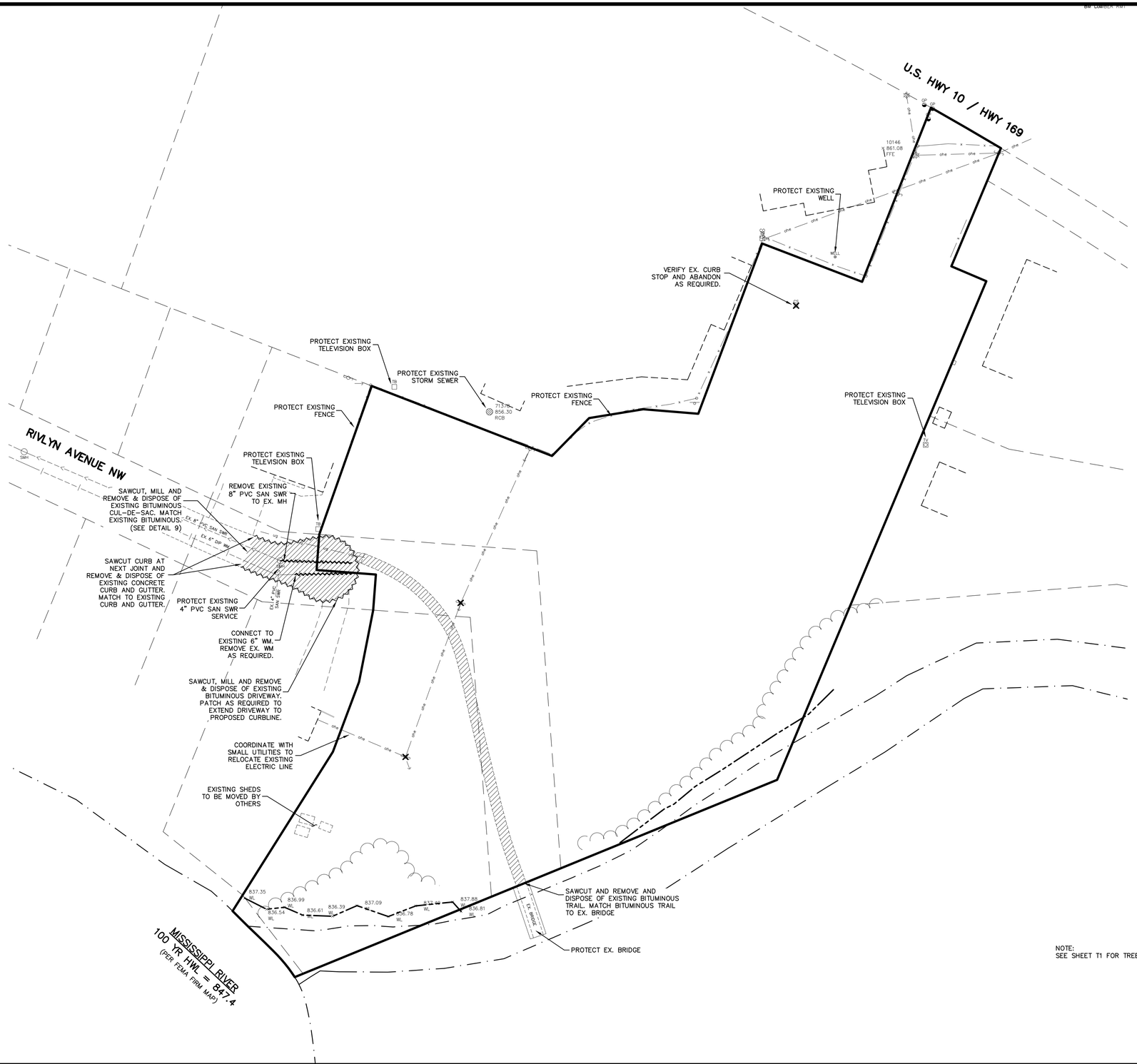
VILLAGE BANK
9298 Central Avenue NE
Blaine, MN, 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY PLAT

3 of 9

Save Date: 07/29/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\preliminary\7802_prp.dwg



REMOVALS PLAN LEGEND

	EXISTING	REMOVAL
LIGHT POLE		
SANITARY MANHOLE	SMH	
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	0000.0	
EXISTING TREE		(SEE TREE PRESERVATION PLAN)
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	
RAIN GUARDIAN		
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	
STORM MANHOLE	SMH	
SERVICE	SAN	
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE	x	
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

NOTE:
SEE SHEET T1 FOR TREE REMOVALS

N

0 25 50 100

BENCHMARK

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

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Print Name: Brian J. Krystofiak, P.E.
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RIVER WALK VILLAGE
Ramsey, Minnesota

REMOVALS PLAN

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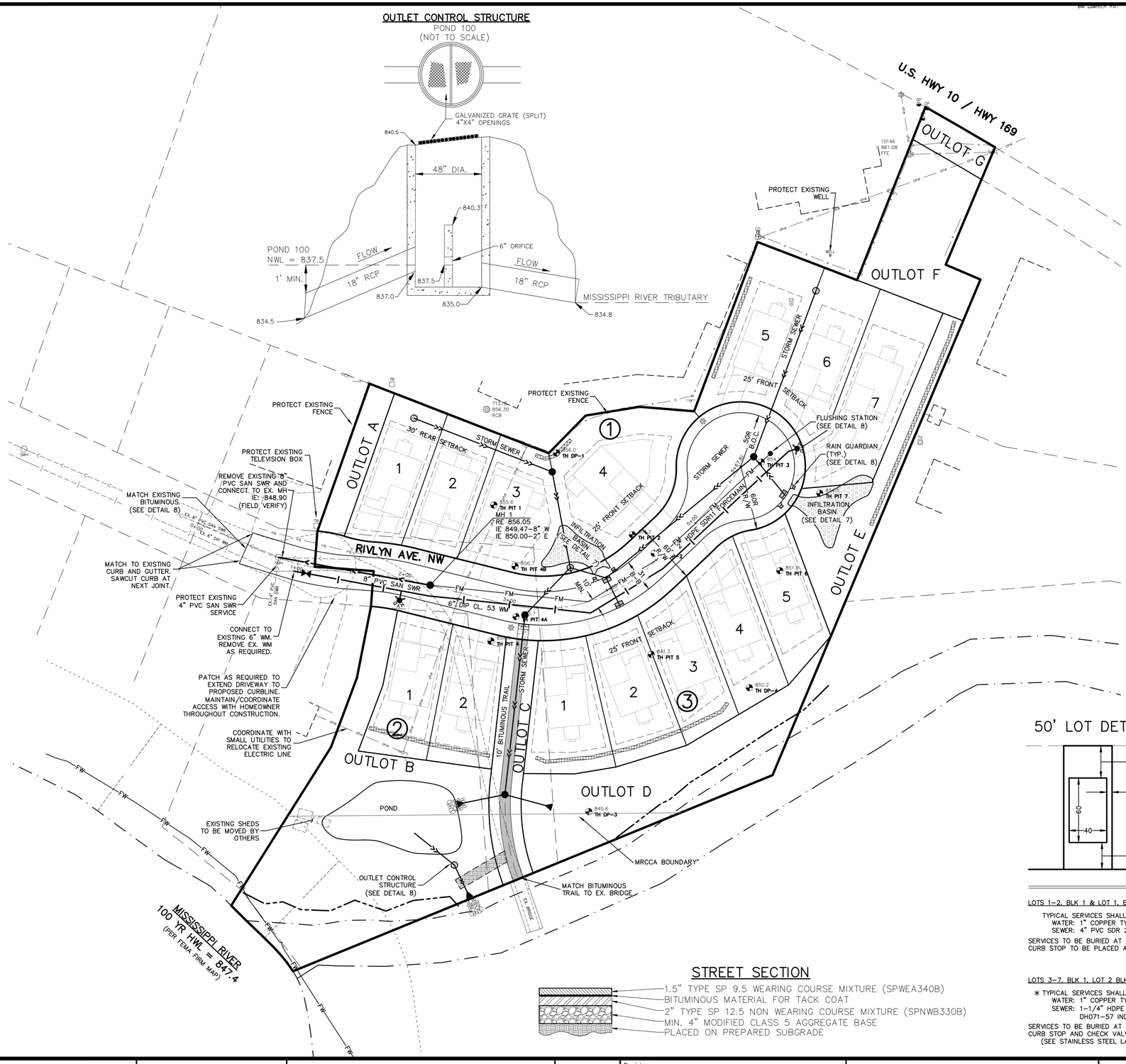
OUTLET CONTROL STRUCTURE
POND 100
(NOT TO SCALE)



STREET SECTION

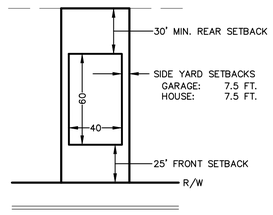
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SMH	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	HYD	
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION (W/ RIP RAP)	FES	
STORM MANHOLE	STMH	●
BREAKAWAY BOLLARD		•
SERVICE	SRV	
SOIL BORING/TEST HOLE	TH	

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN	W	W
SANITARY SEWER	SAN	SAN
FORCEMAIN	FM	FM
STORM SEWER	STM	STM
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe

CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY	FW	FW
FEMA FLOODPLAIN	FP	FP

50' LOT DETAIL



LOTS 1–2, BLK 1 & LOT 1, BLK 2

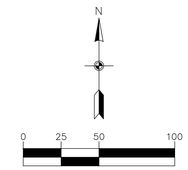
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26

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

LOTS 3–7, BLK 1, LOT 2 BLK 2 & LOTS 1–5, BLK 3

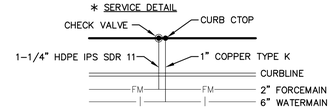
* TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 1–1/4" HDPE IPS SDR 11
DH071–57 INDOOR GRINDER PUMP

SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
CURB STOP AND CHECK VALVE TO BE PLACED AT THE R/W
(SEE STAINLESS STEEL LATERAL ASSEMBLY DETAIL 8)



BENCHMARK

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



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Blaine, MN 55449
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

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

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

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY SITE & UTILITY PLAN

5 of 9

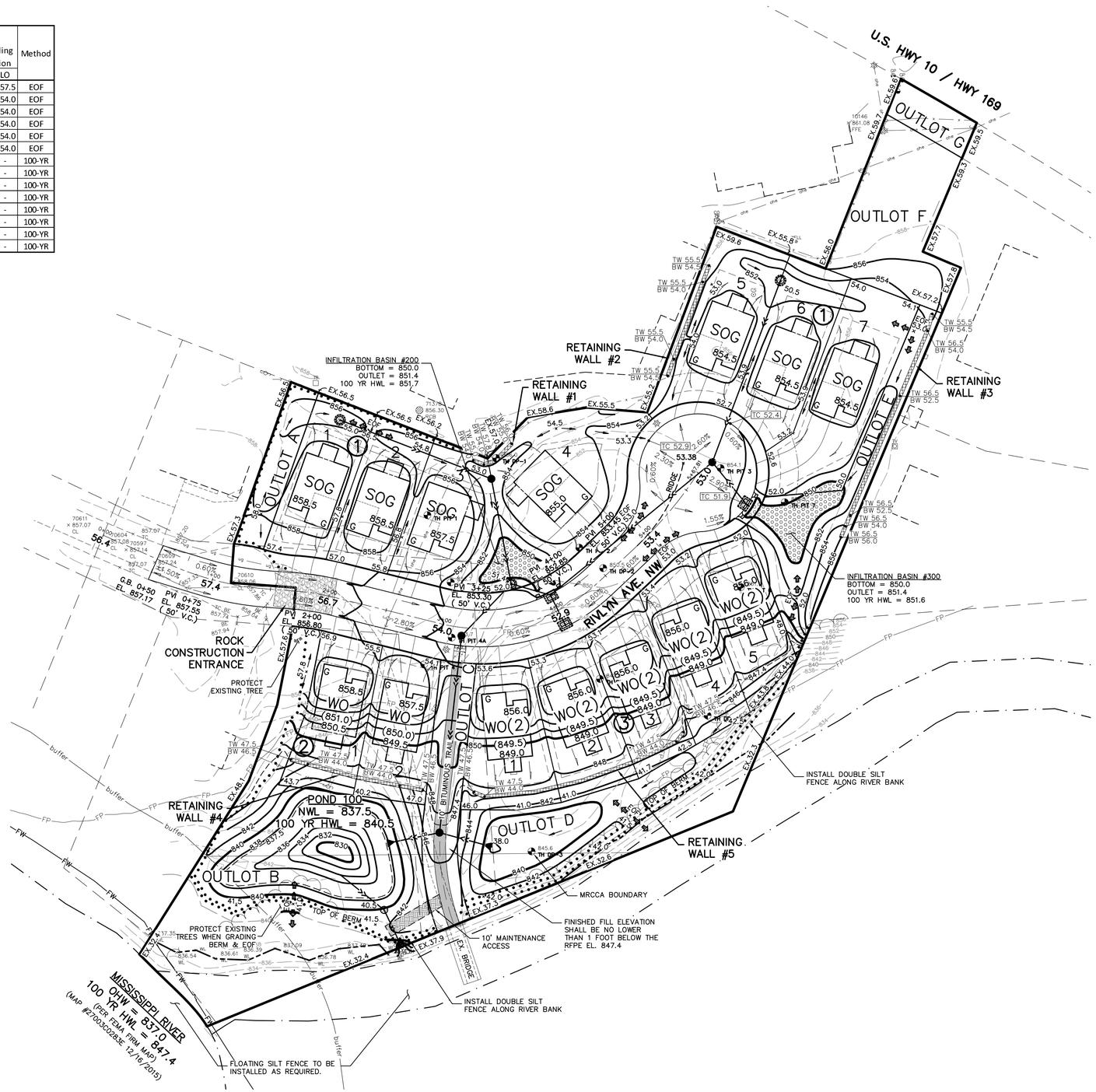
[Save Date: 07/28/19] F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_site.dwg

LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
									LF	LO	
1	1	SOG	858.5	858.5	858.5	856.5	-	833.0	-	857.5	EOF
1	2	SOG	858.5	858.5	858.5	853.0	851.7	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	851.7	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	851.7	833.0	-	854.0	EOF
1	5	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.5	854.5	854.5	853.0	851.6	833.0	854.0	-	100-YR
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		



NOTES

1. SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
2. STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
3. ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)

WETLAND FILL SUMMARY

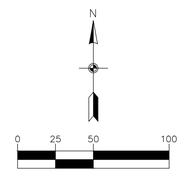
THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,471 C.Y.

FLOODPLAIN FILL = 4,313 C.Y.

(SEE FLOODPLAIN MITIGATION EXHIBIT)



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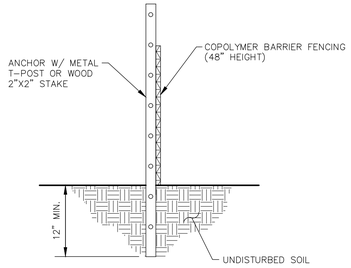
RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

6 of 9

Save Date: 07/29/19 | I:\Jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_grade.dwg

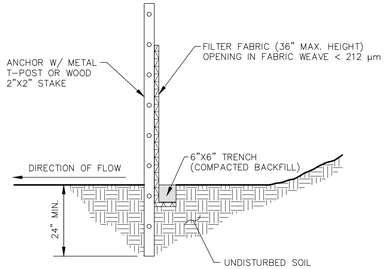
TREE FENCE



NOTES:

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

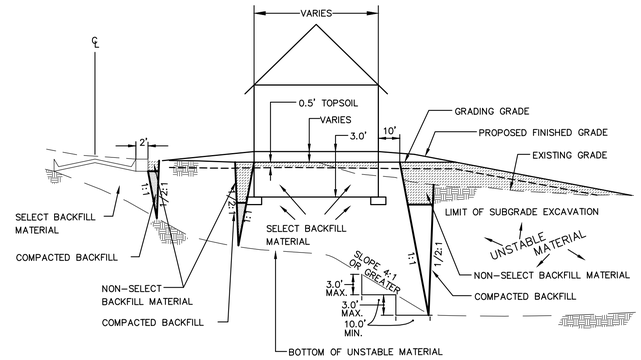
SILT FENCE



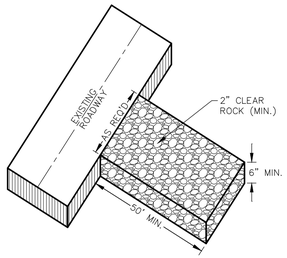
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

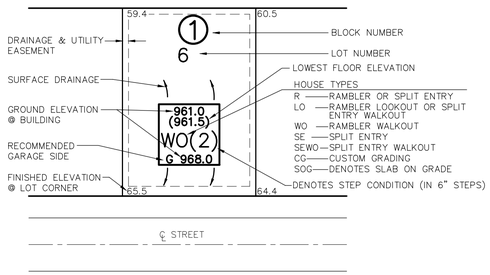
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



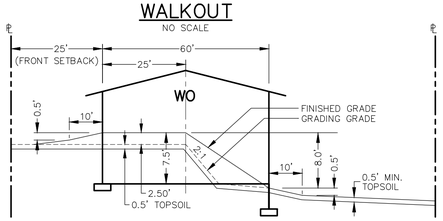
GRADING PLAN LOT KEY



TYPICAL POND SECTION

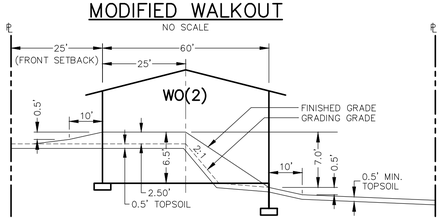
WALKOUT

NO SCALE

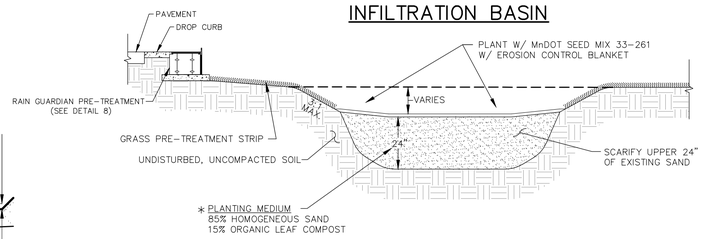


MODIFIED WALKOUT

NO SCALE



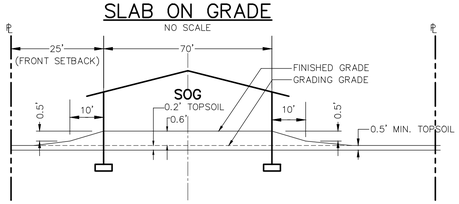
INFILTRATION BASIN



* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

SLAB ON GRADE

NO SCALE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

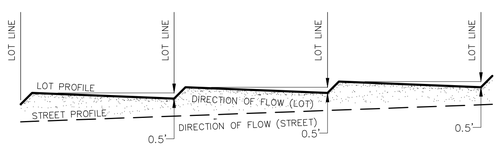
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



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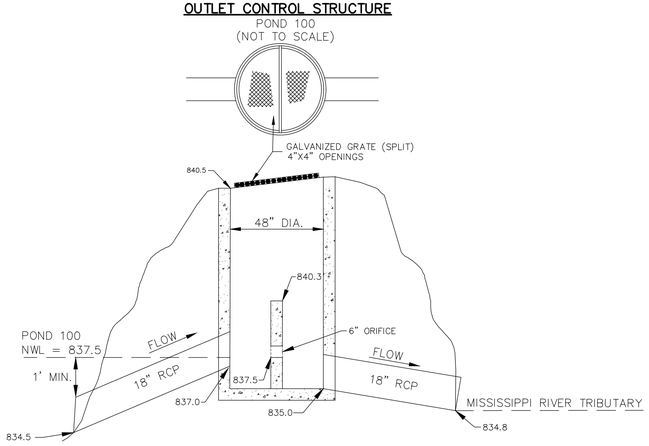
RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

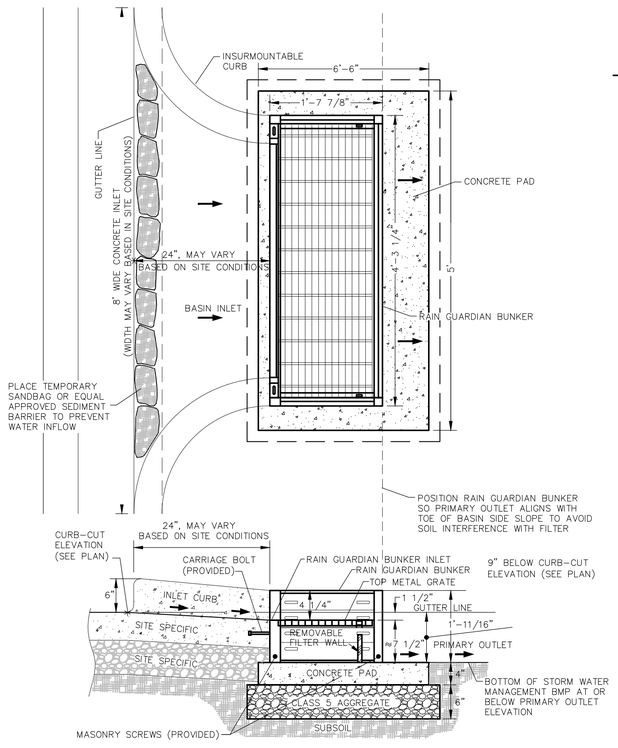
Save Date: 07/28/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_detail.dwg

OUTLET CONTROL STRUCTURE

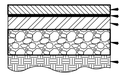
POND 100
(NOT TO SCALE)



RAIN GUARDIAN DETAIL



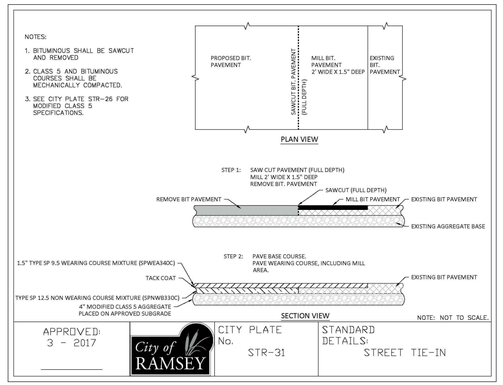
INSERT A:



1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.



31' – URBAN STREET

NOTE: NOT TO SCALE

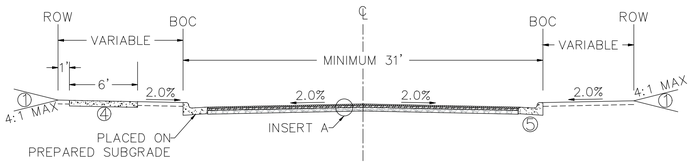


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

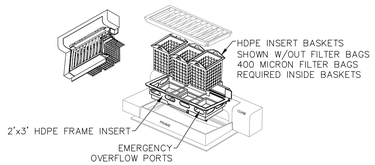
% PASSING	
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

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

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

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

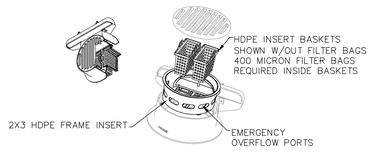
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



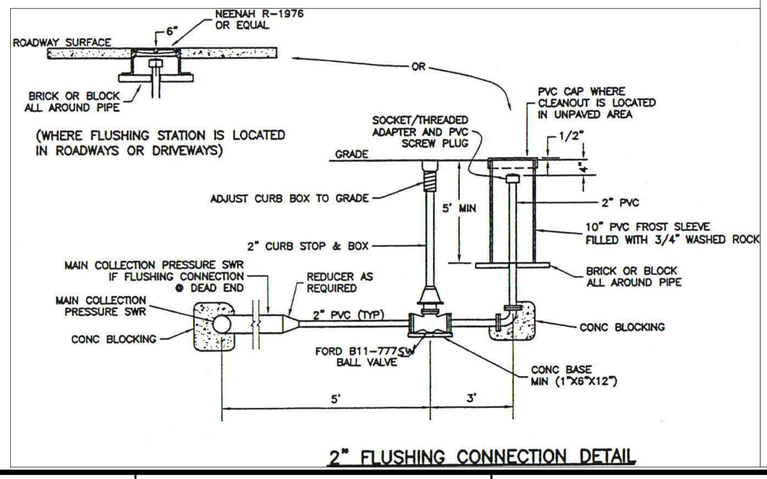
- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

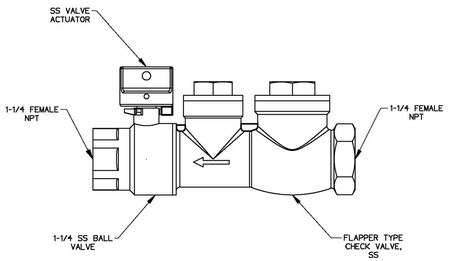


- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING



2" FLUSHING CONNECTION DETAIL

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS



PART IS A BALL VALVE CURB STOP WITH FEMALE PIPE THREADS. VALVE POSITION STOPS (OPEN/CLOSED), AND INTEGRAL CHECK VALVE MATERIAL: STAINLESS STEEL

PRESSURE RATING: 235 PSI

TO ORDER SS LATERAL, NO FITTINGS USE PART NUMBER NB0184P01

SGS	DN	09/20/11	-	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

eone SEWER SYSTEMS

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS

NA0330P05

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

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

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

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

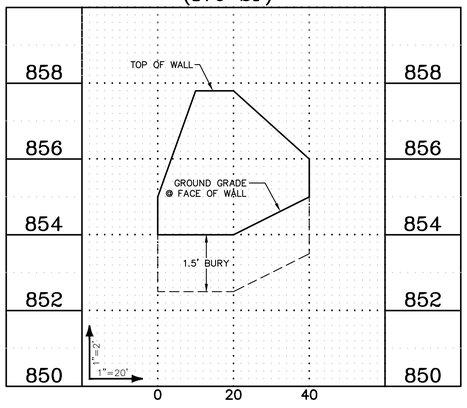
VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

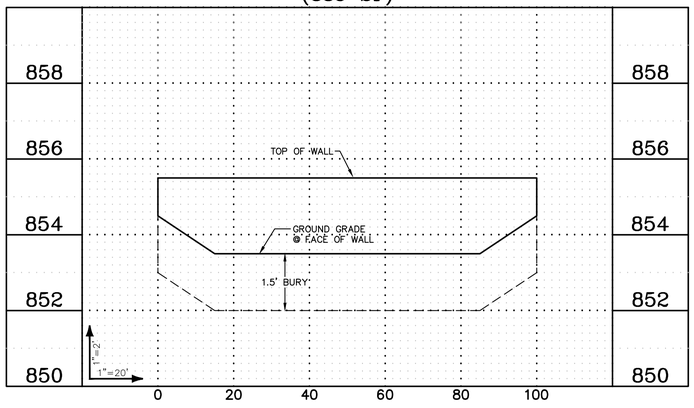
DETAILS

Save Date: 07/28/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_detail.dwg

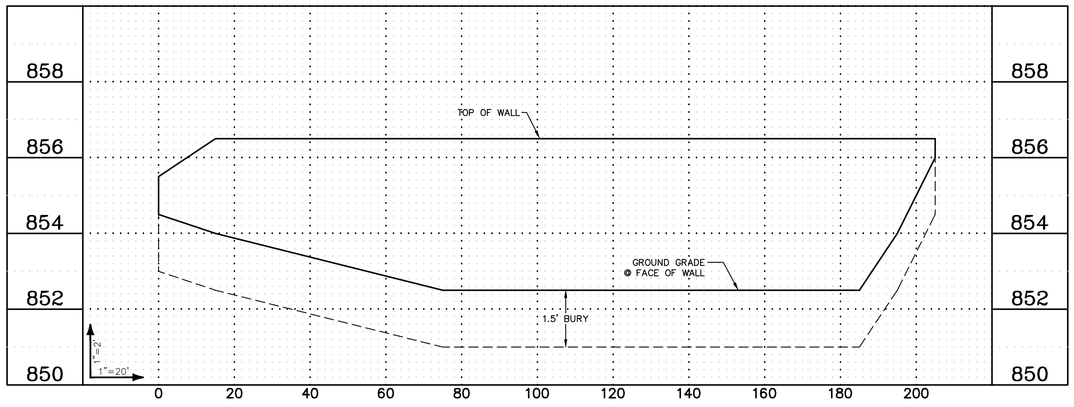
ROCK RETAINING WALL #1
(170 SF)



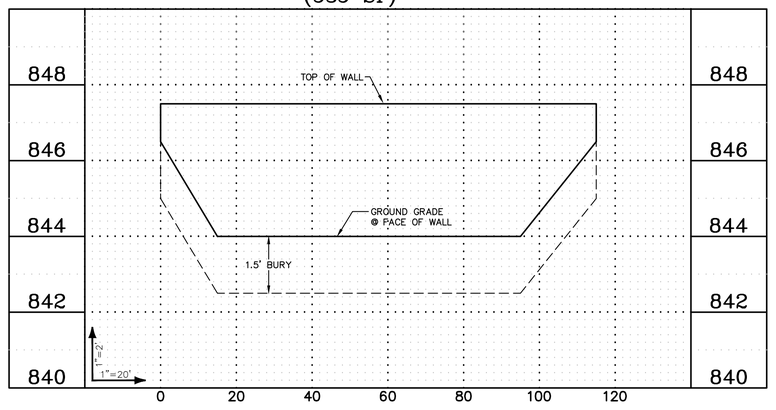
ROCK RETAINING WALL #2
(335 SF)



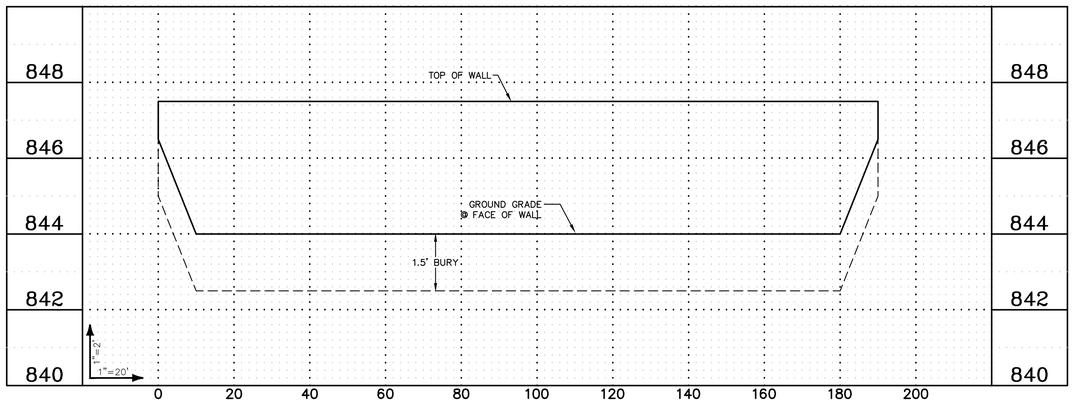
MODULAR RETAINING WALL #3
(1020 SF)



ROCK RETAINING WALL #4
(535 SF)



MODULAR RETAINING WALL #5
(930 SF)



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Ramsey, Minnesota

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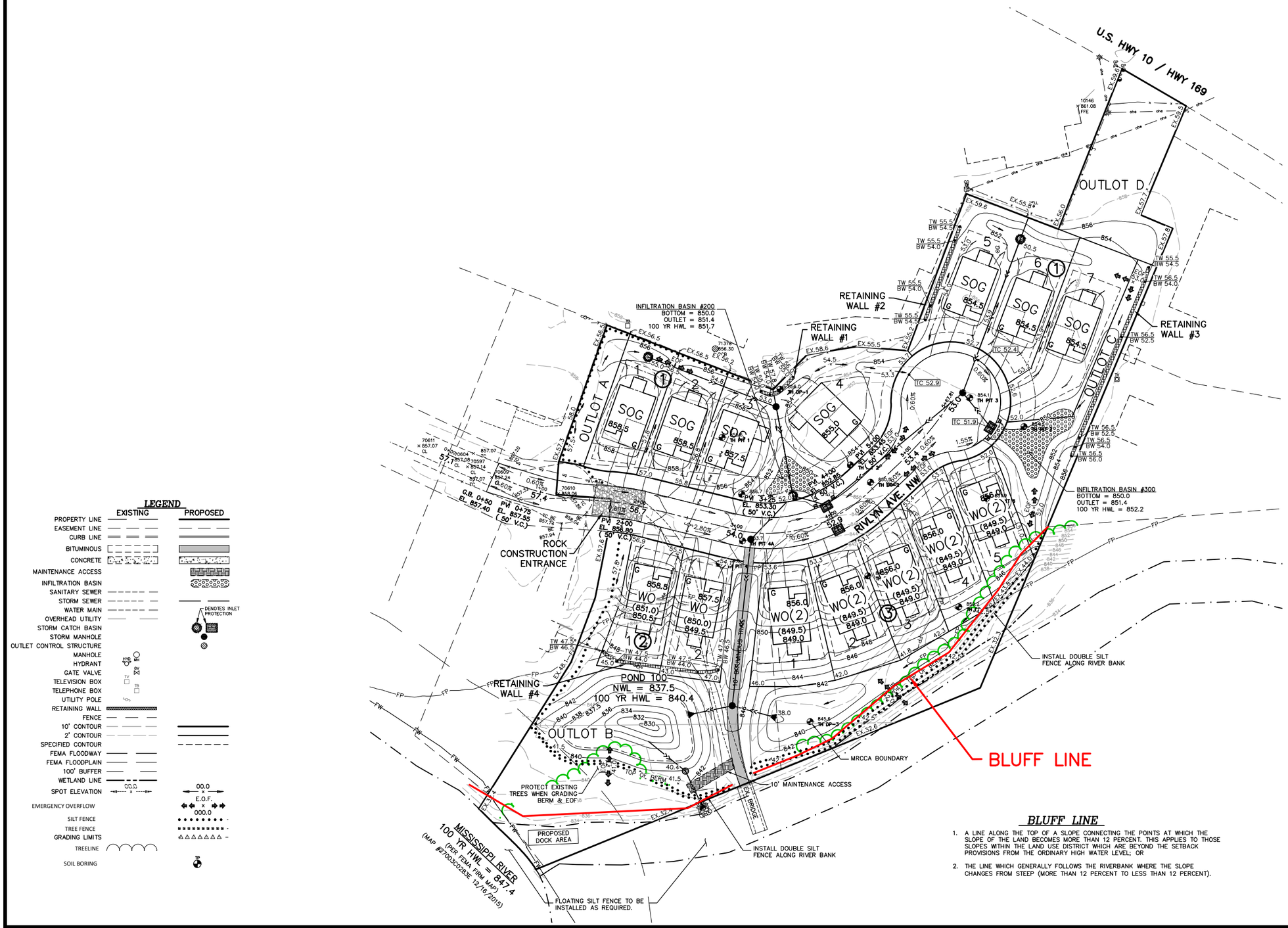

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY		
FEMA FLOODPLAIN		
100' BUFFER		
WETLAND LINE		
SPOT ELEVATION	CO.O x	O0.0 E.O.F. x 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

BLUFF LINE

1. A LINE ALONG THE TOP OF A SLOPE CONNECTING THE POINTS AT WHICH THE SLOPE OF THE LAND BECOMES MORE THAN 12 PERCENT. THIS APPLIES TO THOSE SLOPES WITHIN THE LAND USE DISTRICT WHICH ARE BEYOND THE SETBACK PROVISIONS FROM THE ORDINARY HIGH WATER LEVEL; OR
2. THE LINE WHICH GENERALLY FOLLOWS THE RIVERBANK WHERE THE SLOPE CHANGES FROM STEEP (MORE THAN 12 PERCENT TO LESS THAN 12 PERCENT).

N

0 25 50 100

BENCHMARK

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

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RIVER WALK VILLAGE
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BLUFF LINE EXHIBIT

Save Date: 04/25/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\7802_mrcca exhibit.dwg

RIVER WALK VILLAGE

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

RAMSEY, MINNESOTA

LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
									LF	LO	
1	1	SOG	858.5	858.5	858.5	856.5	-	833.0	-	857.5	EOF
1	2	SOG	858.5	858.5	858.5	853.0	851.7	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	851.7	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	851.7	833.0	-	854.0	EOF
1	5	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.5	854.5	854.5	853.0	851.6	833.0	854.0	-	100-YR
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
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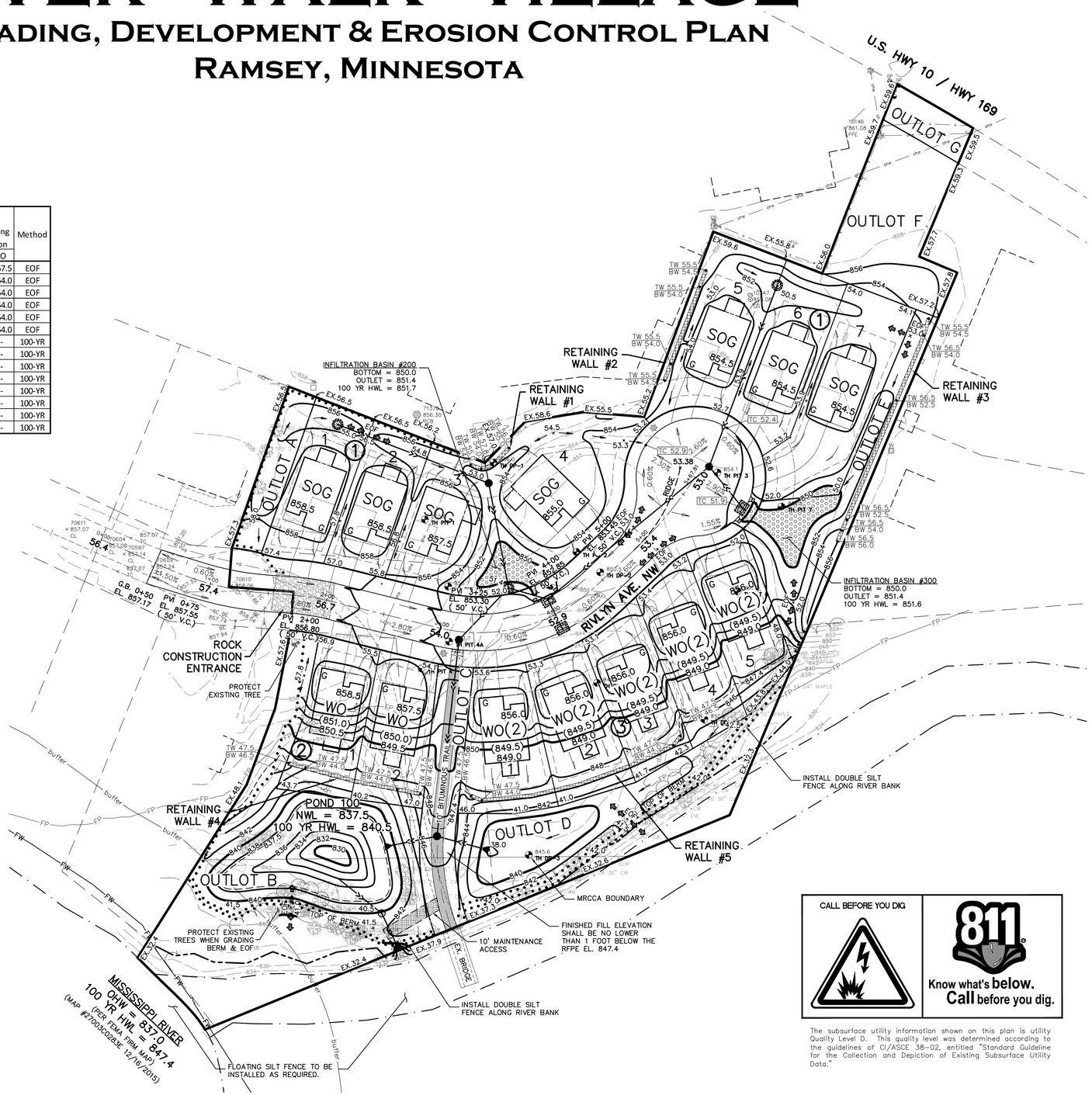
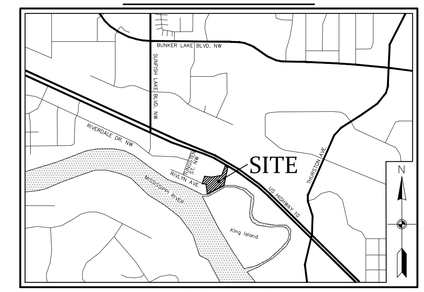
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2–3. DETAILS

NOTES

1. SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
2. STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
3. ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)

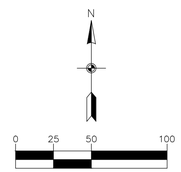
WETLAND FILL SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,471 C.Y.

FLOODPLAIN FILL = 4,313 C.Y.



CALL BEFORE YOU DIG

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

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

BENCHMARK

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

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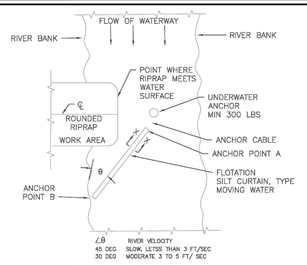
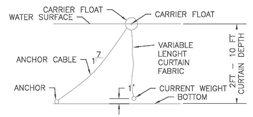
Ramsey, Minnesota

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

Save Date: 07/29/19 | I:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\grade\7802_gr.dwg



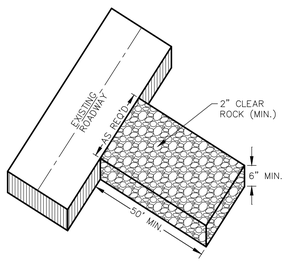
FLOTATION SILT CURTAIN
TYPE, MOVING WATER
MNDOT SPEC 3887
SCALE: NTS



SECTION X X
FLOTATION SILT CURTAIN
TYPE, MOVING WATER
MNDOT SPEC 3887
SCALE: NTS

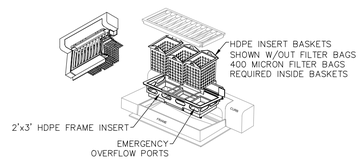
APPROVED: 9 – 2014	City of RAMSEY	STANDARD DETAILS: FLOTATION SILT CURTAIN
		CITY PLATE No. ERO–7

ROCK CONSTRUCTION ENTRANCE



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

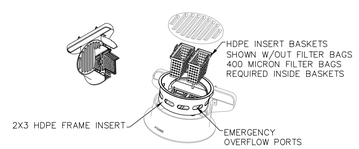
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



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

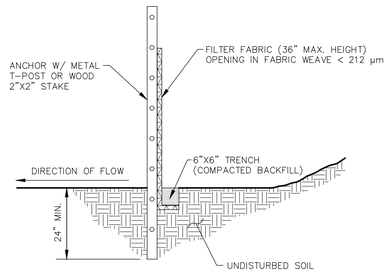
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



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

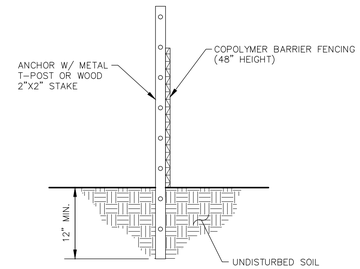
SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

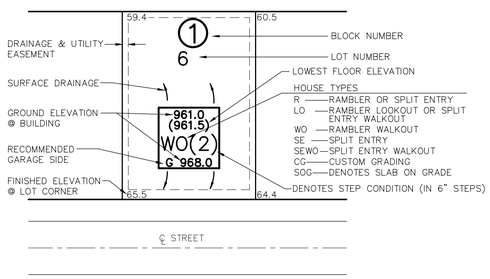
TREE FENCE



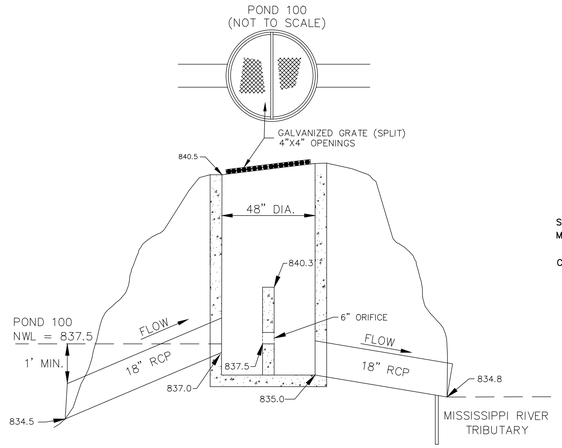
NOTES:

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

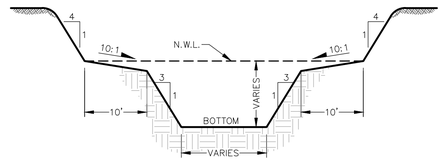
GRADING PLAN LOT KEY



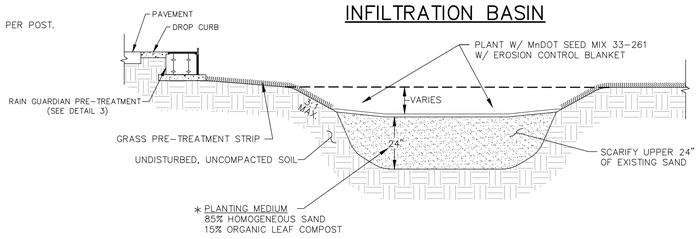
OUTLET CONTROL STRUCTURE



TYPICAL POND SECTION

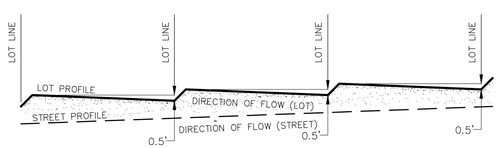


INFILTRATION BASIN

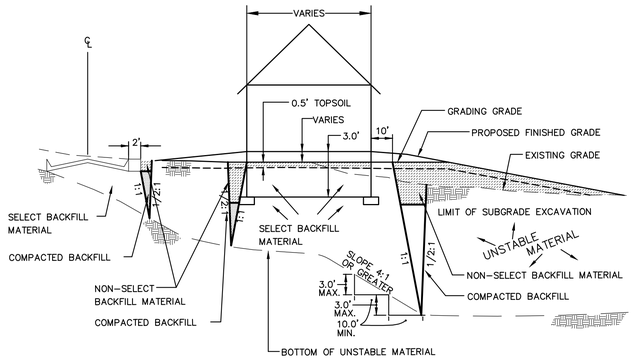


* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

LOT BENCHING DETAIL

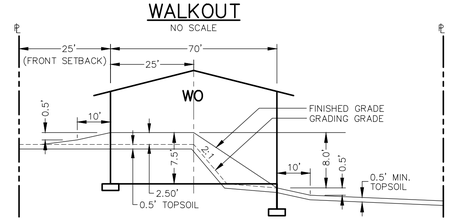


SUBGRADE CORRECTION



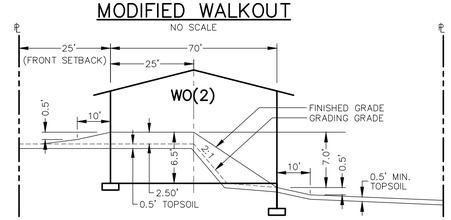
WALKOUT

NO SCALE



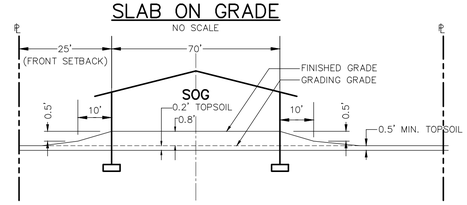
MODIFIED WALKOUT

NO SCALE



SLAB ON GRADE

NO SCALE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

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

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10–10–10 AT 200 POUNDS PER ACRE.

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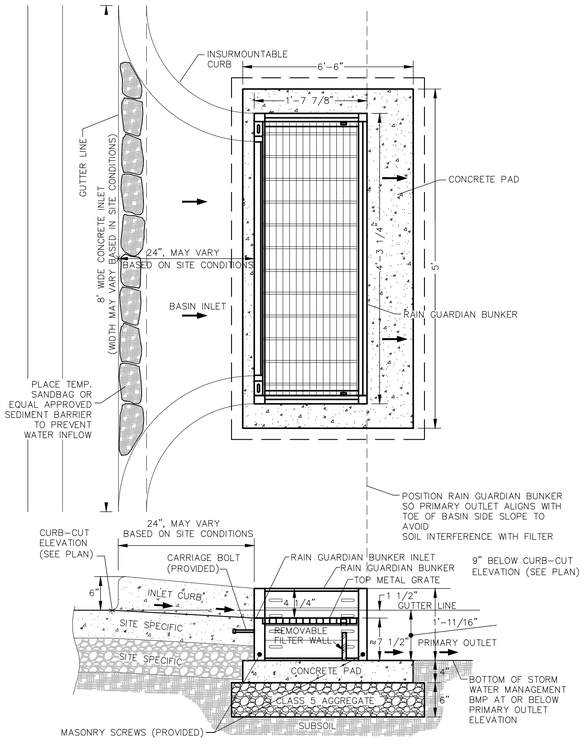
RAIN GUARDIAN DETAIL



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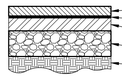
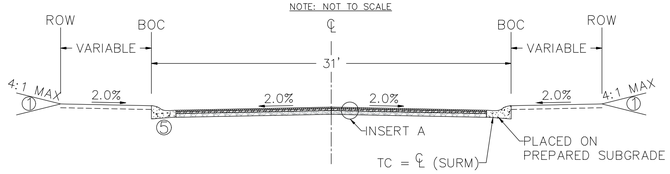


REFERENCE NOTES:

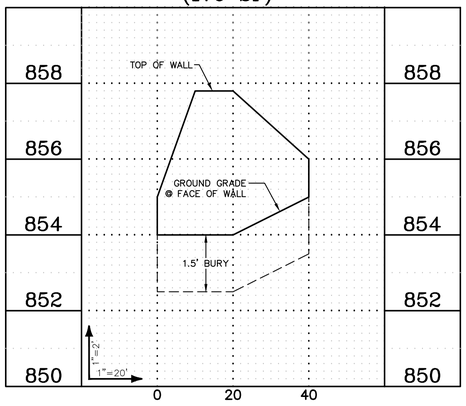
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

31' – URBAN STREET

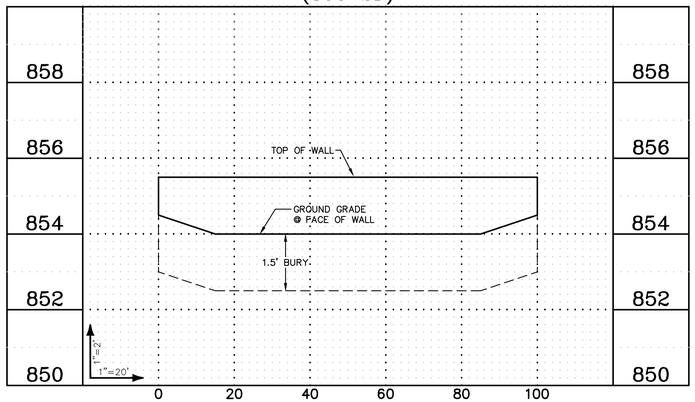
NOTE: NOT TO SCALE



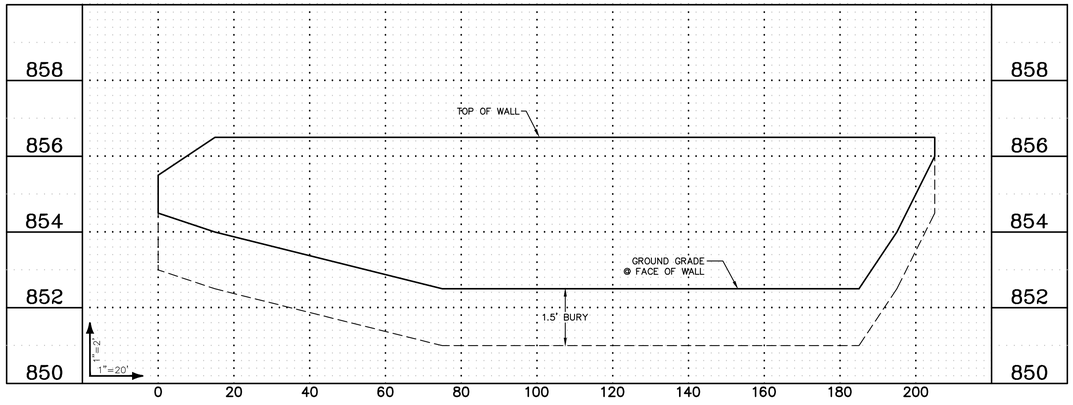
ROCK RETAINING WALL #1
(170 SF)



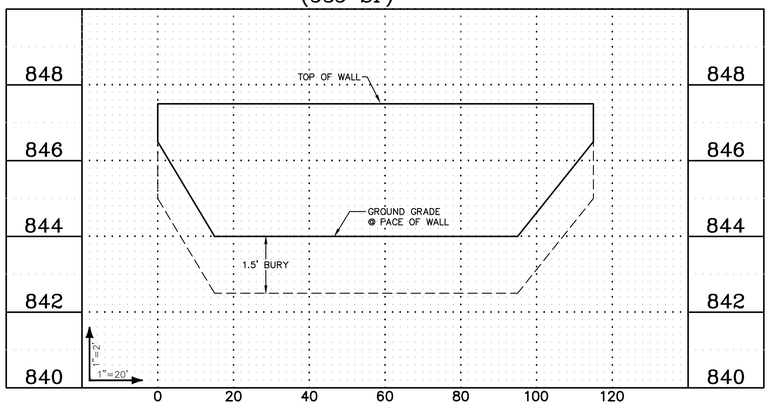
ROCK RETAINING WALL #2
(300 SF)



MODULAR RETAINING WALL #3
(1020 SF)



ROCK RETAINING WALL #4
(535 SF)



MODULAR RETAINING WALL #5
(930 SF)

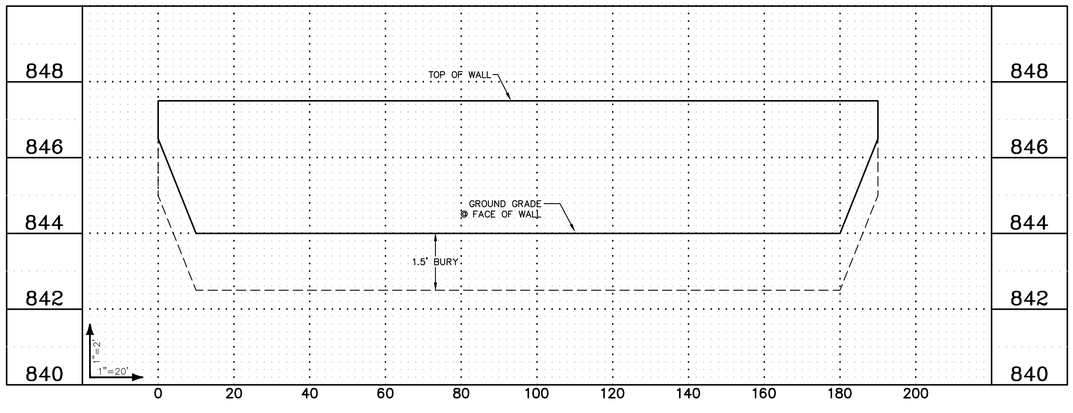


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

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

APPROVED: 2 – 2003

City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

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Phone: (763) 489-7900
Fax: (763) 489-7959
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/11/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/11/19

Revisions:
1. 7/26/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

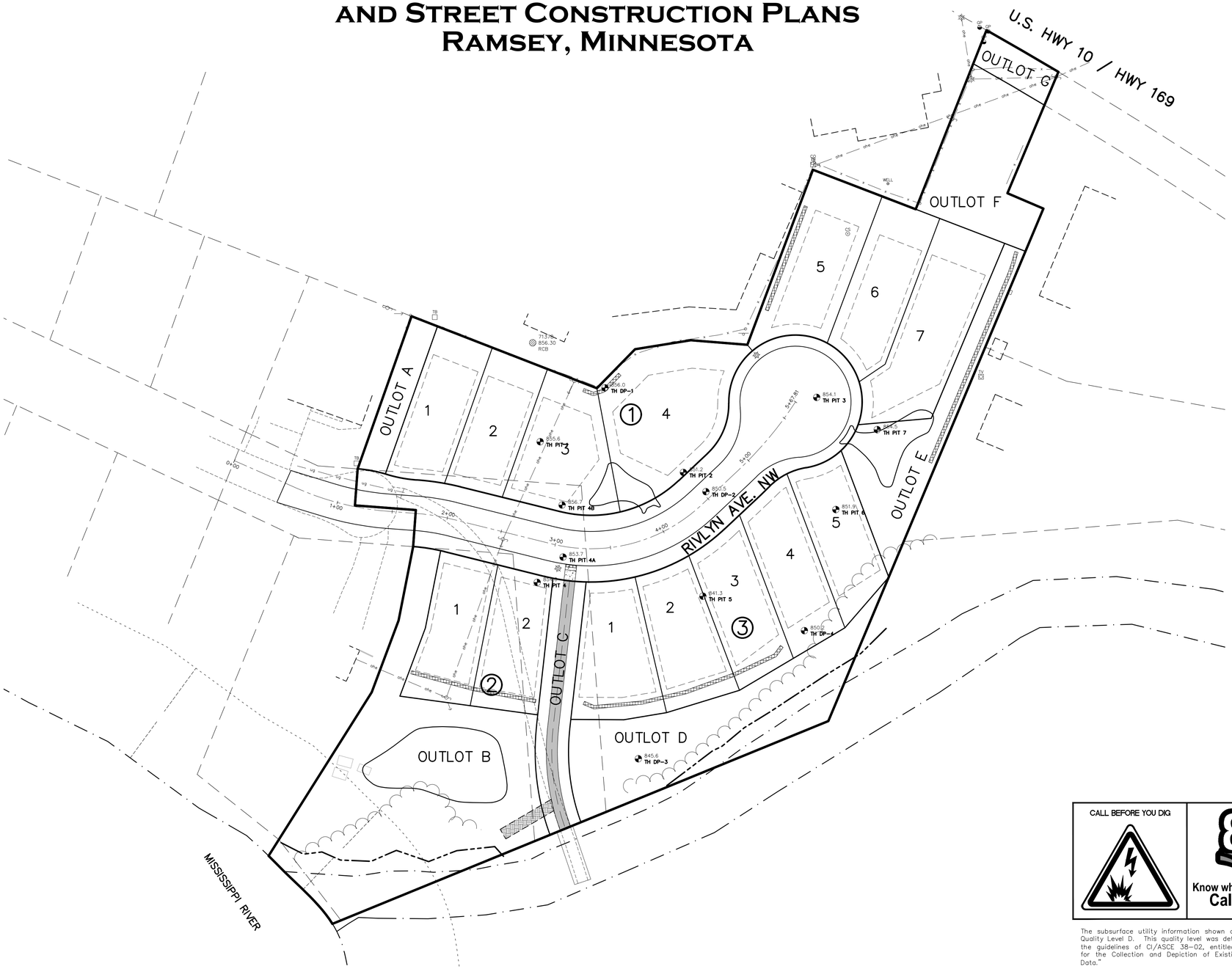
DETAILS

3 of 3

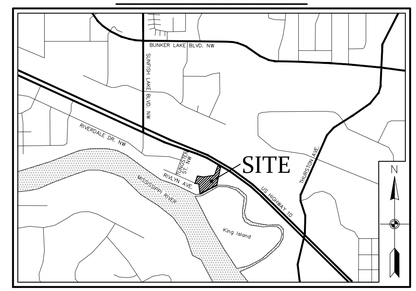
Save Date: 07/28/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\grade\7802_detail.dwg

RIVER WALK VILLAGE

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS RAMSEY, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. INDEX
3. REMOVALS PLAN
4. SANITARY SEWER & WATERMAIN
5. STORM SEWER
6. STREET CONSTRUCTION
7–9. DETAILS

N

0 25 50 100

(IN FEET)

CALL BEFORE YOU DIG

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

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

BENCHMARK

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

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RIVER WALK VILLAGE
Ramsey, Minnesota

COVER

1 of 9

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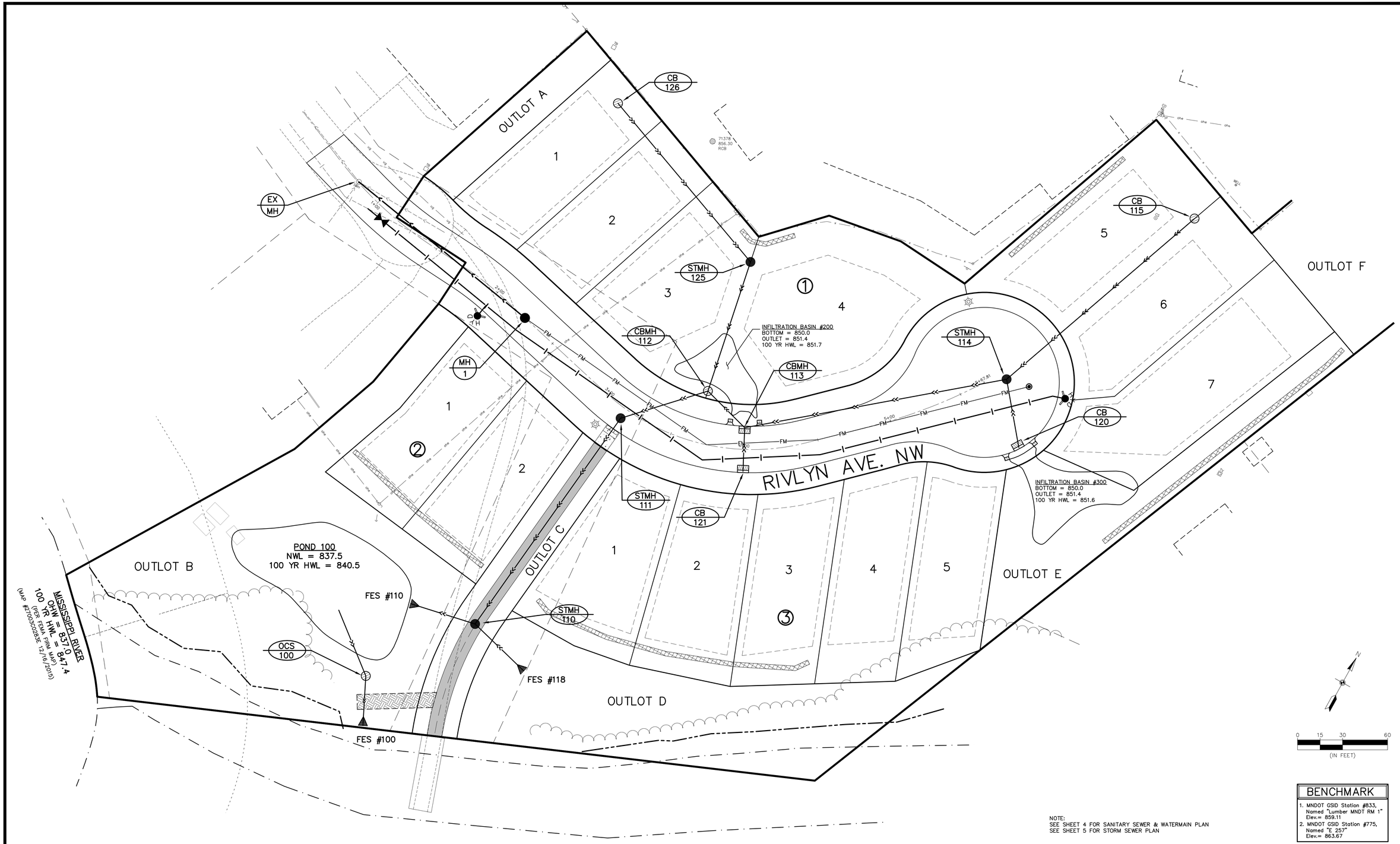

NOTE:
SEE SHEET 4 FOR SANITARY SEWER & WATERMAIN PLAN
SEE SHEET 5 FOR STORM SEWER PLAN

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RIVER WALK VILLAGE
Ramsey, Minnesota

INDEX

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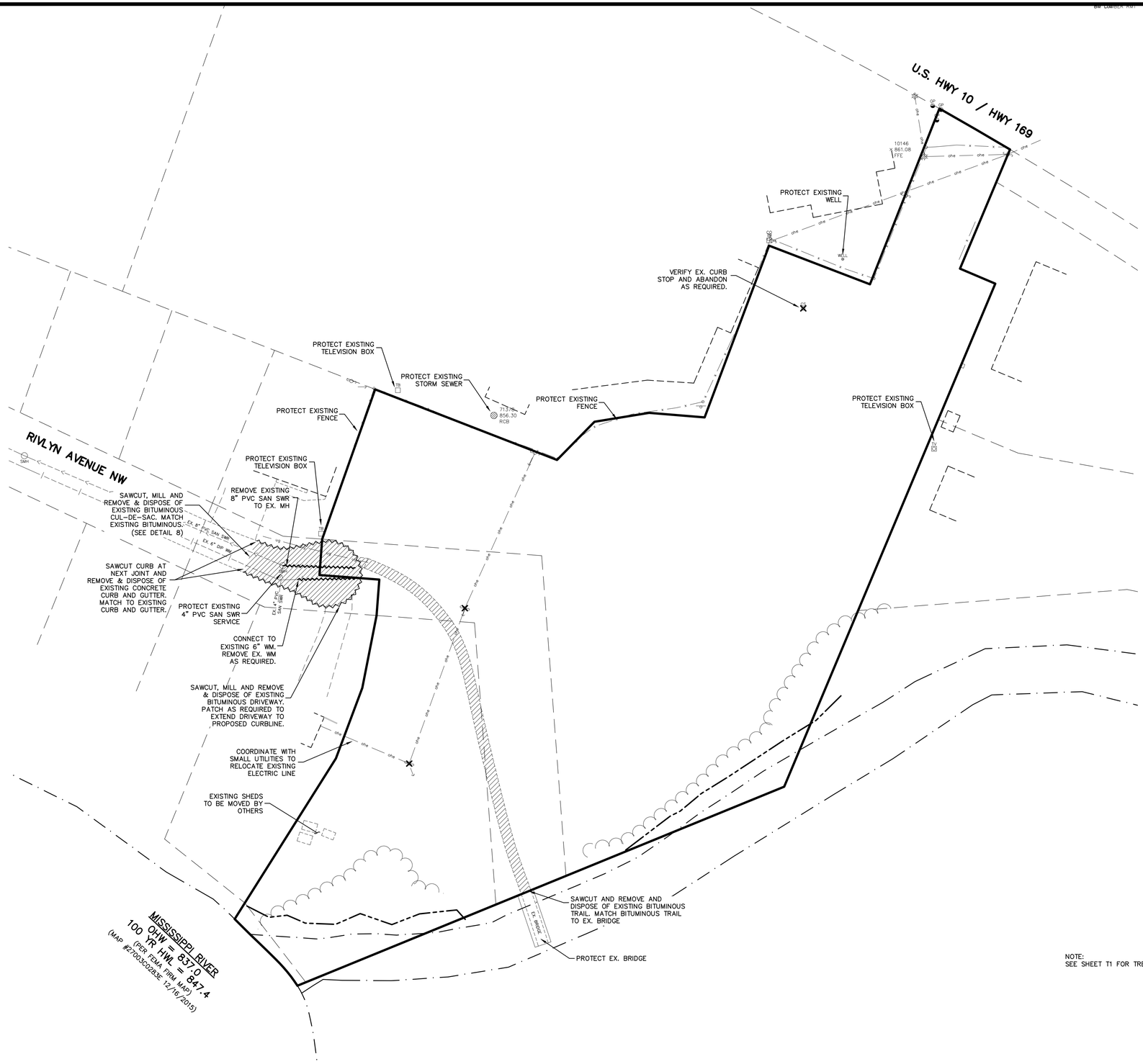

REMOVALS PLAN LEGEND

	EXISTING	REMOVAL
LIGHT POLE		X
SANITARY MANHOLE	SMH	
MISCELLANEOUS SIGN		X
EXISTING SPOT ELEVATION	0000.0	
EXISTING TREE		(SEE TREE PRESERVATION PLAN)
TELEVISION BOX	TV	X
FIRE HYDRANT	FHYD	
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	X
ELECTRIC BOX	EB	X
GAS METER	GM	X
CATCH BASIN	or	
RAIN GUARDIAN		
ELECTRIC METER	GM	X
TELEPHONE BOX	TB	X
UTILITY POLE	UP	X
FLARED END SECTION	FES	
STORM MANHOLE	SMH	X
SERVICE	SAN	X
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE	x	
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

NOTE:
SEE SHEET T1 FOR TREE REMOVALS

N

0 25 50 100

BENCHMARK

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Ramsey, Minnesota

REMOVALS PLAN

3 of 9

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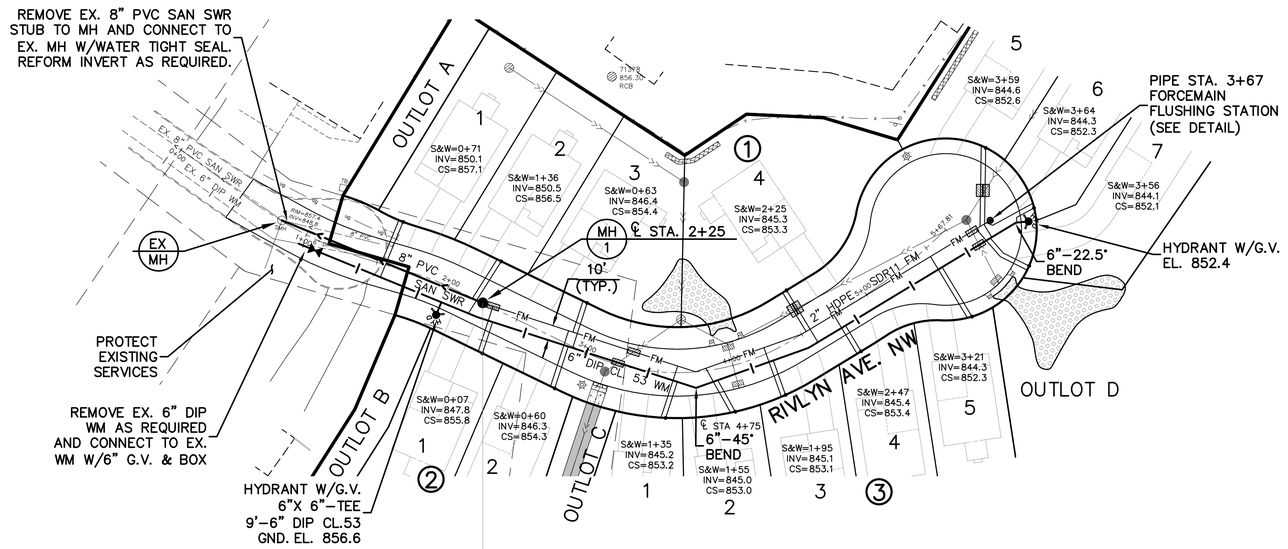
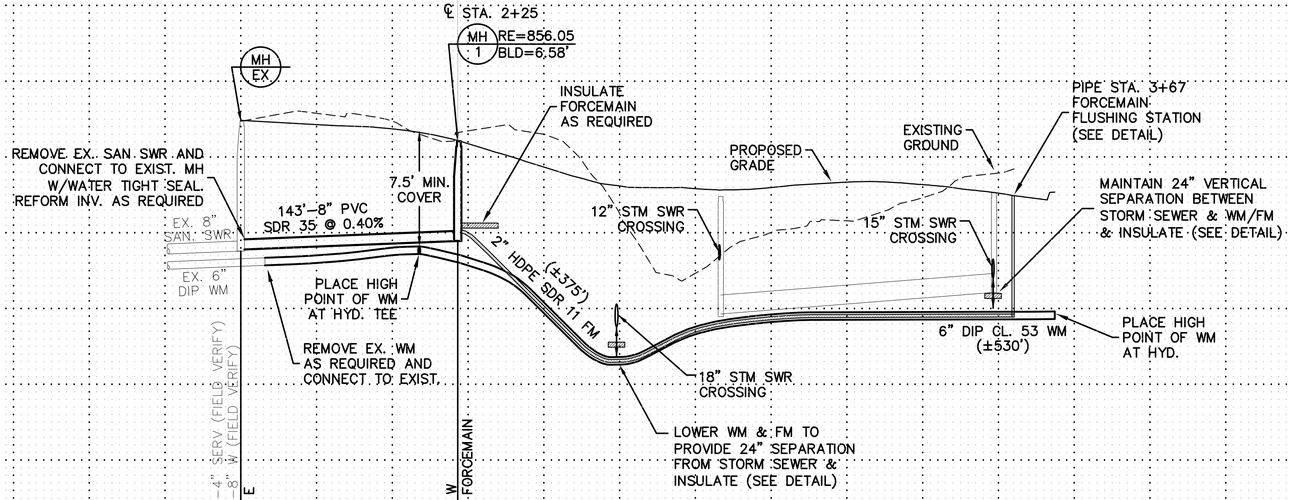
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	●
FIRE HYDRANT	FH	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SRV	●
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
		PLAN PROFILE

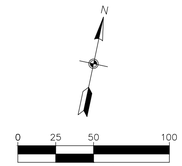


RIVLYN AVENUE NW



GENERAL NOTES:

1. SANITARY SEWER SERVICES FOR BLOCK 1 LOTS 1&2 SHALL BE 4" PVC SDR 26.
2. SANITARY SEWER SERVICES FOR BLOCK 1 LOTS 3–7, BLOCK 2 LOTS 1–2 AND BLOCK 3 LOTS 1–5 SHALL BE 1–1/4" HDPE IPS SDR 11. THOSE LOTS WILL HAVE A DH071–57 INDOOR GRINDER PUMP INSTALLED AT THE TIME OF HOME CONSTRUCTION.
3. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
4. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
5. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
6. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W.
7. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).
8. THE SEWER AND WATER SERVICES FOR BLOCK 1 LOTS 4 & 5 SHALL BE LOWERED 2 FEET BELOW THE STORM SEWER AND INSULATED.
9. THE SEWER SERVICES FOR BLOCK 1 LOT 7, BLOCK 2 LOTS 1–2 AND BLOCK 3 LOTS 1–5 SHALL BE LOWERED 2' BELOW THE WATERMAIN.
10. THE WATER SERVICES FOR BLOCK 1 LOTS 1–2 & 4–5 SHALL BE LOWERED 2 FEET BELOW THE FORCEMAIN/SANITARY SEWER.



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RIVER WALK VILLAGE
Ramsey, Minnesota

SANITARY SEWER & WATER MAIN

4 of 9

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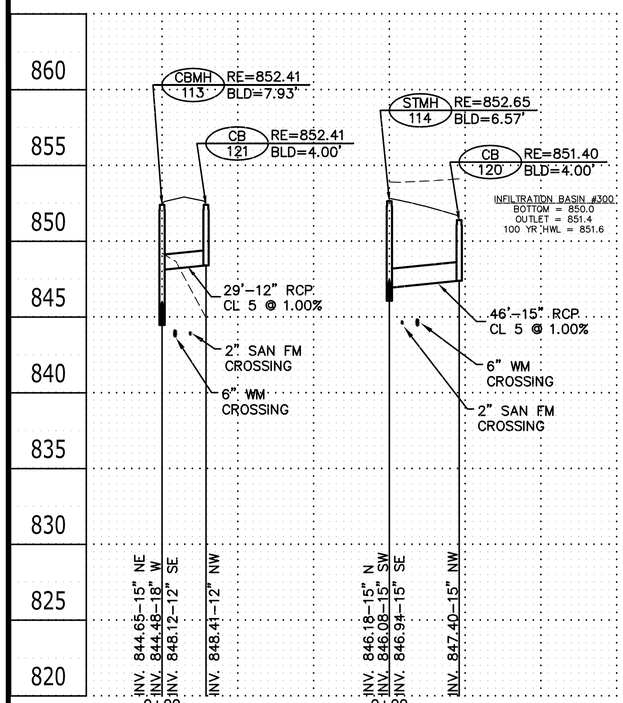

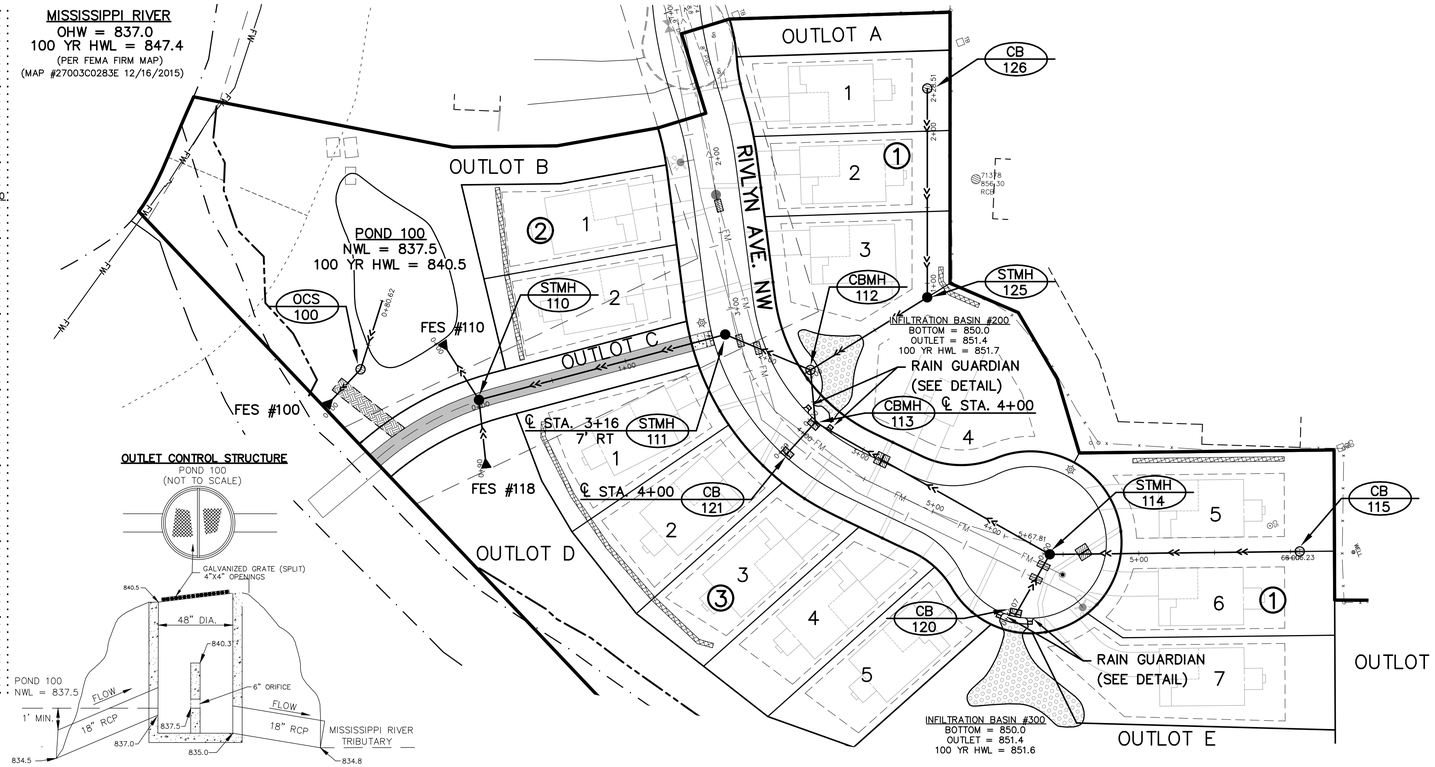

STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH-110	48" DIA.	R-1733
STMH-111	48" DIA.	R-1733
CBMH-112	48" DIA.	R-2570
CBMH-113	48" DIA.	R-3067 *
STMH-114	48" DIA.	R-1733
CB-115	27" DIA.	R-2570
CB-120	24"X36.	R-3067 *
CB-121	24"X36.	R-3067 *
STMH-125	48" DIA.	R-1733
CB-126	27" DIA.	R-2570
OCS-100	(SEE DETAIL)	

* DENOTES SURMOUNTABLE GRATE BACK

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK.

BENCHMARK
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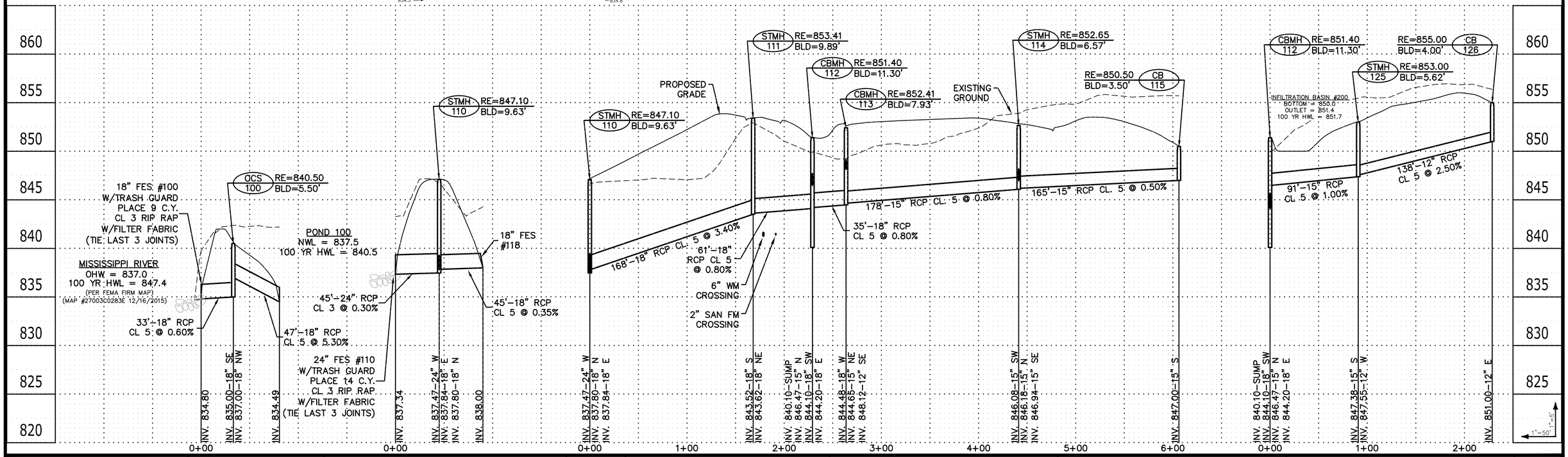

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Ramsey, Minnesota

STORM SEWER

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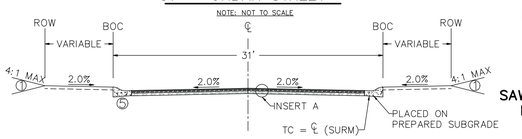
31' – URBAN STREET

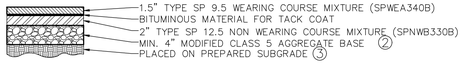
NOTE: NOT TO SCALE

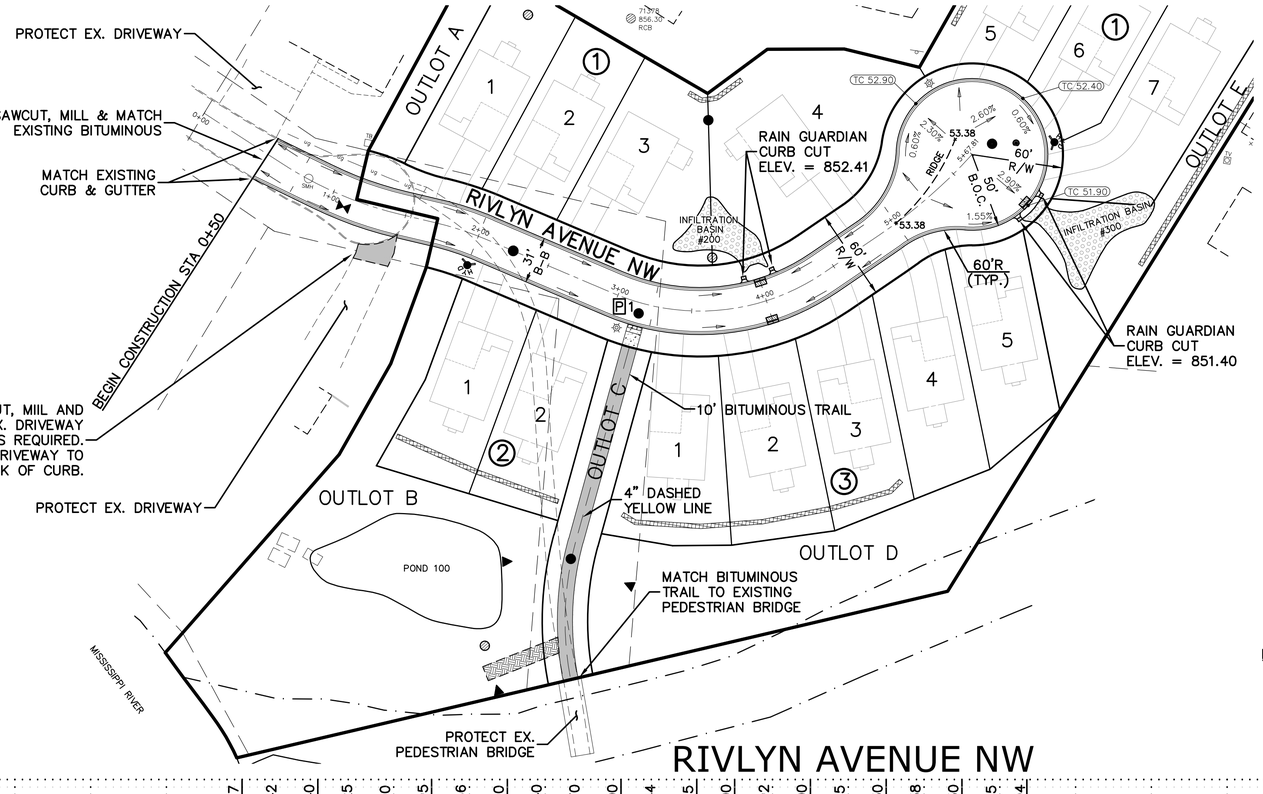


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. (BLACK DIRTH WITH NO MORE THAN 35% SAND)
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

INSERT A:

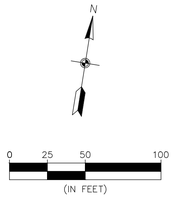




℄ CURVE DATA (RIVLYN AVENUE NW)			
PC = 0+61.71	PC = 1+71.13	PC = 2+97.22	PC = 4+86.97
PT = 1+46.95	PT = 2+04.80	PT = 4+41.97	PT = 5+67.81
Δ = 19°29'46"	Δ = 9°43'33"	Δ = 57°12'34"	Δ = 13°35'22"
R = 250.52"	R = 198.35"	R = 144.97"	R = 340.85"
T = 43.04'	T = 16.88'	T = 79.05'	T = 40.61'
L = 85.2443'	L = 33.6700'	L = 144.7465'	L = 80.8443'

CURB TYPES LEGEND

	SURMOUNTABLE CONCRETE CURB & GUTTER
TC 96.20	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)



LIGHTING NOTES:

PROPOSED LIGHT LOCATION.

BENCHMARK

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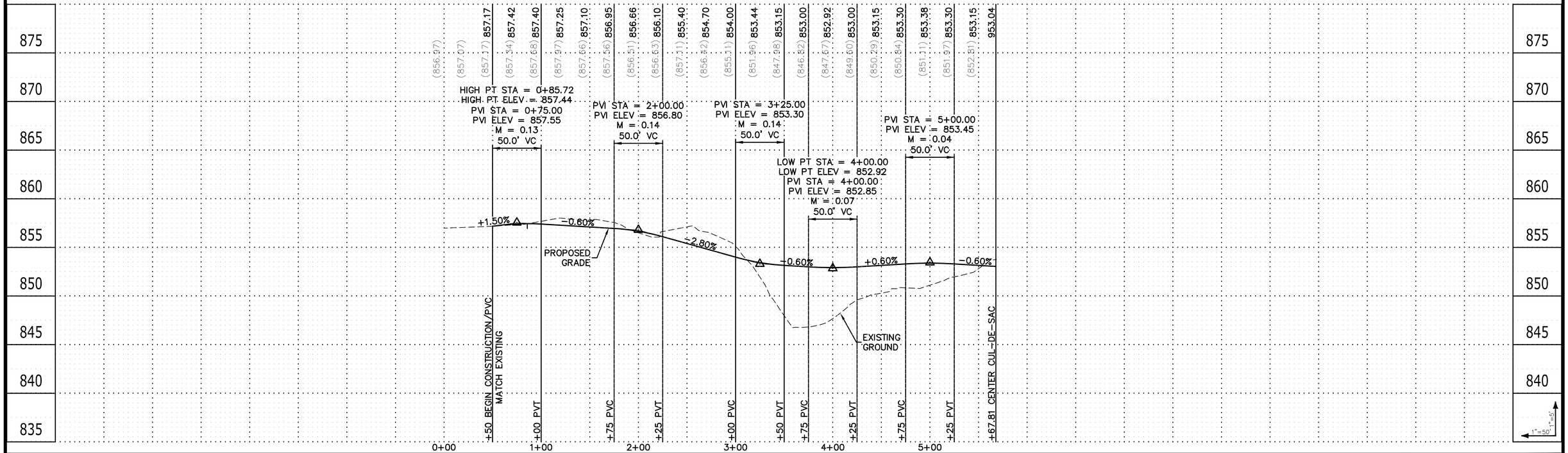
RIVLYN AVENUE NW



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STREET CONSTRUCTION

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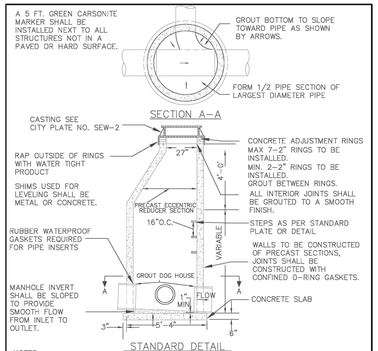
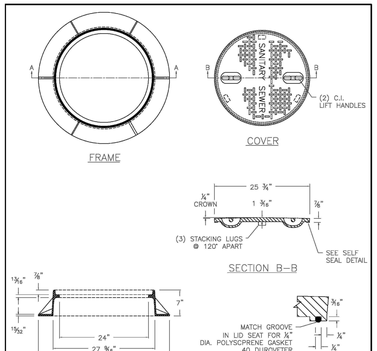


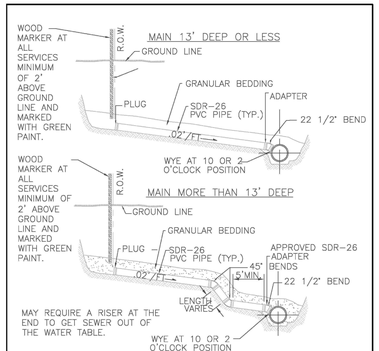
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

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



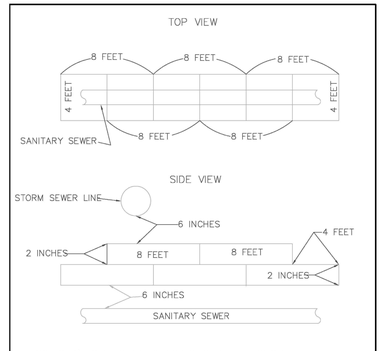
NOTE: NOT TO SCALE

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



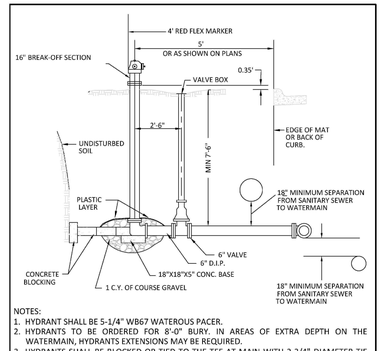
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

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



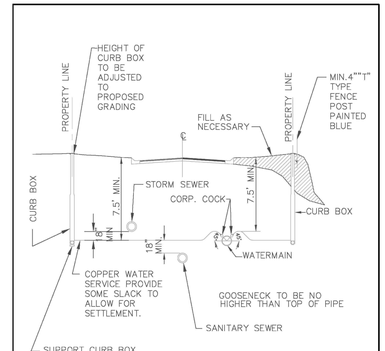
NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

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



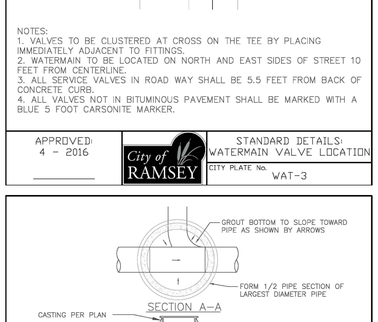
NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER 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:		STANDARD DETAILS:
6 - 2017	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1



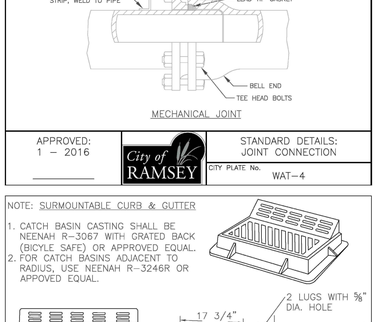
WATER SERVICE
NTS

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

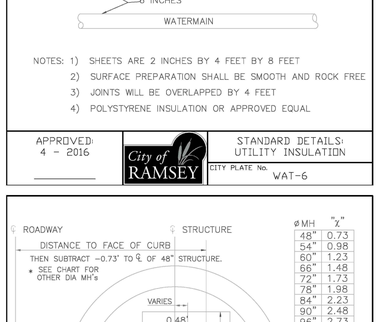


NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3

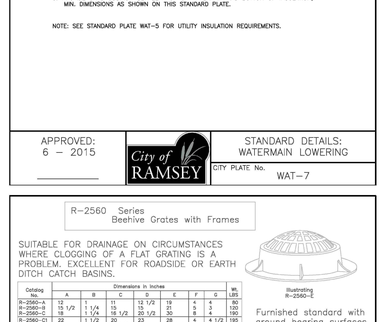


APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT-4



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

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	UTILITY INSULATION
		CITY PLATE No. WAT-6



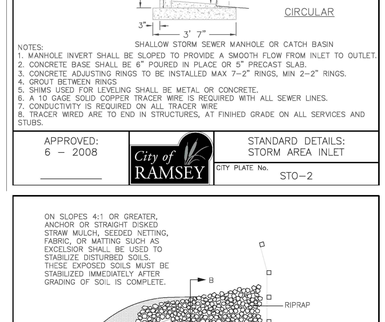
NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED:		STANDARD DETAILS:
6 - 2015	City of RAMSEY	WATERMAIN LOWERING
		CITY PLATE No. WAT-7

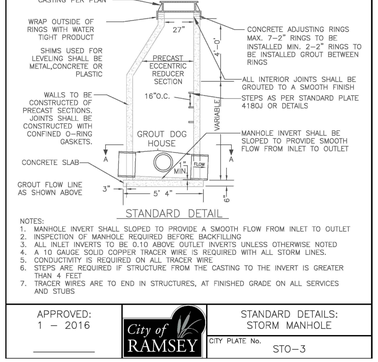
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION 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:		STANDARD DETAILS:
4 - 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1



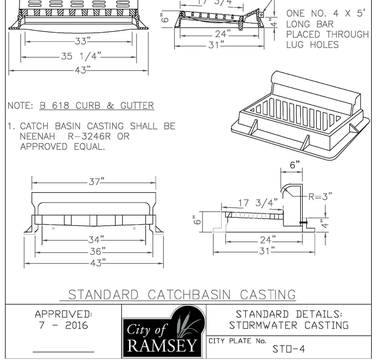
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 - 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO-2

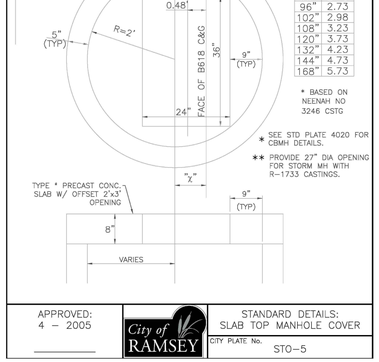


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY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

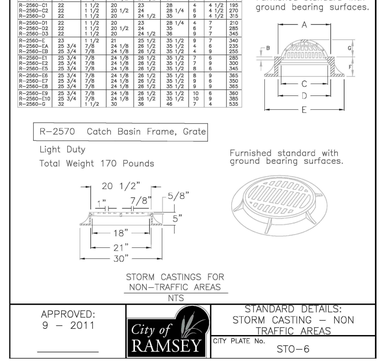
APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO-3



APPROVED:		STANDARD DETAILS:
7 - 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

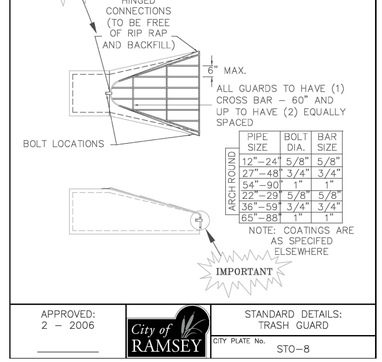


APPROVED:		STANDARD DETAILS:
4 - 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5

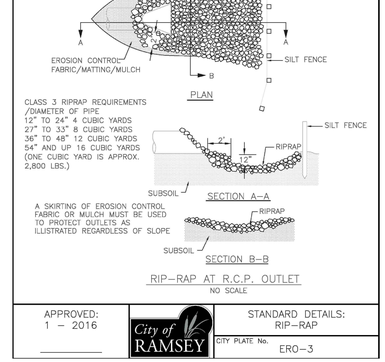


Catalog No.	A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	1	11	12 1/2	19	4	4	80
R-2560-B	15 1/2	1 1/4	15	15	21	5	5	120
R-2560-C	18	1 1/4	18 1/2	20 1/2	30	6	4	190
R-2560-C1	22	1 1/2	20 1/2	24	36	6	4 1/2	195
R-2560-C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	195
R-2560-D	22	1 1/2	20	24 1/2	28 1/4	6	4 1/2	375
R-2560-D1	22	1 1/2	20	23	28 1/4	4	7	210
R-2560-D2	22	1 1/2	20 1/2	24	36	6	7	285
R-2560-D3	22	1 1/2	20	24 1/2	36	6	7	345
R-2560-E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R-2560-E1	23 3/4	7/8	24 1/8	28 1/2	35 1/2	7	6	280
R-2560-E2	23 3/4	7/8	24 1/8	28 1/2	35 1/2	4	9	235
R-2560-E3	23 3/4	7/8	24 1/8	28 1/2	35 1/2	7	6	280
R-2560-E4	23 3/4	7/8	24 1/8	28 1/2	35 1/2	9	7	330
R-2560-E5	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	6	345
R-2560-E6	25 3/4	7/8	24 1/8	28 1/2	35 1/2	7	6	365
R-2560-E7	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	7	365
R-2560-E8	25 3/4	7/8	24 1/8	28 1/2	35 1/2	9	7	365
R-2560-E9	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	7	380
R-2560-E10	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	36	7	4	535

APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
		CITY PLATE No. STO-6



APPROVED:		STANDARD DETAILS:
2 - 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO-8



APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	RIP-RAP
		CITY PLATE No. ERO-3

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Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 7/26/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/26/19

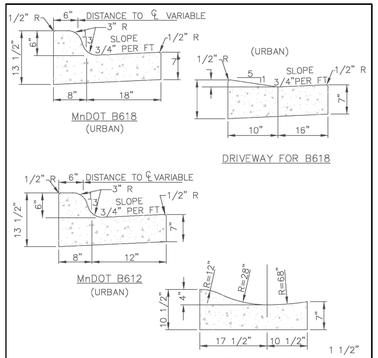
Revisions:
1.

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

Save Date: 07/26/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utl_details.dwg



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

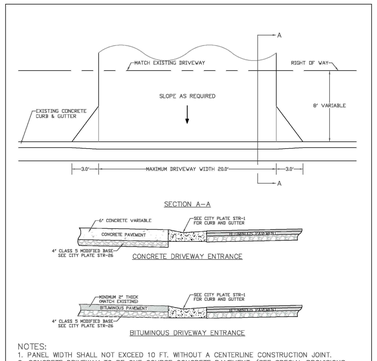
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

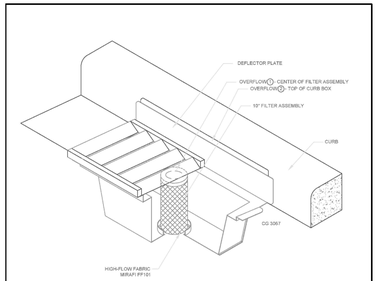
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3.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

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



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ¾" EXPANSION JOINT, ¾" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY – NO SIDEWALK
		CITY PLATE No. STR-30

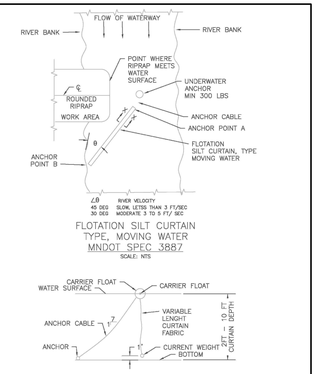


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

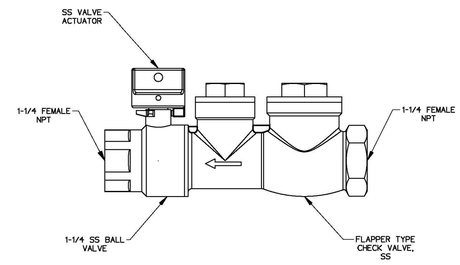
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

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



APPROVED: 9 – 2014	City of RAMSEY	STANDARD DETAILS: FLOTATION SILT CURTAIN
		CITY PLATE No. ERO-7

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS



PART IS A BALL VALVE CURB STOP WITH FEMALE PIPE THREADS, VALVE POSITION STOPS (OPEN/CLOSED), AND INTEGRAL CHECK VALVE
MATERIAL: STAINLESS STEEL

PRESSURE RATING: 235 PSI

TO ORDER SS LATERAL, NO FITTINGS USE PART NUMBER NB0184P01

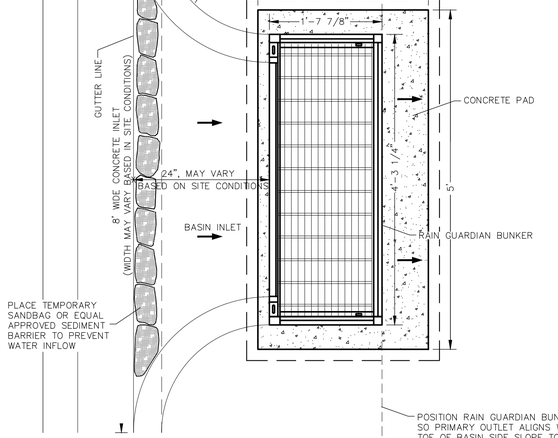
SGS	DN	09/20/11	-	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

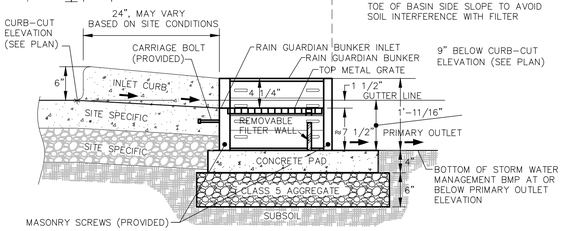
elone SEWER SYSTEMS

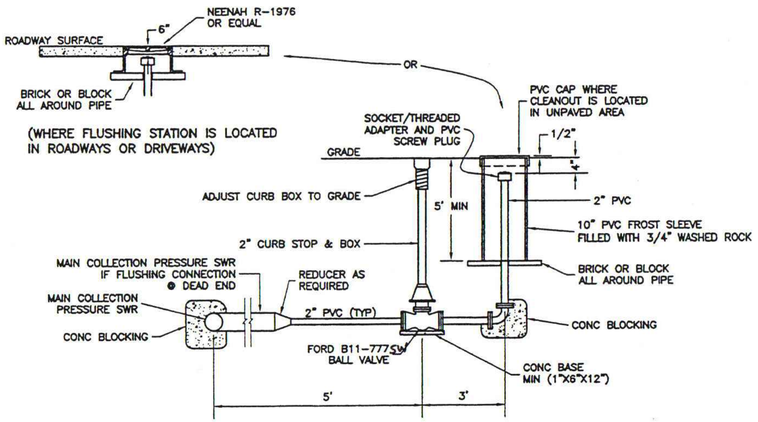
STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS

NA0330P05

RAIN GUARDIAN DETAIL

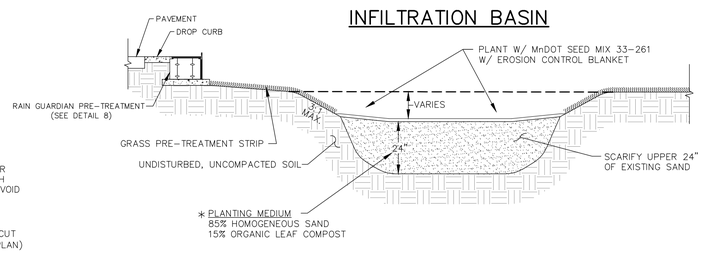






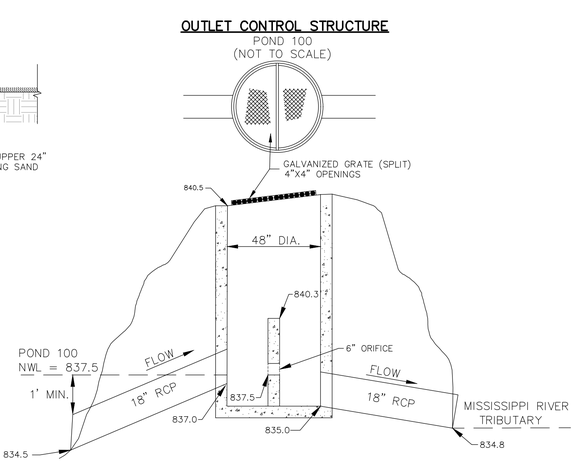
2" FLUSHING CONNECTION DETAIL

INFILTRATION BASIN



* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

OUTLET CONTROL STRUCTURE

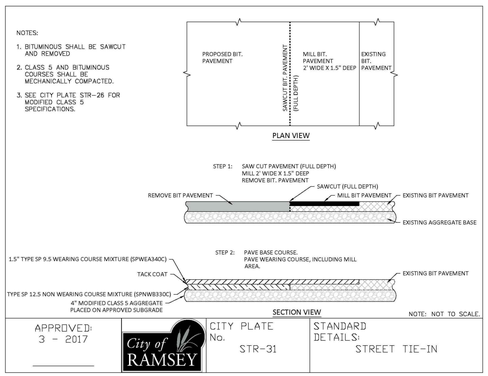


MNDOT 2016 SPEC

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	5% – 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: 1 – 2016	City of RAMSEY	CITY PLATE No. ERO-6	STANDARD DETAILS: TOPSOIL REQUIREMENTS



APPROVED: 3 – 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN

Carlson McCain | • environmental • engineering • surveying

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

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

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 7/26/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 7/26/19

Revisions:
1.

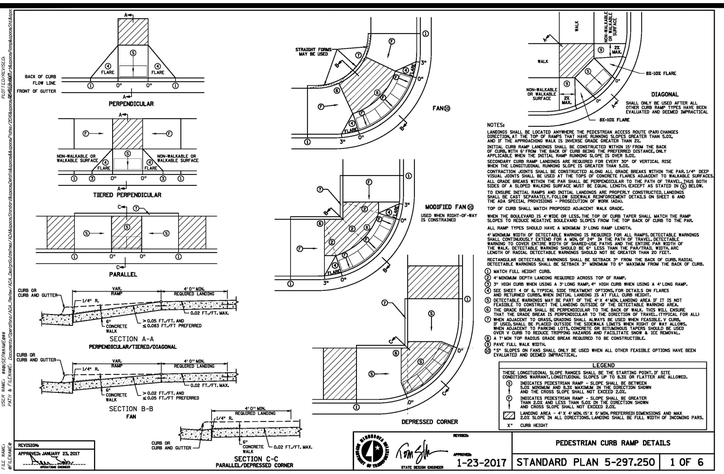
VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

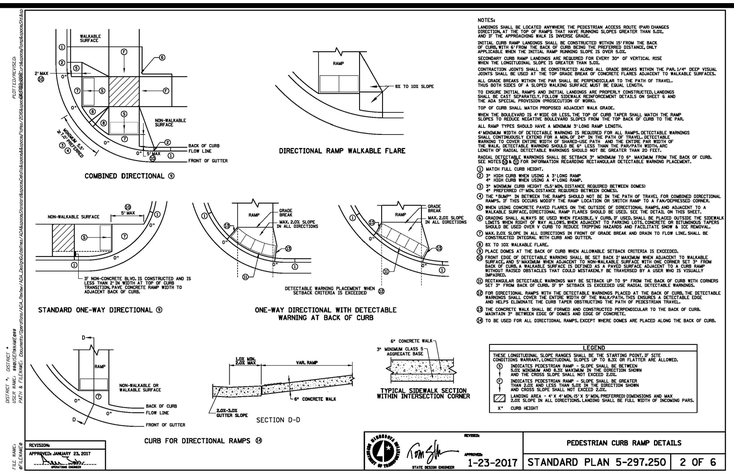
RIVER WALK VILLAGE
Ramsey, Minnesota

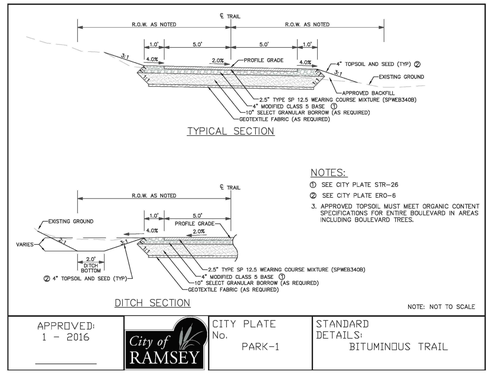
DETAILS

8 of 9

Save Date: 07/26/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utl_details.dwg







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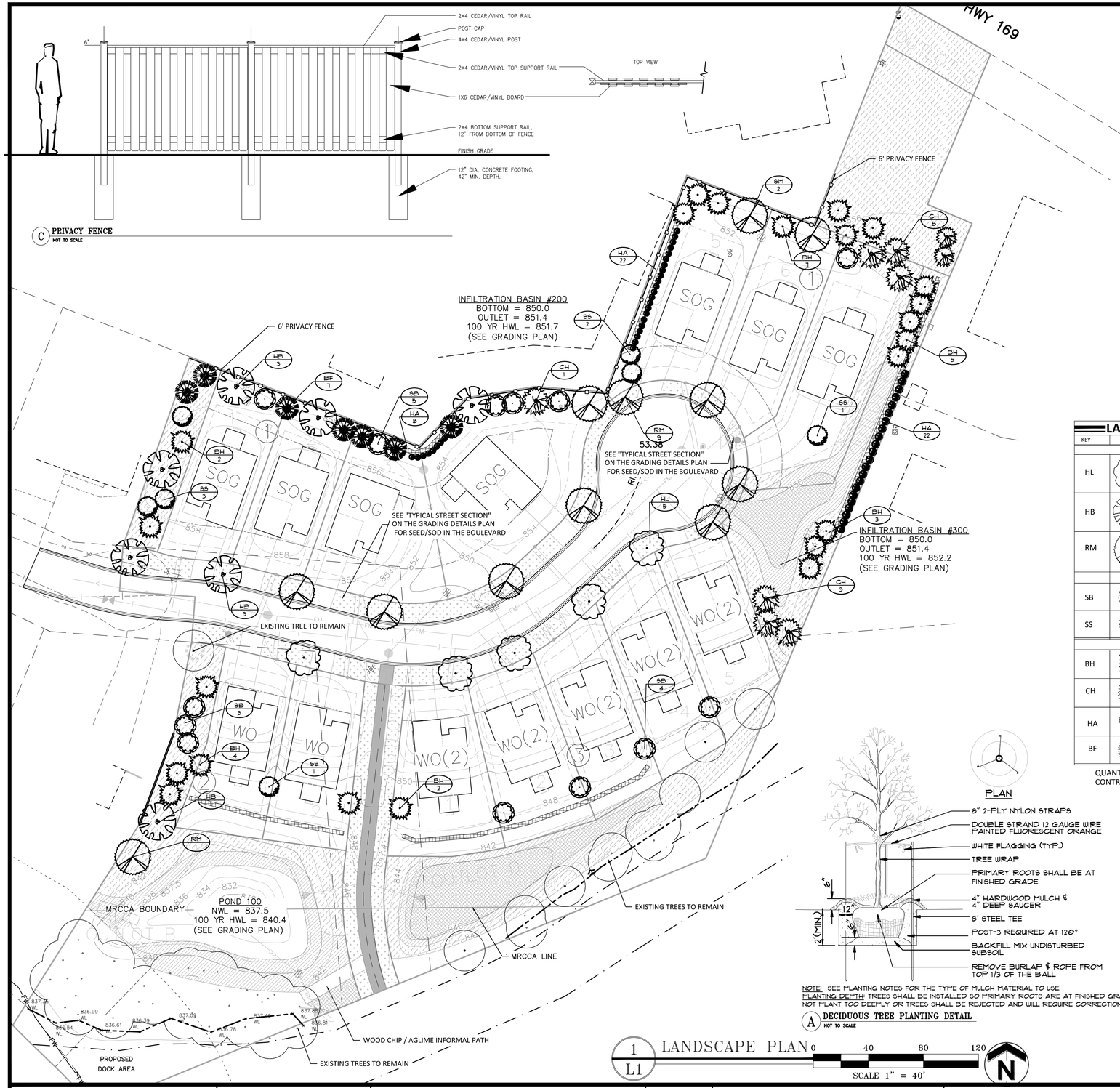
DETAILS

9 of 9

Save Date: 07/26/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\final plans\utility\7802_utl_details.dwg

C **PRIVACY FENCE**
NOT TO SCALE



SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	MN SEED MIX ***35-641***
	WETLAND FRINGE	MN SEED MIX ***35-621***
	COMMERCIAL TURF - SOD	SOD
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX ***25-131*** (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
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	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

LANDSCAPE LEGEND

KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
		DECIDUOUS TREES							
HL		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	5	10'	50'	STRAIT LEADER NO "V" CROTCH
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	7	15'	50'	
RM		Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	12	14'	50'	
		ORNAMENTAL TREES							
SB		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	13	8'	20'	STRAIT LEADER NO "V" CROTCH
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	7	8'	25'	
		EVERGREEN TREES							
BH		Picea glauca var. Densata	BLACK HILLS SPRUCE	6'	BB	23	6'	40'	FULL FORM TO GRADE
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BF		Abies Balsamea	BALSAM FIR	6'	BB	7	6'	40'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

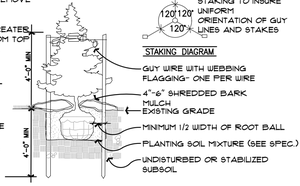
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE. PLANTING DEPTH: TREES SHALL BE INSTALLED SO PRIMARY ROOTS ARE AT FINISHED GRADE. DO NOT PLANT TOO DEEPLY OR TREES SHALL BE REJECTED AND WILL REQUIRE CORRECTIONS.

A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B **CONIFEROUS TREE PLANTING DETAIL**
NOT TO SCALE

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
10. PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
15. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAYED 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.

1 / L1 **LANDSCAPE PLAN**
0 40 80 120
SCALE 1" = 40'

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Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 7/26/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 7/26/19

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VILLAGE BANK
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Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 1

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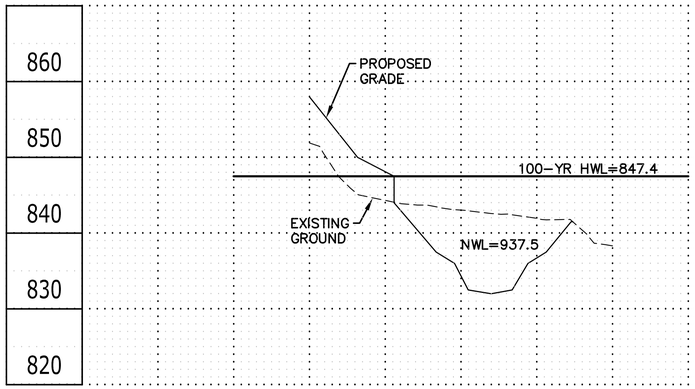
CROSS SECTION A



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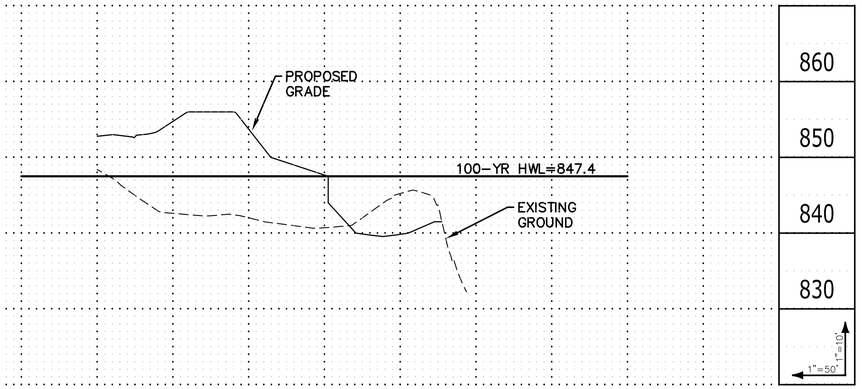

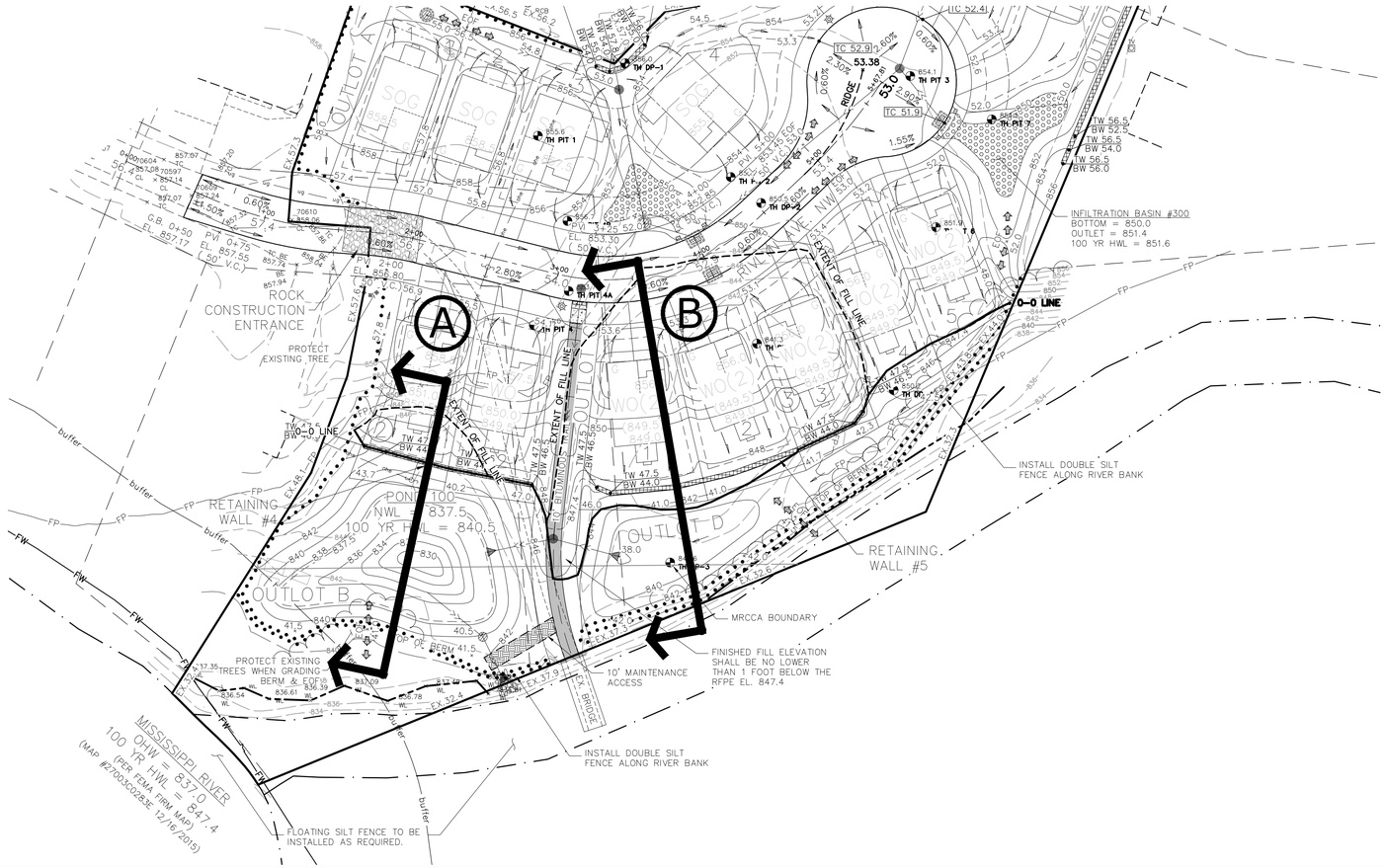

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,471 C.Y.

FLOODPLAIN FILL = 4,313 C.Y.

N

0 25 50 100

BENCHMARK

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

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Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

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FLOODPLAIN MITIGATION PLAN

FP1 of 1

Save Date: 07/29/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_flood_mitigation.dwg

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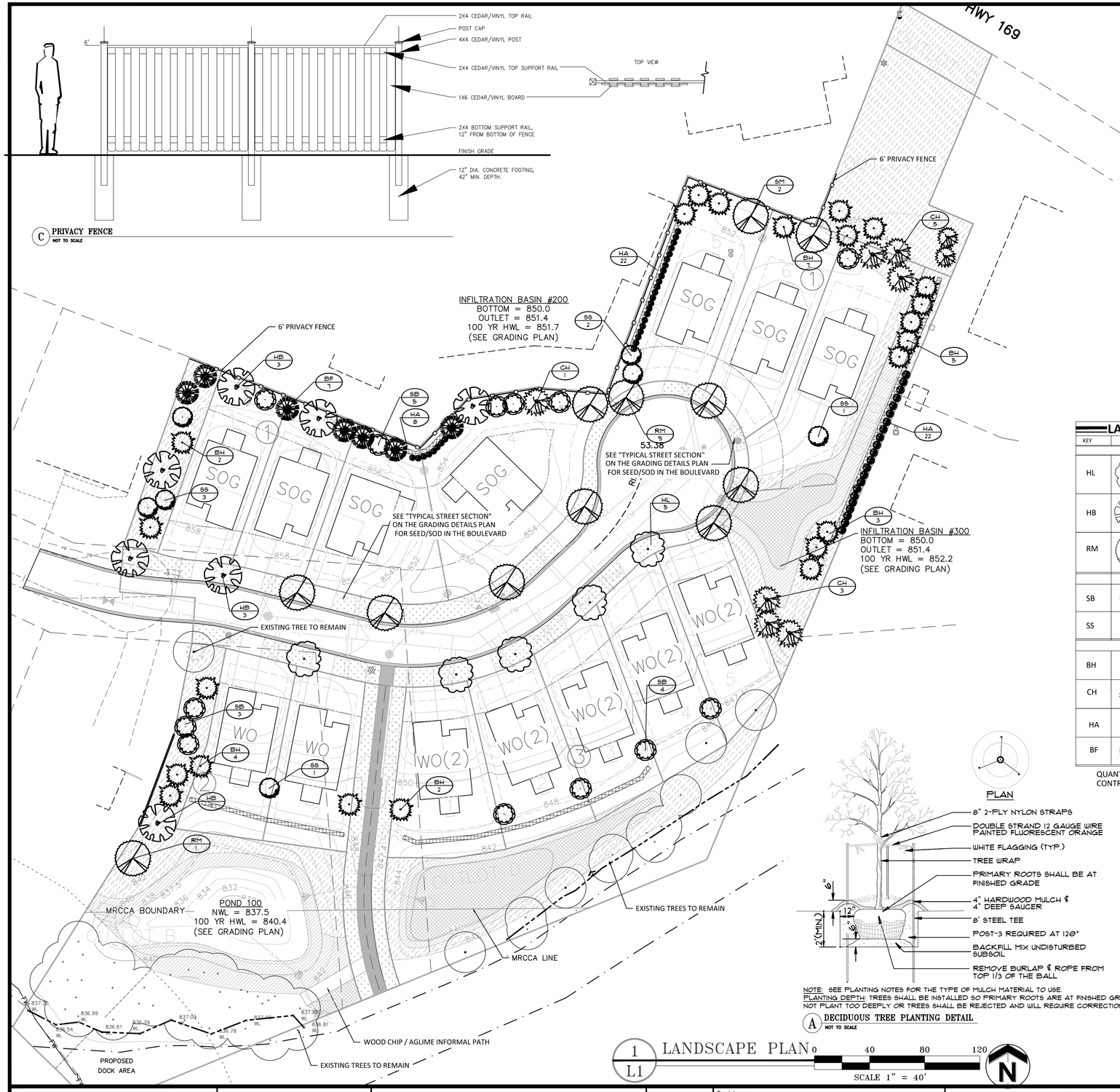

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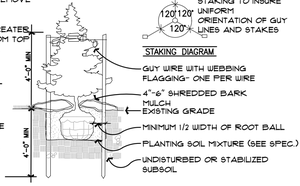
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B **CONIFEROUS TREE PLANTING DETAIL**
NOT TO SCALE

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
10. PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
15. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAYED 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.

1 / L1 **LANDSCAPE PLAN**
0 40 80 120
SCALE 1" = 40'

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

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

Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 7/26/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 4/4/19

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 1

Save Date: 07/29/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\landscape\7802_landscape - preliminary.dwg

TREE PROTECTION FENCE

PLAN

TREE DRIPLINE.

SNOW FENCE OUTSIDE OF DRIPLINE
SEE SPECS.

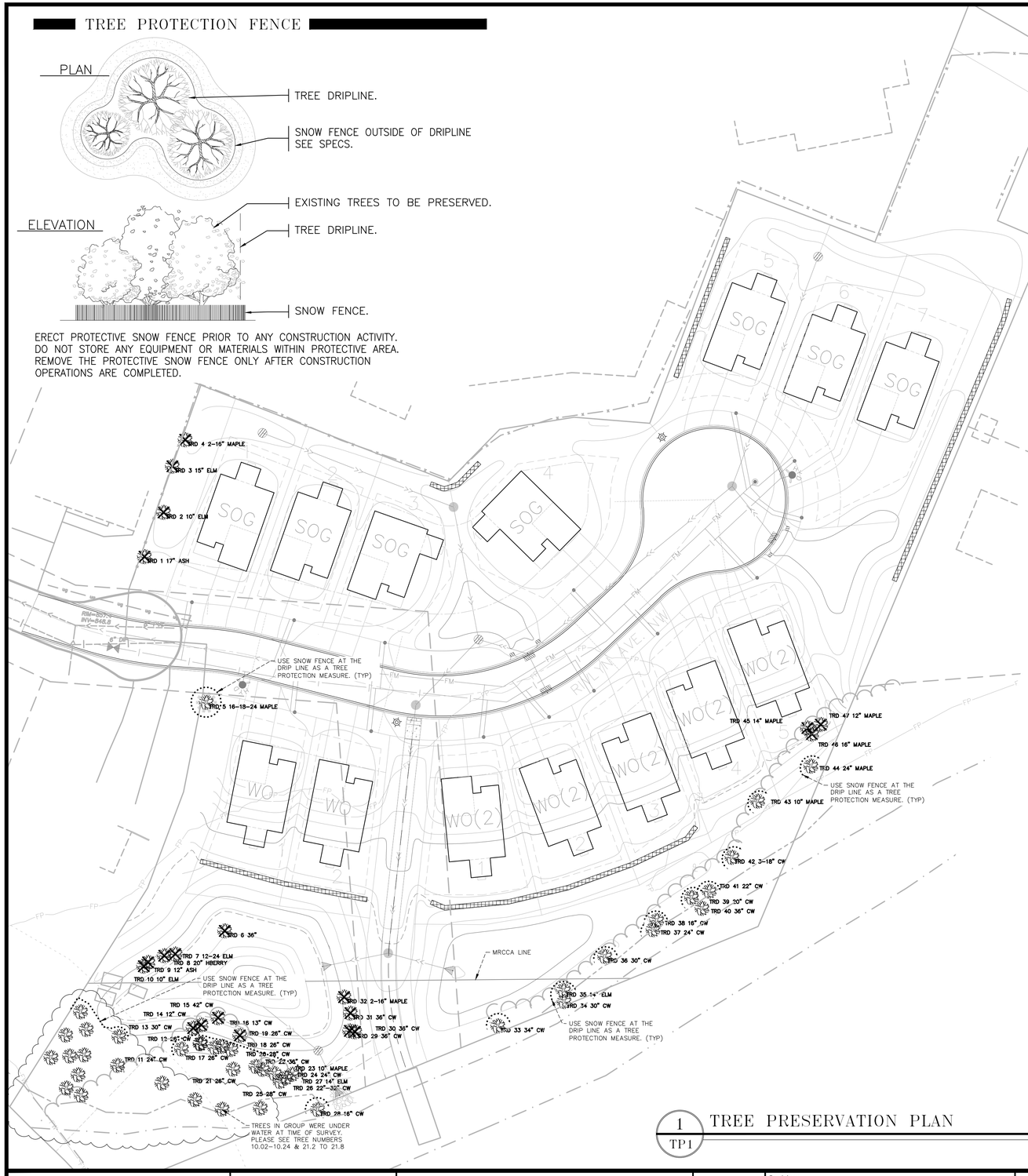
ELEVATION

EXISTING TREES TO BE PRESERVED.

TREE DRIPLINE.

SNOW FENCE.

ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION
OPERATIONS ARE COMPLETED.



1 / TP1 TREE PRESERVATION PLAN

SCALE 1" = 40'

TREE REMOVAL/REPLACEMENT SUMMARY

REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	0 dbh
SIGNIFICANT TREES (ALL OTHERS)	1,829 dbh
TOTAL DBH ON SITE -	1,829 dbh
40% TO REMAIN ON-SITE	733 dbh
60% ALLOWABLE REMOVAL	1,096 dbh
TOTAL TREES TO REMAIN	1249 dbh
BROKEN TREES	147 dbh
TREES REMOVED	- 430 dbh
TOTAL REPLACEMENT TREES	0 dbh
REPLACEMENT X 1.25% - TOTAL REPLACEMENT DBH	0 dbh

0DBH / 2.5DBH = 0 REPLACEMENT TREES

Tree Tag	DBH	Tree Type	Significant	Dead/Broke	Remove
1	17	Ash	Y	N	Y
2	10	Boxelder	N	Broken	B
3	15	Elm	Y	N	Y
4.1	16	Boxelder	Y	N	Y
4.2	16	Boxelder	Y	N	Y
5.1	16	Silver Maple	Y	N	Y
5.2	18	Silver Maple	Y	N	Y
5.3	24	Silver Maple	Y	N	Y
6	36	Silver Maple	Y	N	Y
7.1	11	Elm	Y	N	Y
7.2	24	Elm	Y	N	Y
8	20	Hackberry	Y	N	Y
9	12	Ash	Y	N	Y
10.1	11	Elm	N	Broken	B
10.2	12	Cottonwood	N	N	N
10.3	10	Cottonwood	Y	N	N
10.4	12	Cottonwood	Y	N	N
10.5	12	Cottonwood	Y	N	N
10.6	10	Cottonwood	Y	N	N
10.7	12	Cottonwood	Y	N	N
10.8	12	Cottonwood	Y	N	N
10.9	12	Cottonwood	Y	N	N
10.10-	10	Cottonwood	Y	N	N
10.11	12	Cottonwood	Y	N	N
10.12	12	Cottonwood	Y	N	N
10.13	12	Cottonwood	Y	N	N
10.14	18	Cottonwood	Y	N	N
10.15	20	Cottonwood	Y	N	N
10.16	18	Cottonwood	Y	N	N
10.17	18	Cottonwood	N	Broken	B
10.18	20	Cottonwood	Y	N	N
10.19	18	Cottonwood	Y	N	N
10.20-	20	Cottonwood	Y	N	N
10.21	20	Cottonwood	Y	N	N
10.22	18	Cottonwood	N	Broken	B
10.23	20	Cottonwood	N	Broken	B
10.24	20	Cottonwood	N	Broken	B
11	24	Cottonwood	Y	N	N
12	26	Cottonwood	Y	N	N
13	30	Cottonwood	Y	N	N
14	12	Cottonwood	Y	N	Y
15	42	Cottonwood	Y	N	Y
16	13	Cottonwood	Y	N	Y
17	26	Cottonwood	Y	N	N
18.1	30	Cottonwood	Y	N	N
18.2	26	Cottonwood	N	Broken	B
18.3	18	Cottonwood	Y	N	N
18.4	12	Cottonwood	Y	N	N
10.5	10	Cottonwood	Y	N	N
18.6	22	Cottonwood	Y	N	N
18.7	24	Cottonwood	N	Broken	B
18.8	30	Cottonwood	Y	N	N
19	26	Cottonwood	Y	N	N
20	28	Cottonwood	Y	n	N
21.1	26	Cottonwood	Y	N	N
21.2	20	Cottonwood	Y	N	N
21.3	18	Cottonwood	Y	N	N
21.4	12	Cottonwood	Y	N	N
21.5	10	Cottonwood	Y	N	N
21.6	22	Cottonwood	Y	N	N
21.7	24	Cottonwood	Y	N	N
21.8	30	Cottonwood	Y	N	N
22	36	Cottonwood	Y	N	N
23	10	Silver Maple	Y	N	N
24	22	Cottonwood	Y	N	N
25	28	Cottonwood	Y	N	N
26.1	32	Cottonwood	Y	N	N
26.2	22	Cottonwood	Y	N	N
27	14	Elm	Y	N	N
28	16	Cottonwood	Y	N	Y
29	36	Cottonwood	Y	N	Y
30.1	36	Cottonwood	Y	N	Y
30.2	8	Elm	Y	N	Y
30.3	8	Elm	Y	N	Y
31	36	Cottonwood	Y	N	Y
32	16	Boxelder	Y	N	Y
33	34	Cottonwood	Y	N	N
34	30	Cottonwood	Y	N	N
35	14	Elm	Y	N	N
36	30	Cottonwood	Y	N	N
37	24	Cottonwood	Y	N	N
38	16	Cottonwood	Y	N	N
39	20	Cottonwood	Y	N	N
40	36	Cottonwood	Y	N	N
41	22	Cottonwood	Y	N	N
42.1	18	Cottonwood	Y	N	N
42.2	18	Cottonwood	Y	N	N
42.3	18	Cottonwood	Y	N	N
43	10	Boxelder	Y	N	N
44	24	Silver Maple	Y	N	N
45	14	Silver Maple	Y	N	Y
46	14	Silver Maple	Y	N	Y
47	12	Silver Maple	Y	N	Y

Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
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www.carlsonmccain.com

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

Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 7/26/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 4/4/19

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments
3. 7/26/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

TREE PRESERVATION PLAN

TP1 of 1

Save Date: 07/29/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\landscape\7802_tree preservation.dwg

RIVER WALK VILLAGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 35, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Donald W. Kveton and Jamie E. Kveton, husband and wife, owners of the following described property:

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

AND

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

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

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

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

AND

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

Have caused the same to be surveyed and platted as RIVER WALK VILLAGE and do 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 Donald W. Kveton and Jamie E. Kveton, husband and wife have hereunto set their hands this _____ day of _____, 20___.

Donald W. Kveton

Jamie E. Kveton

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Donald W. Kveton and Jamie E. Kveton, husband and wife.

_____ (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 RIVER WALK VILLAGE 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 RIVER WALK VILLAGE 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

For the purposes of this plat, the East-West Quarter line of Section 35, Township 32, Range 25 is assumed to have a bearing of North 89 degrees 32 minutes 30 seconds East.

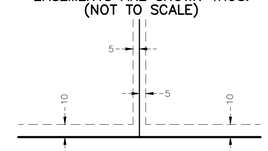
○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument, as noted

◉ Denotes Found Anoka County Section Monument, as noted

Denotes Wetland, as noted

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)

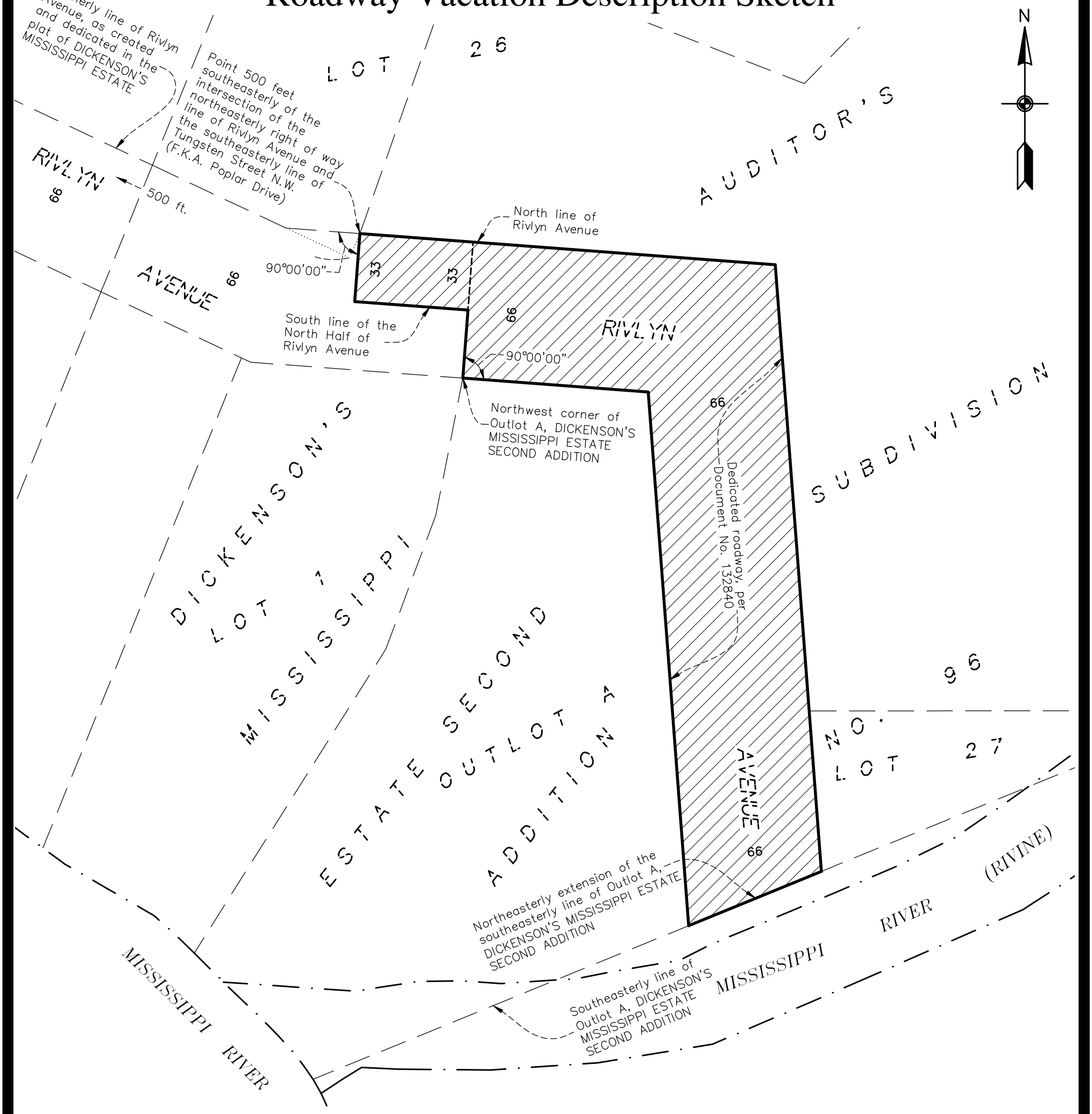


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

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

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING

Roadway Vacation Description Sketch



ROADWAY VACATION DESCRIPTION:

That part of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying northwesterly of the northeasterly extension of the southeasterly line of Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, and lying easterly of a line drawn from the northwest corner of said Outlot A, perpendicular to the North line of said Outlot A, to the North line of said roadway described in Document No. 132840 and said line there terminating.

Together with

That part of the North half of said dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying westerly of the above described parcel, and lying easterly of a line drawn from a point on the northerly line of said dedicated roadway, distant 500.00 feet southeasterly of the intersection of the northeasterly right of way line of Rivlyn Avenue and the southeasterly right of way line of Tungsten Street NW, formerly known as Poplar Drive, perpendicular to said North line of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, to the South line of said North half of said dedicated roadway, as described in Document No. 132840 and said line there terminating.

Said roadway vacation area contains ±27,886 sq. ft.

GRAPHIC SCALE
0 25 50 100
(IN FEET)
(11x17 sheet)

Denotes Roadway Vacation Area

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

1825 7802_vacation sketch
Save Date: 07/29/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\7802_vacation sketch.dwg

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RIVER WALK VILLAGE

This Agreement (hereinafter the "Agreement") is dated as of this _____day of Click or tap here to enter text., Click or tap here to enter text. and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Village Bank, a Bank/Insurance Corporation under the laws of the State 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 River Walk Village (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**.**

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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 Carlson McCain, Inc., dated January 25, 2019, revised July 26, 2019. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

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

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

(the "Stage I Improvements").

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

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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 11 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 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.

10. **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. Stage I Improvements and Stage II 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 and Stage II Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements and Stage II Improvements.

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

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Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($468,750.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for the Stage I Improvements and Stage II Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($18,750.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$93,750.00**, 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. The **PERMITTEE** may reduce the financial guarantee described in Section 11 rather than establishing a separate guarantee.

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 **$12,150.00**. [# plantings (135 trees) x cost/planting ($300/tree x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Stage I and Stage II Improvements. The **PERMITTEE** may reduce the financial guarantee described in Section 11 rather than establishing a separate guarantee.

    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

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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. An Elevation Certificate is provided for Lots 1-2, Block 2 and Lots 1-5, Block 3, to ensure that the lowest floor elevation is at or above the Regulatory Flood Protection Elevation.

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

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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.

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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 Improvements and Stage II 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

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period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

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

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

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

TO PERMITTEE:
Click or tap here to enter text.
Attn: Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.

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

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

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THE PERMITTEE:

VILLAGE BANK

By:_____, Click or tap here to enter text.
Its: Click or tap here to enter text.

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Click or tap here to enter text., Click or tap here to enter text. of Click or tap here to enter text., a Click or tap here to enter text. Click or tap here to enter text., under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Click or tap here to enter text.

EXHIBIT B

Fees Payable to the City

	Units	Unit Type	Unit Price	Total
Park Dedication and Trail Development				
Park Dedication				
0-12 Units per acre	14	per unit	*$3,500*	$49,000
Trail Development	14	per unit	*$1,500*	$21,000
Subtotal Park and Trail Development				***$70,000***
Water and Sewer Fees				
Water Trunk (Connection)	14	per unit	*$1,807*	$25,298
Sanitary Sewer Trunk (Connection)	14	per unit	*$1,213*	$16,982
Subtotal Water and Sewer Fees				***$42,280***
Stormwater Management Fees				
Stormwater Management	14	per unit	*$487*	$6,818
Subtotal Stormwater Management				***$6,818***
GRAND TOTAL FOR DEVELOPMENT FEES				**$119,098**

ORDINANCE #19-09

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING DEDICATED ROADWAY RELATED TO RIVER WALK VILLAGE

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.6 and Minnesota Statutes 412.851.

SECTION 2. VACATION

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

> All of the dedicated roadway related to Rivlyn Avenue per Document No. 132840 as created and dedicated over, under, and across said property shown in Exhibit A, Anoka County, Minnesota, contingent upon recording of the plat generally known as River Walk Village and conveyance of proposed Outlot encumbering the Mississippi River Trail.

SECTION 3. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the 10 of September, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date: August 13, 2019
Posting dates:
Adoption date: September 10, 2019
Publication date:
Effective date:

Exhibit A: Legal Description of Subject Property

Parcel B:

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

PARCELC:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of- way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

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

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

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

PARCEL D (proposed public roadway to be vacated):

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

Or upon recording:

Lots 1 – 7 (Inclusive), Block 1, Lots 1 – 2 (Inclusive), Block 2, and Lots 1 – 5 (Inclusive), Block 3, and Outlots A – F (Inclusive) River Walk Village, Anoka County, Minnesota

(The "Subject Property")

Exhibit B: Roadway Vacation Description

That part of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying northwesterly of the northeasterly extension of the southeasterly line of Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, and lying easterly of a line drawn from the northwest corner of said Outlot A, perpendicular to the North line of said Outlot A, to the North line of said roadway described in Document No. 132840 and said line there terminating.

Together with

That part of the North half of said dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying westerly of the above described parcel, and lying easterly of a line drawn from a point on the northerly line of said dedicated roadway, distant 500.00 feet southeasterly of the intersection of the northeasterly right of way line of Rivlyn Avenue and the southeasterly right of way line of Tungsten Street NW, formerly known as Poplar Drive, perpendicular to said north line of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, to the South line of Said North half of said dedicated roadway, as described in Document No. 132840 and said line there terminating.

Said roadway vacation area contains +/- 27,886 sq. ft.

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

RESOLUTION #19-190

RESOLUTION GRANTING FINAL PLAT AND DEVELOPMENT AGREEMENTAPPROVAL FOR RIVER WALK VILLAGE

WHEREAS, Don Kveton/Village Bank, hereafter referred to as "Developer", properly applied for Final Plat approval of the property generally known as 6080 Highway 10 NW and legally described in Exhibit A (the 'Subject Property'); and

WHEREAS, the Ramsey Planning Commission reviewed the Sketch Plan on March 7, 2019 and;

WHEREAS, the Ramsey City Council reviewed the Sketch Plan on March 26, 2019; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) reviewed the Preliminary Plat on April 15, 2019; and

WHEREAS, the Ramsey Planning Commission met on June 6, 2019, conducted a public hearing on the Preliminary Plat, Rezoning, Comprehensive Plan Amendment, as well as the requested variances and proposed ordinance vacating road right-of-way, and recommended that the Ramsey City Council approve the Preliminary Plat and associated rezoning and re-guidance; and

WHEREAS, the Ramsey City Council approved the Preliminary Plat on June 25, 2019; and

WHEREAS, the Applicant submitted an application for Final Plat approval on July 26, 2019; and

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

WHEREAS, the City Council considered the Final Plat request on September 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 City Council of the City of Ramsey hereby grants Final Plat and Development Agreement approval of River Walk Village in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with the Staff Review Memos and ProjectDox Comments.
    b) City Engineer approval of construction plans.
    c) Approval of legal form and marketable title by City Attorney.
    d) Providing fee title of Outlot C to the City of Ramsey.
    e) An Elevation Certificate is provided for Lots 1-2, Block 2 and Lots 1-5, Block 3, to ensure that the lowest floor elevation is at or above the Regulatory Flood Protection Elevation.

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 10th day of September, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A: Legal Description of the Subject Property

Parcel B:

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

PARCELC:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of- way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

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

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

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

PARCEL D (proposed public roadway to be vacated):

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

Or upon recording:

Lots 1 – 7 (Inclusive), Block 1, Lots 1 – 2 (Inclusive), Block 2, and Lots 1 – 5 (Inclusive), Block 3, and Outlots A – F (Inclusive) River Walk Village, Anoka County, Minnesota

(The "Subject Property")

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

CC Regular Session **7. 3.**

Meeting Date: 09/10/2019

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #19-216 Accepting Metropolitan Council Tax Base Revitalization Account (TBRA) Brownfield Cleanup Grant, Approving Grant Agreements, and Authorize Request for Anoka County Housing and Redevelopment Authority (ACHRA) Funds

Purpose/Background:

The purpose of this case is to accept a brownfield/contaminated soils cleanup grant from the Metropolitan Council and approve the necessary grant agreements as well as authorizing Staff to submit a request for Anoka County Housing and Redevelopment Authority (ACHRA) funds to complete the local match.

The Metropolitan Council recently awarded to the City approximately $900,000 to assist with necessary cleanup of a previous unpermitted construction landfill at 6080 Highway 10 NW. The cleanup project will be undertaken by the Developer of River Walk Village and reimbursed as grant eligible activities are completed. There is currently approximately $80,000 of the estimated cleanup costs that would need to be made up through a local match.

Notification:

Notification is not required.

Observations/Alternatives:

Alternatives

Alternative 1 - Accept the grant and fund the full local contribution ($80,000) through the Anoka County HRA Account.

Alternative 2 - Accept the grant and request that the Developer split the local contribution 50/50 ($40,000) or some other cost-share model.

Alternative 3 - Accept the grant and request that the Developer cover the remaining local contribution ($80,000).

Alternative #4 - Do not accept the grant.

Funding Source:

This case is being handled as part of normal Staff duties. Accepting the grant would cover a majority of the necessary cleanup costs, totaling over $900,000.

Recommendation:

Staff recommends that the City Council accept the grant and finds any of the local match cost-share models listed above acceptable.

Action:

Motion to adopt Resolution #19-216 accepting the cleanup grant, approving the Grant Agreement, and authorizing the request for Anoka County HRA Funds in an amount not to exceed $_____.

Attachments

Historical Aerial Photo

Grant Agreement

Resolution #19-216

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 09:52 AM
Form Started By: Tim Gladhill		Started On: 08/02/2019 07:48 AM
Final Approval Date: 09/05/2019		

F:\Jobs\7801 - 782017802 - Highway 10 Ramsey\GIS\Figure 2.mxd

May 2019

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING

0 100 Feet

N

Source: Office of Anoka County Surveyor, 1965

Met Council Contamination Cleanup Grant Application

Rivlyn Avenue Dump
6080 Highway 10
Ramsey, Minnesota

Figure 2
Historic Aerial Photograph

GRANTEE: City of Ramsey	**GRANT NO.** SG-12217
PROJECT: River Walk Village	
GRANT AMOUNT: $902,800	**FUNDING CYCLE:** 2019
COUNCIL ACTION: July 24, 2019	**EXPIRATION DATE:** June 30, 2022

METROPOLITAN LIVABLE COMMUNITIES ACT
GRANT AGREEMENT

THIS GRANT AGREEMENT ("Agreement") is made and entered into by the Metropolitan Council ("Council") and the Municipality or Development Authority identified above as "Grantee."

WHEREAS, Minnesota Statutes section 473.251 creates the Metropolitan Livable Communities Fund, the uses of which fund must be consistent with and promote the purposes of the Metropolitan Livable Communities Act ("LCA") and the policies of the Council's Metropolitan Development Guide; and

WHEREAS, Minnesota Statutes sections 473.251 and 473.252 establish within the Metropolitan Livable Communities Fund a Tax Base Revitalization Account and require the Council to use the funds in the account to make grants to Municipalities or Development Authorities for the cleanup of polluted land in the seven-county metropolitan area; and

WHEREAS, the Grantee is a Municipality or a Development Authority as defined in Minnesota Statutes section 473.252, subdivisions 1 and 1a; and

WHEREAS, the Grantee seeks funding in connection with an application for Tax Base Revitalization Account funds submitted in response to the Council's notice of availability of grant funds for the "Funding Cycle" identified above and will use the grant funds made available under this Agreement to help fund the "Project" identified in the application; and

WHEREAS, the Council awarded Tax Base Revitalization Account grant funds to the Grantee subject to any terms, conditions or clarifications stated in its Council Action, and with the understanding that the Project identified in the application will proceed to completion in a timely manner, all grant funds will be expended prior to the "Expiration Date" identified above, and Project development or redevelopment construction will have "commenced" before the Expiration Date.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

I. DEFINITIONS

1.01. Definition of Terms. The terms defined in this section have the meanings given them in this section unless otherwise provided or indicated by the context.

(a) ***Cleanup Costs or Costs.*** "Cleanup Costs" or "Costs" means:

(1) For hazardous waste or substance contamination, the cost of implementing a voluntary response action plan approved by the Minnesota Pollution Control Agency under Minnesota Statutes section 115B.175, subdivision 3.

(2) For asbestos contamination, the cost of implementing a project-specific asbestos project plan for the Site and performing asbestos-related work which is carried out by contractors or subcontractors licensed or certified by the Commissioner of Health under the Minnesota Asbestos Abatement Act, Minnesota Statutes sections 326.70 to 326.81, in accordance with rules prescribed by the Commissioner of Health related to asbestos abatement and asbestos management activity, and meeting the federal Asbestos Hazard Emergency Response Act ("AHERA") standards for asbestos.

(3) For petroleum contamination, the cost of implementing a corrective action plan for the Site approved by the Minnesota Pollution Control Agency under Minnesota Statutes chapter 115C.

(4) For lead abatement, the cost of lead abatement work performed by certified contractors consistent with all applicable federal and state laws, rules and standards governing lead abatement or regulated lead work on residential or commercial properties.

(b) ***Commenced.*** For the purposes of Sections 2.08 and 5.03, "commenced" means significant physical improvements have occurred in furtherance of the Project (*e.g.*, a foundation is being constructed or other tangible work on a structure has been initiated). In the absence of significant physical improvements, visible staking, engineering, land surveying, soil testing, cleanup site investigation, or pollution cleanup activities are not evidence of Project commencement for the purposes of this Agreement.

(c) ***Council Action.*** "Council Action" means the action or decision of the governing body of the Metropolitan Council, on the meeting date identified at Page 1 of this Agreement, by which the Grantee was awarded Tax Base Revitalization Account grant funds.

(d) ***Development Authority.*** "Development Authority" means a statutory or home rule charter city, housing and redevelopment authority, an economic development authority, or a port authority in the "metropolitan area" as defined by Minnesota Statutes section 473.121, subdivision 2.

(e) ***Municipality.*** "Municipality" means a statutory or home rule charter city or town participating in the Local Housing Incentives Program under Minnesota Statutes section 473.254, or a county in the metropolitan area as defined by Minnesota Statutes section 473.121, subdivision 2.

(f) ***Participating Municipality.*** "Participating Municipality" means a statutory or home rule charter city or town that has elected to participate in the Local Housing Incentive Account program and

negotiated affordable and life-cycle housing goals for the Municipality pursuant to Minnesota Statutes section 473.254.

(g) ***Project.*** Unless clearly indicated otherwise by the context of a specific provision of this Agreement, "Project" means the development or redevelopment project identified in the application for Tax Base Revitalization Account funds for which grant funds were requested. Grant-funded activities typically are components of the Project.

(h) ***Project Costs.*** "Project Costs" means all costs as defined in Minnesota Statutes section 116J.552, subdivision 7.

(i) ***Site.*** "Site" means the polluted land proposed by the Grantee to be cleaned up and located both within the metropolitan area and within a Participating Municipality.

II. GRANT FUNDS

2.01. Source of Funds. The grant funds made available to the Grantee under this Agreement are from the Tax Base Revitalization Account of the Metropolitan Livable Communities Fund. The grant funds are derived from the area-wide tax imposed under Minnesota Statutes chapter 473F and are not from federal sources.

2.02. Total Grant Amount. The Council will grant to the Grantee the "Grant Amount" identified at Page 1 of this Agreement. Notwithstanding any other provision of this Agreement, the Grantee understands and agrees that any reduction or termination of Tax Base Revitalization Account funds made available to the Council may result in a like reduction in the Grant Amount made available to the Grantee.

2.03. Authorized Use of Grant Funds. The Grant Amount made available to the Grantee under this Agreement shall be used only for Cleanup Costs for the cleanup of the Site described in the application for Tax Base Revitalization Account funds. A Project Summary that identifies eligible uses of the grant funds as approved by the Council is attached to and incorporated into this Agreement as Attachment A. Aerial photography or drawings that identify the specific location(s) within the Project boundaries or the Site(s) for which cleanup grant funds must be used is attached to and incorporated into this Agreement as Attachment B. Grant funds must be used for cleanup of the Site which must be located in a Participating Municipality. If consistent with the application and subject to the limitations in Minnesota Statutes section 116J.556, the Grantee may use the grant funds to provide a portion of the local match requirement for Project Costs that qualify for a grant under Minnesota Statutes sections 116J.551 to 116J.557.

2.04. Ineligible Uses. Grant funds must be used for costs directly associated with the specific proposed Project activities for which the grant funds were awarded and shall not be used for "soft costs" such as: administrative overhead; travel expenses; legal fees; insurance; bonds; permits, licenses or authorization fees; costs associated with preparing grant proposals or applications; operating expenses; planning costs, including comprehensive planning costs; and prorated lease and salary costs. Grant funds may not be used for costs of Project activities that occurred prior to the grant award, unless the pre-award costs were for:

(a) Site investigation work that occurred within 180 days of the Funding Cycle application due date and is identified as a grant-funded activity in Attachment A; or

(b) Project cleanup activities that occurred within 180 days of the Funding Cycle application due date that were expressly approved by the Council Action and are described or identified in Attachments A and B.

A detailed list of ineligible and eligible costs is available from the Council's Livable Communities program office. Grant funds also shall not be used by the Grantee or others to supplant or replace: (a) grant or loan funds obtained for the Project from other sources; or (b) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee; or (c) funding or budgetary commitments made by the Grantee or others prior to the Council Action, unless specifically authorized in Attachment A. The Council shall bear no responsibility for cost overruns which may be incurred by the Grantee or others in the implementation or performance of the Project activities. The Grantee agrees to comply with any "business subsidy" requirements of Minnesota Statutes sections 116J.993 to 116J.995 that apply to the Grantee's expenditures or uses of the grant funds.

2.05. Loans for Low-Income Housing Tax Credit Projects. If consistent with the application and the Project activities described in Attachment A or if requested in writing by the Grantee, the Grantee may structure the grant assistance to the Project as a loan so the Project Owner can take advantage of federal and state low-income housing tax credit programs. The Grantee may use the grant funds as a loan for a low-income housing tax credit Project, subject to the terms and conditions stated in Sections 2.03 and 2.04 and the following additional terms and conditions:

(a) The Grantee covenants and represents to the Council that the Project is a rental housing project that received or will receive an award of low-income housing tax credits under section 42 of the Internal Revenue Code of 1986, as amended, and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency or a program administered by the Minneapolis/Saint Paul Housing Finance Board or another designated housing credit agency that sub-allocates low-income housing tax credits in the metropolitan area.

(b) The Grantee will execute a loan agreement with the Project Owner. Prior to disbursing any grant funds for the Project, the Grantee will provide to the Council a copy of the loan agreement between the Grantee and the Project Owner.

(c) The Grantee will submit annual written reports to the Council that certify: (1) the grant funds continue to be used for the Project for which the grant funds were awarded; and (2) the Project is a "qualified low-income housing project" under section 42 of the Internal Revenue Code of 1986, as amended. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 5.01, the Grantee will submit the annual certification reports during the initial "compliance period" and any "extended use period," or until such time as the Council terminates this annual reporting requirement by written notice to the Grantee.

(d) The grant funds made available to the Grantee and disbursed to the Project Owner by the Grantee in the form of a loan may be used only for the grant-eligible activities and Project components for which the Grantee was awarded the grant funds. For the purposes of this Agreement, the term "Project Owner" means the current Project Owner and any Project Owner successor(s).

(e) Pursuant to Section 2.04, the grant funds made available to the Grantee and disbursed to the Project Owner in the form of a loan shall not be used by the Grantee, the Project Owner or others to supplant or replace: (1) grant or loan funds obtained for the Project from other sources; or (2) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee; or (3) funding or budgetary commitments made by the Grantee or others prior to the Council Action, unless specifically authorized in Attachment A. The Council will not make the grant funds available to the Grantee in a lump sum payment, but will disburse the grant funds to the Grantee on a reimbursement basis pursuant to Section 2.10.

(f) By executing this Agreement, the Grantee: (1) acknowledges that the Council expects the loan will be repaid so the grant funds may be used to help fund other activities consistent with the requirements of the Metropolitan Livable Communities Act; (2) covenants, represents and warrants to the Council that the Grantee's loan to the Project Owner will meet all applicable low-income housing tax credit program requirements under section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency or a program administered by the Minneapolis/Saint Paul Housing Finance Board or another designated housing credit agency that sub-allocates low-income housing tax credits in the metropolitan area; and (3) agrees to administer its loan to the Project Owner consistent with federal and state low-income housing tax credit program requirements.

(g) The Grantee will, at its own expense, use diligent efforts to recover loan proceeds: (1) when the Project Owner becomes obligated to repay the Grantee's loan or defaults on the Grantee's loan; (2) when the initial thirty-year "compliance period" expires, unless the Council agrees in writing that the Grantee may make the grant funds available as a loan to the Project Owner for an "extended use period"; and (3) if noncompliance with low-income housing tax credit program requirements or some other event triggers the Project Owner's repayment obligations under its loan agreement with the Grantee. The Grantee must repay to the Council all loan repayment amounts the Grantee receives from the Project Owner. The Grantee shall not be obligated to repay the grant funds to the Council except to the extent the Project Owner repays its loan to the Grantee, provided the Grantee has exercised the reasonable degree of diligence and used administrative and legal remedies a reasonable and prudent housing finance agency would use to obtain payment on a loan, taking into consideration (if applicable) the subordinated nature of the loan. At its discretion, the Council may: (1) permit the Grantee to use the loan repayment from the Project Owner to continue supporting affordable housing components of the Project; or (2) require the Grantee to remit the grant funds to the Council.

(h) If the Grantee earns any interest or other income from its loan agreement with the Project Owner, the Grantee will: (1) use the interest earnings or income only for the purposes of implementing the Project activities for which the grant was awarded; or (2) remit the interest earnings or income to the Council. The Grantee is not obligated to earn any interest or other

income from its loan agreement with the Project Owner, except to the extent required by any applicable law.

2.06. Deferred Loans. If consistent with the application and the Project Summary, the Grantee may use the grant funds to make deferred loans (loans made without interest or periodic payments) for the purposes of implementing the Project activities described or identified in Attachments A and B. The Grantee will submit annual written reports to the Council that report on the uses of the grant funds. The form and content of the report will be determined by the Council. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 5.01, the Grantee will submit the annual reports until the deferred loan is repaid, or until such time as the Council terminates this annual reporting requirement by written notice from the Council. At its discretion, the Council may: (a) permit the Grantee to use loan repayments to continue supporting affordable housing components of the Project; or (b) require the Grantee to remit the grant funds to the Council.

2.07. Restrictions on Loans or Grants by Subgrantees. The Grantee shall not permit any subgrantee or subrecipient to use the grant funds for loans or grants to any subrecipient at any tier unless the Grantee obtains the prior written consent of the Council. The requirements of this Section 2.07 shall be included in all subgrants.

2.08. Project Commencement and Changes. The Project for which grant funds were requested must be "commenced" prior to the Expiration Date. The Grantee must promptly inform the Council in writing of any significant changes to the Project for which the grant funds were awarded, as well as any potential changes to grant-funded activities described or identified in Attachments A and B. Failure to inform the Council of any significant changes to the Project or significant changes to grant-funded components of the Project, and use of grant funds for ineligible or unauthorized purposes, will jeopardize the Grantee's eligibility for future LCA awards. Grant funds will not be disbursed prior to Council approval of significant changes to either the Project or grant-funded activities described or identified in Attachments A and B.

2.09. Loss of Grant Funds. The Grantee agrees to remit to the Council in a prompt manner: any unspent grant funds, including any grant funds that are not expended prior to the Expiration Date identified at Page 1 of this Agreement; any grant funds that are not used for the authorized purposes; and any interest earnings described in Section 2.11 that are not used for the purposes of implementing the grant-funded Project activities described or identified in Attachments A and B. For the purposes of this Agreement, grant funds are "expended" prior to the Expiration Date if the Grantee pays or is obligated to pay for expenses of eligible grant-funded Project activities that occurred prior to the Expiration Date and the eligible expenses were incurred prior to the Expiration Date. Unspent or unused grant funds and other funds remitted to the Council shall revert to the Council's Tax Base Revitalization Account for distribution through application processes in future Funding Cycles or as otherwise permitted by law.

2.10. Payment Request Forms, Documentation, and Disbursements. The Council will disburse grant funds in response to payment requests submitted by the Grantee through the Council's online grant management system and reviewed and approved by the Council's authorized agent. Payment requests shall be made using payment request forms, the form and content of which will be determined

by the Council. Payment request and other reporting forms will be provided to the Grantee by the Council. Payment requests must include the following documentation:

(a) Contaminated fill disposal documentation (showing unit rates, one manifest per truck per load, and weight/load tickets);

(b) A spread sheet matching manifest, load tickets and final weights; and

(c) Consultant/contractor invoices showing the time period covered by the invoice; the specific grant-funded Project activities conducted or completed during the authorized time period within which eligible costs may be incurred; and documentation supporting expenses including subcontractor and consultant invoices showing unit rates and quantities. Subcontractor markups shall not exceed ten percent (10%).

The Council will disburse grant funds on a reimbursement basis or a "cost incurred" basis. The Grantee must provide with its payment requests documentation that shows grant-funded Project activities actually have been completed. Subject to verification of each payment request form (and the required documentation) and approval for consistency with this Agreement, the Council will disburse a requested amount to the Grantee within two (2) weeks after receipt of a properly completed and verified payment request form. **NOTWITHSTANDING THE PROVISIONS OF THIS SECTION 2.10, THE COUNCIL WILL NOT DISBURSE ANY GRANT FUNDS TO THE GRANTEE UNLESS THE GRANTEE HAS ADOPTED A FAIR HOUSING POLICY AS REQUIRED BY SECTION 6.04.**

2.11. Interest Earnings. If the Grantee earns any interest or other income from the grant funds received from the Council under this Agreement, the Grantee will use the interest earnings or income only for the purposes of implementing the Project activities described or identified in Attachments A and B.

2.12. Effect of Grant. Issuance of this grant neither implies any Council responsibility for the contamination at the Site nor imposes any obligation on the Council to participate in the cleanup of the Site contamination or in the Cleanup Costs beyond the Grant Amount of this Agreement. By awarding grant funds to the Grantee for the Project and executing this Agreement, the Council assumes no responsibility for: (a) any damage to persons, property, or the environment caused by Site cleanup activities or implementation of the Project; or (b) determining whether intended uses of the Site identified in the grant application or potential future uses of the Site, including any residential uses, are suitable for the Site.

III. ACCOUNTING, AUDIT AND REPORT REQUIREMENTS

3.01. Accounting and Records. The Grantee agrees to establish and maintain accurate and complete accounts and records relating to the receipt and expenditure of all grant funds received from the Council. Notwithstanding the expiration and termination provisions of Sections 5.01 and 5.02, such accounts and records shall be kept and maintained by the Grantee for a period of six (6) years following the completion of the Project activities described or identified in Attachments A and B or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Accounting methods shall be in accordance with generally accepted accounting principles.

3.02. Audits. The above accounts and records of the Grantee shall be audited in the same manner as all other accounts and records of the Grantee are audited and may be audited or inspected on the Grantee's premises or otherwise by individuals or organizations designated and authorized by the Council at any time, following reasonable notification to the Grantee, for a period of six (6) years following the completion of the Project activities or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Pursuant to Minnesota Statutes section 16C.05, subdivision 5, the books, records, documents and accounting procedures and practices of the Grantee that are relevant to this Agreement are subject to examination by the Council and either the Legislative Auditor or the State Auditor, as appropriate, for a minimum of six (6) years.

3.03. Report Requirements. The Grantee will report to the Council on a semi-annual basis (twice each year) a status report on of the Project activities described or identified in Attachments A and B and the expenditures of the grant funds. Submission of properly completed payment request forms (with proper documentation) required under Section 2.10 will constitute the required status reports. The Grantee must complete and submit to the Council a Final Report before the final disbursement of grant funds will be approved. The form and content of the progress reports and the Final Report will be determined by the Council. In addition to the required status reports and the Final Report, the Grantee must submit to the Council by April 15 of the year following the expiration of this Agreement and by April 15 of each of the succeeding three (3) years, an annual written report that includes information about redevelopment activities, net tax capacity of the Site, and jobs resulting from Site cleanup. The form and content of the annual written report will be determined by the Council. The reporting requirements of Sections 3.03 and 3.04 shall survive the expiration or termination of this Agreement.

3.04. Certificate of Completion. Upon completion of the Site cleanup, the Grantee will provide to the Council:

(a) For hazardous waste or substance contamination, a copy of a certificate of completion for the Site issued by the Minnesota Pollution Control Agency pursuant to Minnesota Statutes section 115B.175, or a letter from the Agency indicating that the approved voluntary response action plan for the Site has been implemented to the satisfaction of the Agency and that the Agency is issuing a determination that no further action is required under Minnesota Statutes sections 115B.01 to 115B.08 to address the identified release; or

(b) For asbestos contamination, either: (1) a copy of a statement from the Grantee's licensed asbestos abatement contractor that the project-specific asbestos project plan and asbestos-related work for the Site have been completed in accordance with the rules of the Minnesota Department of Health; or (2) a final asbestos abatement implementation report that shows the project-specific asbestos project plan and asbestos-related work for the Site have been completed in accordance with the rules of the Minnesota Department of Health; or

(c) For petroleum contamination, a copy of a site closure letter issued by the Minnesota Pollution Control Agency pursuant to Minnesota Statutes chapter 115C; or

(d) For lead abatement or regulated lead work: (1) a copy of the contractor firm certification to conduct lead-based paint activities in residential or child-occupied facilities per Code of Federal Regulations, Title 40, section 745.89 and Minnesota Statutes section 144.9505; and (2) a statement

or other documentation from the certified contractor that the lead abatement or regulated work at the Site has been completed in accordance with applicable provisions of Code of Federal Regulations, Title 40, part 745 and state laws, rules and standards governing lead abatement according to the Lead Poisoning Prevention Act, Minnesota Statutes sections 144.9501 to 144.9512 and Minnesota Rules parts 4761.2000 to 4761.2700.

IV. RECOVERY AND REPAYMENT

4.01. Recovery of Funds. If the Grantee recovers funds pursuant to an action under Minnesota Statutes section 115B.04, or other law, to recover the reasonable and necessary Project Costs incurred to clean up the Site, the Grantee shall repay to the Council that portion of the grant as provided in Section 4.04.

4.02. Assignment of Rights. Upon request of the Council, the Grantee shall assign to the Council the Grantee's right to recover the funds described in Section 4.01, shall prepare and submit a certification of the Project Costs incurred, and shall cooperate in any cost recovery action brought by the Council.

4.03. Expenses of Recovery. The reasonable litigation expenses or other costs of legal or technical assistance incurred by the Grantee, the Council, or both, may be deducted from recovery obtained in accordance with Sections 4.01 or 4.02 and reimbursed to the entity incurring such costs before proceeds of the recovery are distributed in accordance with Section 4.04.

4.04. Reimbursement. Subject to the deduction provided in Section 4.03, amounts recovered either by the Grantee or the Council from responsible persons and all other amounts otherwise received by the Grantee or the Council for cleanup of the Site shall be used to reimburse the Grantee, the Council, or any other nonresponsible party who contributed funds for cleanup of the Site in proportion to their respective payments for response costs.

4.05. Survival of Recovery and Repayment Provisions. The provisions of Sections 4.01 through 4.04 shall survive the expiration or termination of this Agreement.

V. AGREEMENT TERM

5.01. Term. This Agreement is effective upon execution of the Agreement by the Council. Unless terminated pursuant to Section 5.02, this Agreement expires on the Expiration Date identified at Page 1 of this Agreement. **ALL GRANT FUNDS NOT EXPENDED BY THE GRANTEE PRIOR TO THE EXPIRATION DATE SHALL REVERT TO THE COUNCIL**.

5.02. Termination. This Agreement may be terminated by the Council for cause at any time upon fourteen (14) calendar days' written notice to the Grantee. Cause shall mean a material breach of this Agreement and any amendments of this Agreement. If this Agreement is terminated prior to the Expiration Date, the Grantee shall receive payment on a pro rata basis for eligible Project activities described or identified in Attachments A and B that have been completed prior to the termination. Termination of this Agreement does not alter the Council's authority to recover grant funds on the basis of a later audit or other review, and does not alter the Grantee's obligation to return any grant funds due to the Council as a result of later audits or corrections. If the Council determines the Grantee has failed to comply with the terms and conditions of this Agreement and the applicable

provisions of the Metropolitan Livable Communities Act, the Council may take any action to protect the Council's interests and may refuse to disburse additional grant funds and may require the Grantee to return all or part of the grant funds already disbursed.

5.03. Amendments and Extension. The Council and the Grantee may amend this Agreement by mutual agreement. Amendments or an extension of this Agreement shall be effective only on the execution of written amendments signed by authorized representatives of the Council and the Grantee. If the Grantee needs a change to the Project, additional time within which to complete the grant-funded activities and commence the Project, a change in the budget, or a change in grant-funded activities the Grantee must submit to the Council **AT LEAST NINETY (90) CALENDAR DAYS PRIOR TO THE EXPIRATION DATE**, a complete, written amendment request. All requirements must be met for a request to be considered complete. **THE EXPIRATION DATE MAY BE EXTENDED, BUT THE PERIOD OF ANY EXTENSION(S) SHALL NOT EXCEED TWO (2) YEARS BEYOND THE ORIGINAL EXPIRATION DATE IDENTIFIED AT PAGE 1 OF THIS AGREEMENT**.

VI. AFFORDABILITY; AFFIRMATIVE FAIR HOUSING

6.01. Affordability Term. If the Project for which the grant funds were awarded includes affordable housing units, the Grantee shall, through written instruments or otherwise, ensure the affordable units will remain affordable for a minimum period of fifteen (15) years. The Grantee's obligation under this section may be satisfied if other Project funding sources (*e.g.*, the Minnesota Housing Finance Agency or HUD) or state or federal laws (*e.g.*, low-income housing tax credit programs) require an affordability term of at least fifteen (15) years. For the purposes of this section, "affordable housing unit" means a unit that is affordable to households at 80 percent or less of the Area Median Income ("AMI"), as established by HUD, unless the Grantee's application stated an affordability standard lower than 80 percent of AMI, in which case the Grantee's lower affordability standard shall apply. The affordability requirements of this section shall survive the expiration or termination of this Agreement.

6.02. Affirmative Fair Housing Marketing Plans. If the Project for which the grant funds were awarded is a housing project, or includes housing units (whether market rate or affordable), the Grantee shall, through written instruments or otherwise, ensure the Project owner (and any subsequent owner(s)) adopts and implements an affirmative fair housing marketing plan for Project housing units. For the purposes of this section, "affirmative fair housing marketing plan" means an affirmative fair housing marketing plan that substantially conforms to affirmative fair housing marketing plans published by the U.S. Department of Housing and Urban Development ("HUD") or sample affirmative fair housing marketing plans published by the Minnesota Housing Finance Agency. The affirmative fair housing marketing plan requirement under this section shall continue for the minimum affordability term specified in Section 6.01 and shall survive the expiration or termination of this Agreement.

6.03. Section 8 Housing Choice Vouchers. If the Project is a housing project, or includes housing units (whether market rate or affordable) and the Grantee stated in its application that the Project housing units would be made available to households participating in the federal Housing Choice Voucher program, the Grantee shall, through written instruments or otherwise, ensure the Project owner (and any subsequent owner(s)) adopts and implements a policy under which the Project owner will not refuse to lease Project units to households or individuals participating in the Housing Choice

Voucher program because those households or individuals are Housing Choice Voucher program participants. The Housing Choice Voucher requirement under this section shall continue for the minimum affordability term specified in Section 6.01 and shall survive the expiration or termination of this Agreement.

6.04. Fair Housing Policy. If the Project will include a housing component, the Grantee must adopt a Fair Housing Policy. For the purposes of this section, the term "Fair Housing Policy" means a written statement regarding the Grantee's commitment to fair housing that contains at least the following elements: a purpose statement; procedures for complaint identification and referral; a designated fair housing officer; and an outline of the internal and external actions the Grantee will undertake to advance fair housing. A best practices guide, as well as a copy of a model local fair housing policy is available at: https://metrocouncil.org/Handbook/Files/Resources/Best-Practices/Fair-Housing-Policy-Guide.aspx

VII. GENERAL PROVISIONS

7.01. Equal Opportunity. The Grantee agrees it will not discriminate against any employee or applicant for employment because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability, sexual orientation or age and will take affirmative action to insure applicants and employees are treated equally with respect to all aspects of employment, rates of pay and other forms of compensation, and selection for training.

7.02. Conflict of Interest. The members, officers and employees of the Grantee shall comply with all applicable state statutory and regulatory conflict of interest laws and provisions.

7.03. Liability. Subject to the limitations provided in Minnesota Statutes chapter 466, to the fullest extent permitted by law, the Grantee shall defend, indemnify and hold harmless the Council and its members, employees and agents from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the conduct or implementation of the Project activities funded by this grant, except to the extent the claims, damages, losses and expenses arise from the Council's own negligence. Claims included in this indemnification include, without limitation, any claims asserted pursuant to the Minnesota Environmental Response and Liability Act (MERLA), Minnesota Statutes chapter 115B, the federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended, United States Code, Title 42, sections 9601 *et seq.*, and the federal Resource Conservation and Recovery Act of 1976 (RCRA) as amended, United States Code, Title 42, sections 6901 *et seq.* This obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which otherwise would exist between the Council and the Grantee. The provisions of this section shall survive the expiration or termination of this Agreement. This indemnification shall not be construed as a waiver on the part of either the Grantee or the Council of any immunities or limits on liability provided by Minnesota Statutes chapter 466 or other applicable state or federal law.

7.04. Acknowledgments and Signage. The Grantee will acknowledge the financial assistance provided by the Council in promotional materials, press releases, reports and publications relating to the Project activities described or identified in Attachments A and B which are funded in whole or in part with the grant funds. The acknowledgment will contain the following or comparable language:

Financing for this project was provided by the Metropolitan Council Metropolitan Livable Communities Fund.

Until the Project activities funded by this Agreement are completed, the Grantee will ensure the above acknowledgment language, or alternative language approved by the Council's authorized agent, is included on all signs (if any) located at Project or construction sites that identify Project funding partners or entities providing financial support for the Project. The acknowledgments and signage should refer to the "Metropolitan Council" (not "Met Council" or "Metro Council").

7.05. Permits, Bonds, and Approvals. The Council assumes no responsibility for obtaining any applicable local, state or federal licenses, permits, bonds, authorizations or approvals necessary to perform or complete the Project activities described or identified in Attachments A and B. The Grantee and its developer(s), if any, must comply with all applicable licensing, permitting, bonding, authorization, and approval requirements of federal, state and local governmental and regulatory agencies, including conservation districts.

7.06. Subgrantees, Contractors and Subcontractors. The Grantee shall include in any subgrant, contract or subcontract for Project activities appropriate provisions to ensure subgrantee, contractor, and subcontractor compliance with all applicable state and federal laws and this Agreement. Along with such provisions, the Grantee shall require that contractors and subcontractors performing work covered by this grant obtain all required permits, licenses and certifications, and comply with all applicable state and federal Occupational Safety and Health Act regulations, especially the federal Hazardous Waste Operations and Emergency Response standards under Code of Federal Regulations, Title 29, sections 1910.120 and 1926.65. If the Project for which the grants were awarded includes affordable units, the Grantee's subgrant agreement(s) shall expressly include the applicable affordability and affirmative fair housing requirements of Sections 6.01, 6.02, and 6.03.

7.07. Stormwater Discharge and Water Management Plan Requirements. If any grant funds are used for urban site redevelopment, the Grantee shall at such redevelopment site meet or require to be met all applicable requirements of:

(a) Federal and state laws relating to stormwater discharges including, without limitation, any applicable requirements of Code of Federal Regulations, Title 40, parts 122 and 123; and

(b) The Council's *2040 Water Resources Policy Plan* and the local water management plan for the jurisdiction within which the redevelopment site is located.

7.08. Authorized Agent. Payment request forms, written reports and correspondence submitted to the Council pursuant to this Agreement shall be directed to:

Metropolitan Council
Attn: LCA Grants Administration
390 Robert Street North
Saint Paul, Minnesota 55101-1805

7.09. Non-Assignment. Minnesota Statutes section 473.252, subdivision 3 requires the Council to distribute grant funds to eligible "municipalities," metropolitan-area counties or "development

authorities" for projects in municipalities participating in the Local Housing Incentives Account program. Accordingly, this Agreement is not assignable and shall not be assigned by the Grantee.

7.10. Authorization to Reproduce Images. The Grantee certifies that the Grantee: (a) is the owner of any renderings, images, perspectives, sections, diagrams, photographs or other copyrightable materials (collectively, "copyrightable materials") that are in the Grantee's application, or are submitted to the Council as part of the grant application renew process or after grand award, or that the Grantee is fully authorized to grant permissions regarding the copyrightable materials; and (b) the copyrightable materials do not infringe upon the copyrights of others. The Grantee agrees the Council has a nonexclusive royalty-free license and all necessary permissions to reproduce and publish the copyrightable materials for noncommercial purposes, including but not limited to press releases, presentations, reports, and on the internet. The Grantee also agrees the Grantee will not hold the Council responsible for the unauthorized use of the copyrightable materials by third parties.

7.11 Warranty of Legal Capacity. The individuals signing this Agreement on behalf of the Grantee and on behalf of the Council represent and warrant on the Grantee's and the Council's behalf respectively that the individuals are duly authorized to execute this Agreement on the Grantee's and the Council's behalf respectively and that this Agreement constitutes the Grantee's and the Council's valid, binding and enforceable agreements.

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

CITY OF RAMSEY

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Approved as to form:

_____

METROPOLITAN COUNCIL

By: _____
LisaBeth Barajas, Director
Community Development Division

Date: _____

ATTACHMENT A

PROJECT SUMMARY

This attachment comprises this page and the succeeding page(s) which contain(s) a summary of the Project identified in the application for Tax Base Revitalization Account grant funds submitted in response to the Council's notice of availability of Tax Base Revitalization Account grant funds for the Funding Cycle identified at Page 1 of this Agreement. The summary reflects the proposed Project for which the Grantee was awarded grant funds by the Council Action, and may reflect changes in Project funding sources, changes in funding amounts, or minor changes in the proposed Project that occurred subsequent to application submission. The application is incorporated into this Agreement by reference and is made a part of this Agreement as follows. If the application or any provision in the application conflicts with or is inconsistent with the Council Action, other provisions of this Agreement, or the Project Summary contained in this Attachment A, the terms, descriptions and dollar amounts reflected in the Council Action or contained in this Agreement and the Project Summary shall prevail. For the purposes of resolving conflicts or inconsistencies, the order of precedence is: (1) the Council Action; (2) this Agreement; (3) the Project Summary and Cleanup Site Locations; and (4) the grant application.

Project Summary

Grant #	SG-12217
Grant Type	Contamination Cleanup
Applicant	Ramsey
Project Name	River Walk Village
Project Location	6080 Highway 10, Ramsey
Council District	9 – Raymond Zeran

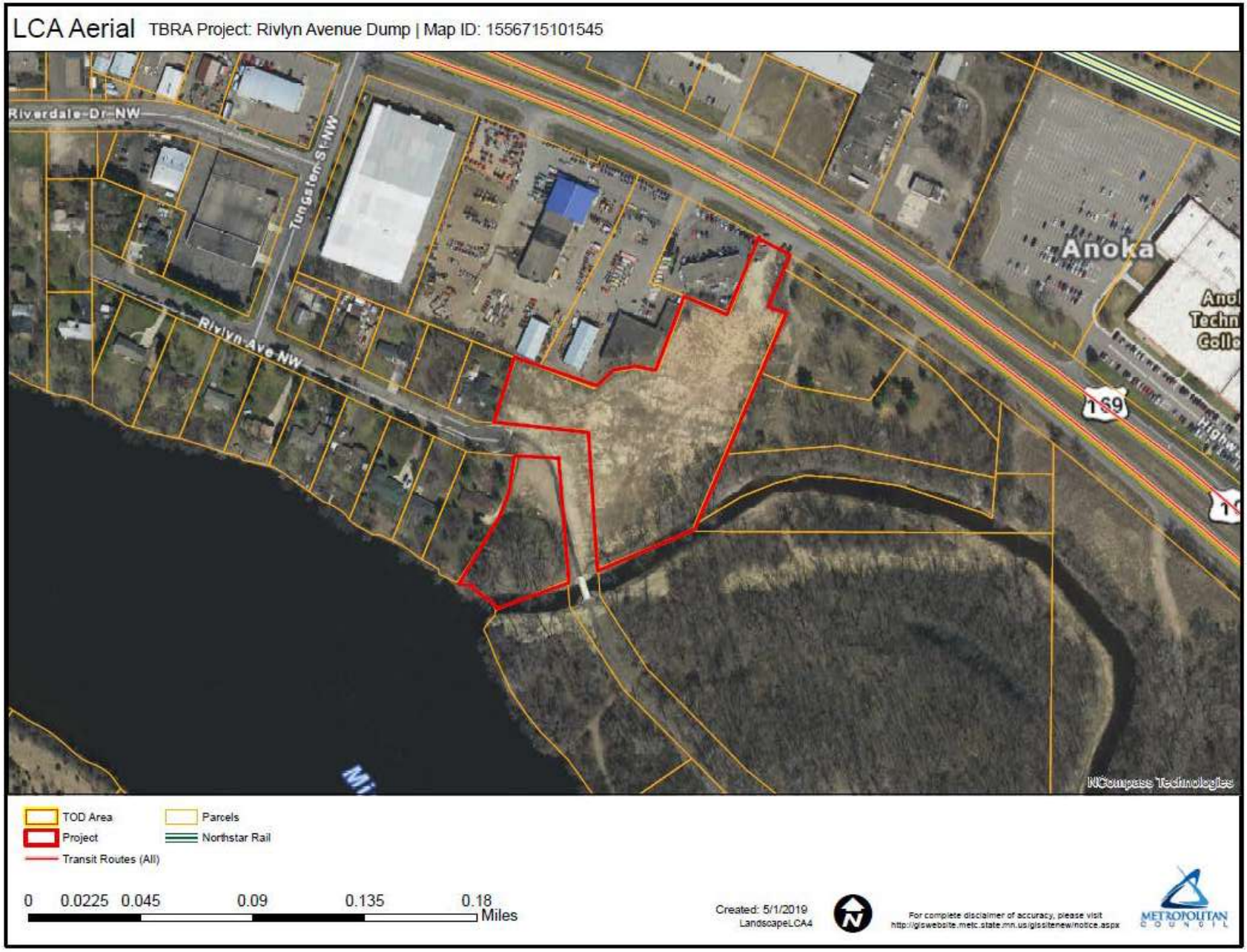
Project Detail	
Contaminant history	The 4.8-acre site is vacant and was foreclosed in 2011. Historical uses include an unpermitted dump. Contaminants of concern include polyaromatic hydrocarbons, asbestos-containing materials and metals mixed with debris in the soils, and petroleum-impacts to the soil and groundwater. Additional soil vapor sampling is required.
Redevelopment project to start construction by the end of the grant term	Expected benefits include the development of 11 market-rate homes and 3 affordable homes. (All units will be for sale.)
Jobs (FTEs)	1.5
Net tax capacity increase	$31,879
Acres cleaned	4.8
Total housing units	14
Affordable units	3 at 61% 80% AMI (ownership units)
Funding	
Requested amount	$128,623
Funding partner requests	$742,065 from DEED
Previous Livable Communities Act funding	$0
Comments	Costs associated with Health and Safety Plan and Environmental Covenant and soil vapor mitigation are <u>not</u> eligible for grant funding.
Use of Funds	
Amount	Uses to be completed by the end of the grant term
$902,800	For environmental investigation (Phase I and Phase II Environmental Site Assessments, development of a Response Action Plan, and soil vapor sampling), soil remediation (including field screening), and related environmental oversight.

ATTACHMENT B

CLEANUP SITE LOCATION(S)

This attachment comprises this page and the succeeding page(s) which contain aerial photography or drawings that identify the specific location(s) within the Project boundaries or the Site(s) for which the grantee must use the grant funds. The attached photography or drawings also may identify the types of eligible cleanup activities for which the grant funds must be used at specific locations within the Project boundaries or within the Site(s).

Cleanup Site Location(s)



Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-216

RESOLUTION ACCEPTING METROPOLITAN COUNCIL TBRA BROWNFIELD CLEANUP GRANT, APPROVE GRANT AGREEMENT, AND REQUEST FUNDS FOR LOCAL MATCH FROM ANOKA COUNTY HRA

WHEREAS, the City of Ramsey was recently awarded a $902,800 contaminated soils cleanup grant from the Metropolitan Council through its Tax Base Revitalization Account (TBRA); and

WHEREAS, the awarded grant requires a local match of $86,621; and

WHEREAS, a the City desires to request funds from Anoka County HRA funds related to said local match.

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 following:
   a. Accepting the Metropolitan Council Grant.
   b. Approving the Grant Agreement by and between the Metropolitan Council and City of Ramsey.
   c. Authorize request to the Anoka County HRA in an amount not to exceed _____.
   d. Require the Developer to pay an estimated cost of _____.

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 10th day of September 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. 4.**

Meeting Date: 09/10/2019

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #19-215 Approving Fair Housing Policy - A Requirement of the Metropolitan Council Cleanup Grant

Purpose/Background:

The purpose of this case is to consider approval of a Fair Housing Policy, which is now a requirement of Livable Communities Grants awarded by the Metropolitan Council. The City Council discussed this policy in concept at the August 27, 2019 City Council Meeting.

Specifically, this case is to review a requirement of the Metropolitan Council's Tax Base Revitalization Account (TBRA) Grant Award to the City for brownfield cleanup for the River Walk Village project located at 6080 Highway 10 NW. This is a 14 lot, detached single-family development. The City was awarded slightly over $900,000 in the form of a grant to clean up a construction landfill on this site. The Developer will perform the cleanup and be reimbursed by the grant funds.

A requirement of the Grant Award is to adopt a local Fair Housing Policy. This is not a specific mandate from the Metropolitan Council nor the State of Minnesota, but is a requirement in order to disburse funds from the grant. The Council could choose not to adopt a local Fair Housing Policy, but would not be able to accept the grant. Additionally, it would likely preclude Ramsey from future Livable Communities Grants, from which the City has received nearly $6 Million from this account over the past 20 years. As part of the Metropolitan Council's Housing Policy Plan and subsequent local Comprehensive Plan Updates (including Ramsey's), the Metropolitan Council is recommending adoption of a Fair Housing Policy as an advisory comment to our Comprehensive Plan Update. Finally, by adopting this policy, points are awarded in other competitive funding programs such as Regional Solicitation for transportation funds (i.e. Highway 10/169).

Observations/Alternatives:

Attached to this case is a Resource Guide prepared by the Metropolitan Council to help identify required elements, advisory guidance, and purpose for adopting a local Fair Housing Policy. The City is already bound by Federal and State Fair Housing requirements, but this policy would specifically note the City's commitment to fair housing and make additional resources available for constituents that may have a complaint. Staff believes the City fully complies with these regulations, especially in terms of land use planning, zoning administration (permitting and licensing), and financial assistance programs. Essentially, this step would officially document a process for complying with existing regulations. If adopted for purposes of the grant, the policy needs to include the following minimum requirements.

- Purpose Statement (Why are we adopting this policy? What is the need?)
- Procedure for Complaints
- Designated Fair Housing Officer (likely Community Development Director)
- Outline of internal and external actions the City will undertake to advance fair housing

The City is not aware of any Fair Housing complaints within the City in recent memory. There is a wide range of types of complaints including, but not limited to discrimination between Buyer and Seller during real estate transactions, between Tenant and Landlord during lease negotiation, and local policies, programs, and procedures. The attached document goes into greater detail on the purpose and need. The document also includes a model ordinance.

When reading through the attached guide and model ordinance, please consider the following.

- The City does not have a Crime Free Ordinance for rental properties. This discussion would only apply if the City chose to adopt such an ordinance. The Police Chief could speak more to the purpose and need for this type of program in other communities.
- The City does not have assistance programs for homeowners or renters. Any programs available to Ramsey Residents are administered by other agencies such as Anoka County and the Metropolitan Council. These sections would not currently apply.
- The City does not currently restrict number of occupants in a dwelling unit.
- The City is in full compliance with State Rules pertaining to Group Homes.
- The City is currently evaluating a Housing Analysis (Maxfield Study).
- The City is regularly evaluating its Zoning Ordinance and updating.
- The City does not have a Public Housing Authority (PHA). Discussion on the need for an Olmstead Plan should not apply.

In conclusion, the policy would direct the City to add the following processes to activities already being done to comply with Federal and State Fair Housing requirements.

- Identify a specific Fair Housing Officer
- Provide additional access and resources about residents' rights under Fair Housing requirements
- Provide training for Staff on Fair Housing requirements
- Complete a Housing Analysis [nearly complete]
- Complete an analysis of City Code [broadly planned for 2020]
- Project Review [noted - no specific changes necessary]
- Community Engagement [complete]

Funding Source:

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

Recommendation:

Staff recommends approval of the Fair Housing Policy. Based on feedback at the August 27, 2019 City Council Meeting, Staff believes this policy meets the minimum requirements as outlined in the Grant Agreement.

Action:

Motion to adopt Resolution #19-215 approving the Fair Housing Policy.

Attachments

DRAFT Fair Housing Policy

Draft Fair Housing Policy Riley Amendments

Resolution #19-215

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:01 AM
Form Started By: Tim Gladhill		Started On: 09/03/2019 06:51 AM

Final Approval Date: 09/05/2019

City of Ramsey, Minnesota
Fair Housing Policy
Adopted: September 10, 2019

1. Purpose/Vision

Title VIII of the Civil Rights Act establishes federal policy for providing fair housing throughout the United States. The intent of Title VIII is to assure equal housing opportunities for all citizens. Furthermore, the City of Ramsey, as a recipient of Metropolitan Council Livable Communities Funds, is obligated to certify that it will affirmatively further fair housing.

The City of Ramsey is committed to meeting this obligation, and has developed this Fair Housing Policy to further that goal.

2. Fair Housing Policy Statement

It is the policy and commitment of the City of Ramsey to ensure that fair and equal housing opportunities are granted to all persons in all housing opportunities and development activities funded by the city regardless of race, color, religion, gender, sexual orientation, marital status, status with regard to public assistances, familial status, national origin, or disability. This shall be done through strong external policies that provide meaningful access to all constituents and fair housing informational and referral services; and internal practices and procedures do not discriminate and that affirmatively further fair housing.

3. External Practices

a. Fair Housing Officer. The City of Ramsey has designated the Community Development Director as the Fair Housing Officer for the City.

   The Fair Housing Officer will be responsible for the intake, processing, and referral of all fair housing complaints. While not expected to be an "expert" in fair housing laws, at a minimum the Officer will be familiar with state and federal fair housing laws, the complaint process for filing discrimination complaints, and the state and federal agencies that handle complaints.

   Records showing the date, time and nature of the fair housing complaint, as well as the decisions made regarding the complaint process (referrals, information given, etc.) and any follow up action will be fully documented.

   The Fair Housing Officer will also monitor city activities affecting fair housing and raise issues and concerns where appropriate.

b. Meaningful Access

   i. Online Information. The City of Ramsey will have information about fair housing and its fair housing officer prominently displayed on its website. The website will also have links to various fair housing resources, including the Department of Housing and Urban Development, Minnesota Department of Human Rights, Mid- Minnesota Legal Aid, Southern Minnesota Regional Legal Services, and others. The website will also link to state and federal fair housing complaint forms. In addition, the City will post the State of Minnesota's Olmstead Plan and this City of Ramsey Fair Housing Policy.

DRAFT

ii. In-Person Information. The City of Ramsey will provide fair housing information to anyone requesting such information at the city offices. The Community Development Department staff will provide information on the online webpage for fair housing resources.

iii. Languages. The City is committed to providing information in the native language of its residents. Therefore, the City will direct individuals to appropriate translation services that are available.

4. Internal Practices

The City of Ramsey commits to the following steps to promote awareness and sensitivity to fair housing issues in all of its government functions.

a. Staff Training - the city will regularly train its staff and elected officials on fair housing considerations, including working with people with disabilities and limited English proficiency constituents. The following departments will receive annual training:

   i. Planning and Zoning
   ii. Building Inspections
   iii. Reception/Front Desk Staff
   iv. Public Safety Staff
   v. Elected Officials

b. Housing Analysis - the City will review its housing inventory every ten years to examine the affordability of both rental and owner-occupied housing and whether all reasonable actions have been taken to remove barriers to ensure adequate housing choice for all city residents.

c. Code Analysis - the City will review its municipal code every ten years, with specific focus on ordinances related to zoning, building and occupancy standards, to identify any potential for disparate impact or disparate treatment.

d. Project Planning and Analysis - the City will make determinations in project planning with an eye to fair housing issues, including whether potential projects may perpetuate segregation or lead to displacement of protected classes.

e. Community Engagement - The City commits to ongoing community engagement. Specifically, the City commits to robust conversations with community regarding potential housing projects, zoning changes, and other land use planning decisions.

The City of Ramsey will review, revise if necessary, and adopt annually the Fair Housing Statement and the Fair Housing Plan.

DRAFT

City of Ramsey, Minnesota
Fair Housing Policy
Adopted: September 10, 2019

1. Purpose/Vision

Title VIII of the Civil Rights Act establishes federal policy for providing fair housing throughout the United States. The intent of Title VIII is to assure equal housing opportunities for all citizens. Furthermore, the City of Ramsey, as a recipient of Metropolitan Council Livable Communities Funds~~, is obligated to certify that it~~ will affirmatively further fair housing.

The City of Ramsey ~~is committed to meeting this obligation, and~~ has developed this Fair Housing Policy to further that goal.

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It is the policy ~~and commitment~~ of the City of Ramsey to ensure that fair and equal housing opportunities are granted to all persons in all housing opportunities and development activities funded by the city regardless of race, color, religion, gender, sexual orientation, marital status, status with regard to public assistances, familial status, national origin, or disability. This ~~shall~~ will be done through ~~strong external~~ policies that provide meaningful access to all constituents and fair housing informational and referral services; and internal practices and procedures do not discriminate and that affirmatively further fair housing.

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a. Fair Housing Officer. The City of Ramsey has designated the Community Development Director as the Fair Housing Officer for the City.

The Fair Housing Officer will be responsible for the intake, processing, and referral of all fair housing complaints. While not expected to be an "expert" in fair housing laws, at a minimum the Officer will be familiar with state and federal fair housing laws, the complaint process for filing discrimination complaints, and the state and federal agencies that handle complaints.

Records showing the date, time and nature of the fair housing complaint, as well as the decisions made regarding the complaint process (referrals, information given, etc.) and any follow up action will be ~~fully~~ documented.

The Fair Housing Officer will also monitor city activities affecting fair housing and raise issues and concerns where appropriate.

b. Meaningful Access

i. Online Information. The City of Ramsey will have information about fair housing and its fair housing officer ~~prominently~~ displayed on its website. The website will also have links to various fair housing resources, including the Department of Housing and Urban Development, Minnesota Department of Human Rights, Mid- Minnesota Legal Aid, Southern Minnesota Regional Legal Services, and others. The website will also link to state and federal fair housing complaint forms. In addition, the City will post the State of Minnesota's Olmstead Plan and this City of Ramsey Fair Housing Policy.

DRAFT

ii. In-Person Information. The City of Ramsey will provide fair housing information to anyone requesting such information at the city offices. The Community Development Department staff will provide information on the online webpage for fair housing resources.

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4. Internal Practices

The City of Ramsey ~~commits to~~ takesthe following steps to promote awareness and sensitivity to fair housing issues in all of its government functions.

a. Staff Training - the city will regularly train its staff and elected officials on fair housing considerations, including working with people with disabilities and limited English proficiency constituents. The following departments will receive annual training:

i. Planning and Zoning
ii. Building Inspections
iii. Reception/Front Desk Staff
iv. Public Safety Staff
v. Elected Officials

b. Housing Analysis - the City will review its housing inventory ~~every ten years~~ periodically to examine the ~~affordability~~ age and cost mix of both rental and owner-occupied housing and whether all reasonable actions have been taken to remove barriers to ensure adequate housing choice for all city residents.

c. Code Analysis - the City will review its municipal code ~~every ten years~~periodically, with specific focus on ordinances related to zoning, building and occupancy standards, to identify any potential for disparate impact or disparate treatment.

d. Project Planning and Analysis - the City will make determinations in project planning with an eye to fair housing issues~~, including whether potential projects may perpetuate segregation or lead to displacement of protected classes~~.

e. Community Engagement - The City commits to ongoing community engagement. Specifically, the City commits to robust conversations with community regarding potential housing projects, zoning changes, and other land use planning decisions.

The City of Ramsey will review, revise if necessary, and adopt annually the Fair Housing Statement and the Fair Housing Plan.

DRAFT

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-215

RESOLUTION APPROVING A FAIR HOUSING POLICY FOR CITY OF RAMSEY

WHEREAS, the City of Ramsey was recently awarded a $900,000 contaminated soils cleanup grant from the Metropolitan Council; and

WHEREAS, the awarded grant requires that the City adopt a Fair Housing Policy; and

WHEREAS, a Fair Housing Policy will help to ensure that all residents of Ramsey are able to access housing without discrimination.

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 Fair Housing Policy for the City of Ramsey.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September 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. 5.**

Meeting Date: 09/10/2019

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #19-217 Ordering Assessment Roll and Calling Assessment Hearing for Improvement Project #19-01, Ford Brook Estates Street Reconstructions

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #19-217 ordering preparation of a final assessment roll and calling for an Assessment Hearing at 7 p.m. on October 8, 2019 for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Background:

City Improvement Project #19-01, Ford Brook Estates Street Reconstructions, included the reconstruction 180th Lane and Krypton Street in the Ford Brook Estates neighborhood. Maps attached to this case show the general location and scope of the completed improvements.

Original Conditions

Krypton Street and 180th Lane were constructed in 1981 as rural sections with bituminous pavement at a width of 24 feet and measure approximately 860 feet (0.16 miles) in length. Both streets are generally centered within a 66-foot wide right-of-way. Attached is a street segments summary depicting the original conditions including curb type, PASER rating, maintenance history, and pavement section information obtained from ground penetrating radar.

The existing bituminous pavement section ranged between 1.2 and 6.4 inches thick, with a median thickness of 4.3 inches. The existing aggregate base section ranged between 2.4 and 6.8 inches thick, with a median thickness of 4.1 inches. Section thicknesses were obtained using Ground Penetrating Radar (GPR) analysis performed by Braun Intertec in 2017. The original pavement section was built on silty sand and lean clay subgrade materials. Clay subgrade is not good for pavement support, requiring subgrade corrections.

The City annually evaluates and rates the condition of pavement on all City streets using the Pavement Surface Evaluation and Rating (PASER) system. In the summer of 2018, the pavement of the above referenced street segments were rated with PASER ratings of 2 indicating that these streets require complete reconstruction.

The storm sewer system consisted of ditches along both sides of the streets within the right-of-way and drainage and utility easements. Storm runoff was generally carried in ditches to the ditch along TH 47 where it was directed north to Ford Brook.

Municipal utilities (sanitary sewer and watermain) do not serve this neighborhood.

Completed Improvements

The original bituminous pavement and aggregate base sections were removed and hauled off site. Two-feet of unsuitable existing clay subgrade material was also removed and hauled off site. Geotextile fabric was placed on the bottom of the shaped and compacted subgrade, then drain tile was installed along the outer edges of the fabric. Two-feet of compacted select granular borrow (sand) was then placed on top of the fabric and drain tile, and the drain tile was connected to a storm sewer structure allowing for positive drainage of the subgrade at low points. Four-inches of imported aggregate base was then placed and compacted on top of the select granular borrow, followed by 3½-inches of new bituminous pavement. The new pavement section provides a 7-ton pavement design, the City standard for residential streets.

Ditches were graded after the pavement section was complete and the necessary driveway culverts were replaced. The culvert crossing 180th Lane was replaced, and a storm manhole was added to the middle of the culvert crossing so the drain tile could be connected to the storm sewer system. A swale was also graded across the southeast corner of the property north of 180th Lane and west of Truck Highway 47 to prevent runoff from the ditch from traversing across the property, which had no drainage easement.

Construction was substantially complete by mid-July. The proposed improvements are anticipated to have a serviceable life of 60 years, assuming proactive maintenance operations are performed on a regular basis over the life of the improvements.

Public Comment

Staff conducted a public information meeting for this project on Thursday, November 8, 2018, to present the proposed improvements, estimated costs, funding program, and preliminary project schedule to benefiting property owners, and to receive public input on the project. Property owners from 3 of 8 identified benefiting properties attended. None of the owners objected to the project. Most questions pertained to special assessments and the reasoning behind the School Districts request to expand the cul-de-sac.

The residents questioned why the School District asked the City to expand the cul-de-sac now, noting that they see buses stopping on Highway 47 in other locations. The property owners did not formally object to expanding the cul-de-sac, they just didn't understand why this request was being made now as they said they had asked the School District to pick up and drop off kids in the cul-de-sac years ago when there were far more kids in the neighborhood, yet their request was denied. Now there are fewer kids in the neighborhood and they asked if other options are available.

A property owner in attendance at the Public Hearing in November again questioned why the School District wanted to enlarge the cul-de-sac. Staff has contacted the School District numerous times since and has received the same answer each time. The School District confirms that buses will not be allowed to stop in dedicated turn lanes on Highway 47 and will need to turn onto 180th Lane to pick up and drop off kids starting this fall, and will therefore need the cul-de-sac expanded so buses can turn around.

Per City Council direction, the cul-de-sac was expanded to accommodate the School District's request. Per the City's Special Assessments Policy, costs to expand streets are ineligible for assessments so the costs to expand the cul-de-sac will be paid in full by the City.

Notification:

Following Council approval, an Assessment Hearing Notice will be published in the City's official newspaper on Friday, September 20, 2019. Assessment Hearing Notices will also be mailed to all benefiting property owners as required per State Statute.

Anoka County requires that assessments be certified to the County Auditor by November 15, 2019 for collection on next year's (2020) taxes. November 15, 2019 will therefore be the last day that assessed property owners can prepay their special assessments without paying interest. Conducting the Assessment Hearing at the regular City Council meeting on October 8, 2019, will allow more than 30 days for mailing the required assessment notices to property owners.

Observations/Alternatives:

Observations:
At the time this report was prepared, construction of this project was complete with only punch list item work remaining and Staff was calculating final construction costs to assist in determining final assessment amounts for use in publishing and mailing notices for the Assessment Hearing. **Alternatives:**
Alternative #1 – Adopt Resolution #19-217 ordering preparation of a final assessment roll and calling for an Assessment Hearing at 7 p.m. on October 8, 2019 for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Alternative #2 – Deny adoption of Resolution #19-217 at this time.

Funding Source:

Project Costs

On May 14, 2019, the City Council accepted bids and awarded a construction contract to Asphalt Surface Technologies (ASTECH) of Saint Cloud, Minnesota, per their low bid of $262,503.25. This bid included $249,901.55 for the base bid, plus $12,601.70 for the alternate bid to expand the cul-de-sac so school buses could pick students up in the cul-de-sac instead of on Highway 47.

Street reconstruction project costs include construction costs plus 23% indirect costs for administrative (6%), engineering (15%), finance (1%), and legal (1%) costs. Upon adding 23% to construction costs, the contracted project cost is $322,879.00. The engineer's project cost estimate based on final plans was $244,045.28. The contracted project cost is $78,833.72, or 32.3 percent, higher than the engineer's project cost estimate.

When preparing engineer's estimates, Staff applies unit bid prices from projects most recently bid (within the last year or two), and adjusts unit prices based on the latest available information pertaining to inflation. The intent is for the engineer's estimate to fall within the middle of all bids received, which has been the norm in recent years. Bids received this year were higher than the engineer's estimates. The unit bid prices that were significantly higher on this project were for mobilization ($18,000), bituminous pavement ($12,867), and concrete work ($8,262). Other cities also experienced higher bid prices this year, particularly on bituminous and concrete pay items.

Staff is working to finalize actual construction costs. Based on quantities known to date, final construction costs will likely be equal to or slightly more than the contract amount. Final project costs will be reviewed in detail during the Assessment Hearing.

These improvements were included in the City's Capital Improvement Plan for 2018 construction. Funding sources include a combination of unexpended street reconstruction bond funds, special assessments to benefiting properties, and stormwater utility funds.

Special Assessments

The City's Special Assessments Policy (attached) calls for special assessments to pay for up to 25% of eligible street reconstruction improvement costs. Special assessments are calculated using methods resulting in reasonable and equitable distribution of assessments that are uniform upon the same class of properties within the assessable area. The test for determining the validity of a special assessment is whether the improvement for which the assessment was levied has increased the market value of the property against which the assessment was levied in at least the amount of the assessment.

Ramsey's Special Assessments Policy identifies three optional methods for calculating assessments; Adjusted Front Footage, Area, and Per Lot. The Feasibility Report for this project identified 8 benefiting residential properties that are proposed to be assessed up to 25-percent of eligible project costs. On all previous residential street reconstruction projects, the Per Lot assessment method was applied so Staff recommends using the Per Lot method for this project.

Eight (8) benefiting properties receive special benefit from the improvements and are proposed to be assessed up to 25-percent of eligible project costs. Eligible project costs include all costs except those related to subgrade

corrections and public utility improvements. Assessments are proposed to be applied equally across the 8 assessable properties using the “per lot” assessment method as allowed by the adopted Special Assessments Policy.

Over the last four years, special benefit consultation reports have been prepared for each street reconstruction project, and the results of the reports were used to defend final assessment amounts. This year, special benefit consultation reports were not prepared since each report costs around $6,500 and this year’s projects are so similar to other projects that the results from those reports can be directly applied to these. For this project, the Jarvis Street Reconstruction project report is most applicable, and the range of special benefits identified within that report fell between $7,500 and $8,500.

The City will fund 100% of all project costs not eligible for assessments, including subgrade corrections and expansion of the cul-de-sac per the alternate bid.

On November 13, 2018, the City Council adopted a preliminary assessment amount of $3,919.90 per benefiting property. Based on the contracted project cost, and assuming final construction costs are equal to or slightly higher than the contracted project cost, final assessments for benefiting parcels will increase to approximately $6,600 using 25-percent of eligible project costs per the Special Assessments Policy. Considering the significance of this increase, Staff will seek verification from the City Council that 25-percent of eligible final project costs should be used to calculate final assessments for this project. Over the last four years, final assessments have been relatively close to preliminary assessments as adopted by Council. This by far represents the greatest discrepancy between preliminary and final assessment amounts to date. Staff therefore wants to make sure we are on the same page with Council before preparing a final assessment roll and publishing and mailing hearing notices based on the final assessment roll.

Council will adopt final assessments following public input at the Assessment Hearing on October 8, 2019.

Recommendation:

Staff recommends Alternative #1.

Action:

Motion to adopt Resolution #19-217 ordering preparation of a final assessment roll and calling for an Assessment Hearing at 7 p.m. on October 8, 2019 for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Attachments

Resolution 19-217
Project Location Map
Project Scope Map
Street Summary Sheet
Feasibility Study
Special Assessment Policy
Charter Chapter 8
MN Statute 429

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:09 AM
Form Started By: Bruce Westby		Started On: 09/03/2019 08:40 AM
Final Approval Date: 09/05/2019		

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

RESOLUTION #19-217

RESOLUTION ORDERING PREPARATION OF ASSESSMENT ROLL AND CALLING FOR ASSESSMENT HEARING 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

CONTRACTOR	BASE BID	ALTERNATE BID	TOTAL BID
Asphalt Surface Technologies	$249,901.55	$12,601.70	$262,503.25
Northwest	$299,982.36	$14,632.60	$314,614.96
Engineer's Estimate	*$190,942.75*	*$10,794.80*	*$201,737.55*

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, pursuant to Ramsey City Council resolution #19-113, adopted May 14, 2019, a contract was let for the reconstruction 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, along with miscellaneous appurtenant improvements.

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

1) The City Council hereby determines that a portion of the costs for said improvements shall be assessed against benefitted property owners based upon benefits received without regard to cash valuation.

2) The City Clerk shall forthwith calculate the proper amount to be specially assessed for said improvements against every assessable lot, piece or parcel or land without regard to cash valuation as provided by law, and the Clerk shall file a copy of said proposed assessments in their office for public inspection.

3) A hearing shall be held on the 8th day of October, 2019 at 7 p.m. at the Ramsey Municipal Center to pass upon such proposed assessments and at such time and place all persons owning property affected by said improvements will be given an opportunity to be heard with reference to such assessment.

4) The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the hearing time, date, and place, overall project description, area to be assessed, total cost of the improvement, a description of a landowner's right to appeal the assessment, and available deferment options. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing and shall state the amount of the special assessment against the individual parcels, a description of the property owner's right to appeal the assessment, prepayment provisions, and interest rate.

5) The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. Such payment must be made before November 16th or interest will be charged through December 31st of the succeeding year. In subsequent years, the property owner may at any time thereafter, pay to the City the balance of the assessment remaining unpaid after the current year, provided such payment is made prior to November 16th.

6) The City Clerk shall forthwith transmit a certification of this assessment to the Anoka County Auditor's Office to be extended on the property tax lists of the County. Such assessments shall be collected and paid in the same manner as other municipal taxes.

The motion of 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:

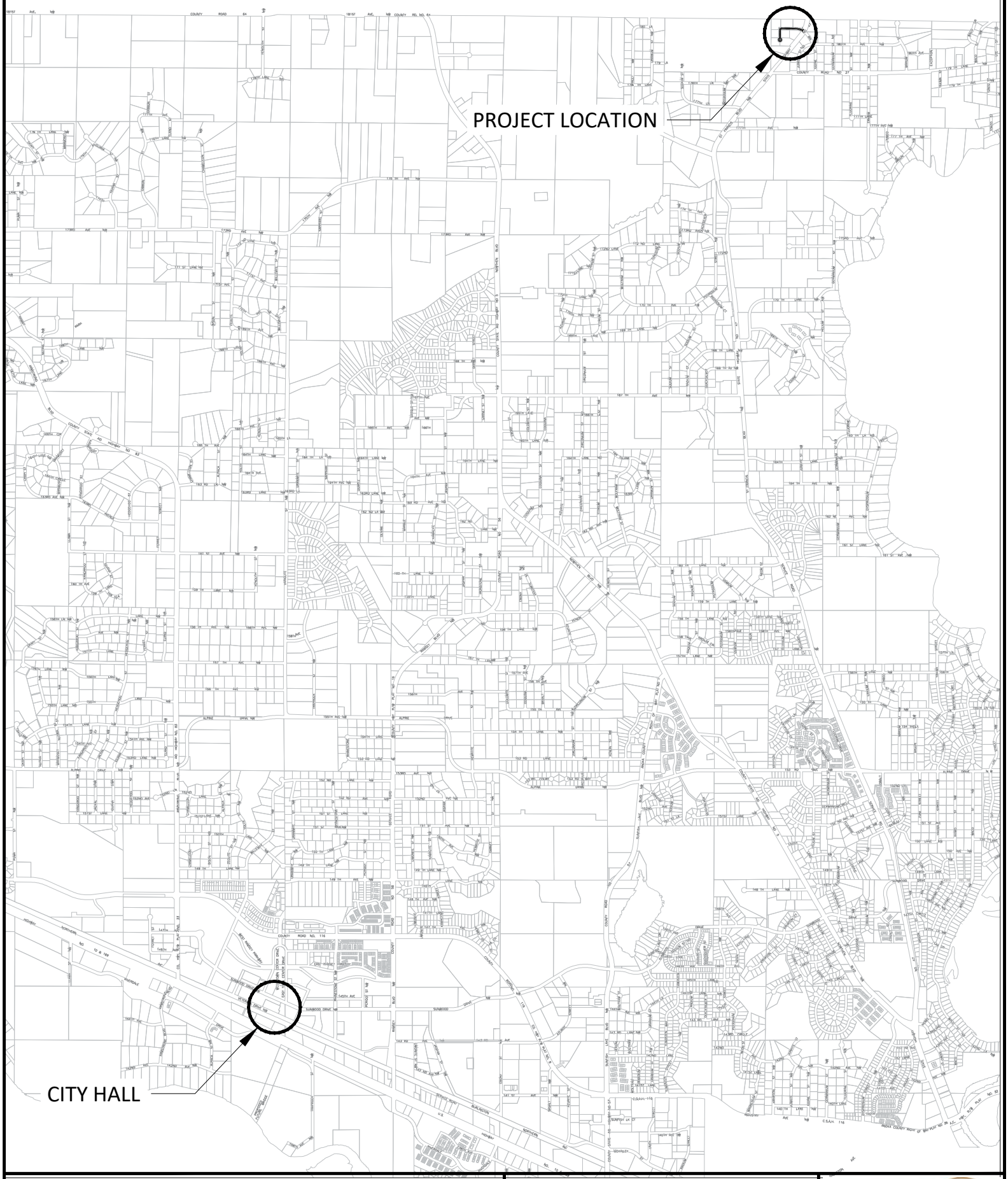
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September, 2019.

_____
Mayor

ATTEST:

_____
City Clerk



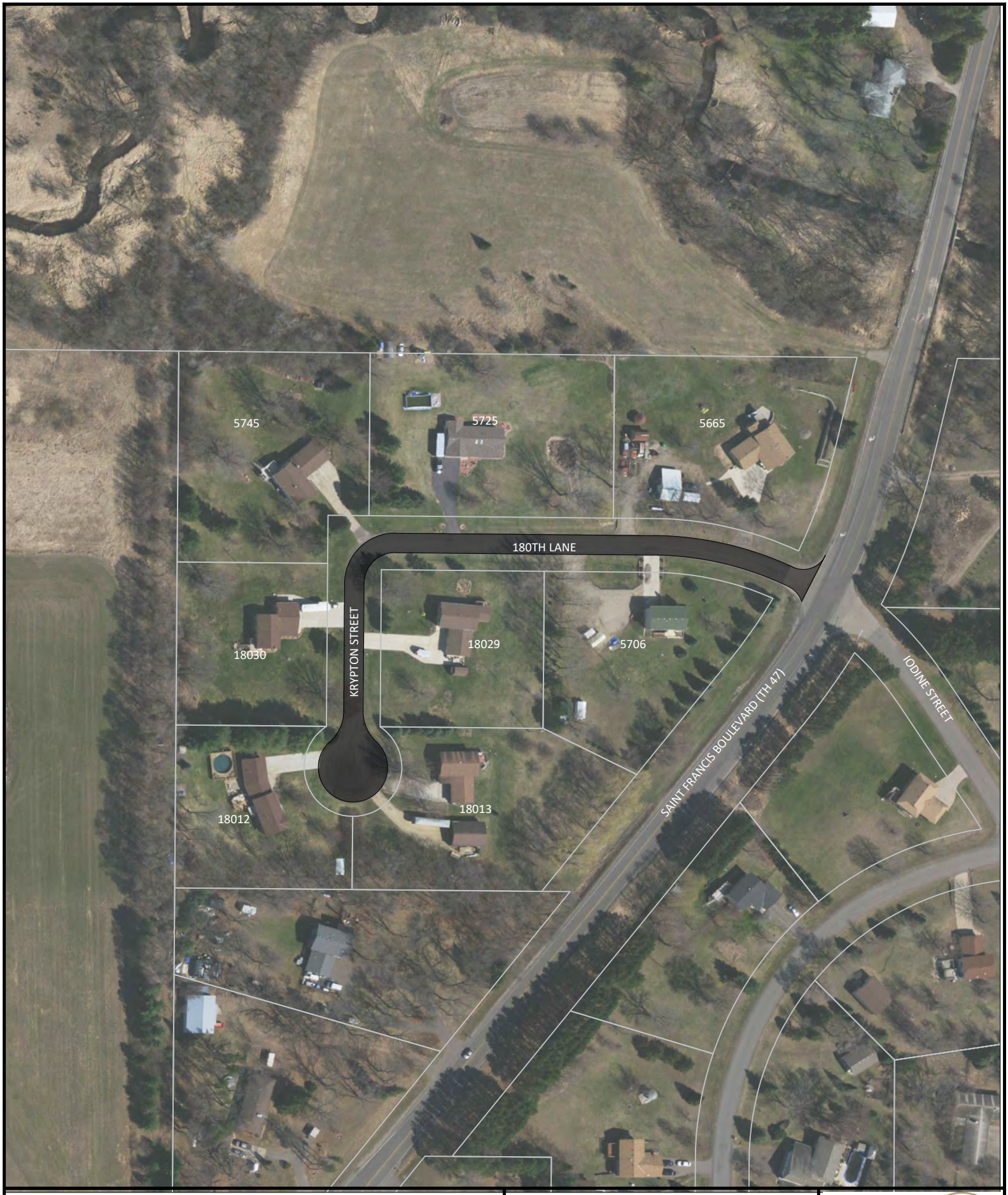
FORD BROOK ESTATES
PROJECT LOCATION

0 3000 6000 9000

SCALE (FEET)

N

City of RAMSEY



FORD BROOK ESTATES
PROJECT SCOPE

0 150 300 450
SCALE (FEET)

N

City of RAMSEY

19-01 FORD BROOK ESTATES

STREET SEGMENT SUMMARIES AND GROUND PENETRATING RADAR (GPR) RESULTS

STREET SEGMENT SUMMARY											GPR Results							
											Pavement			Aggregate			Section	
Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3	Maintenance 4	Min	Max	Average	Min	Max	Average	Min	Location
180th Lane	TH 47 / Krypton St	556	24	n/a	4	1981	SC 1 - 1987	OL - 1997	SC 2 - 2002	SC 3 - 2012	2.7	6.4	4.2	2.4	6.8	4.1	6.1	111 feet west of TH 47.
Krypton Street	180th Ln / CDS	308	24	n/a	4	1981	SC 1 - 1987	OL - 1997	SC 2 - 2002	SC 3 - 2012	1.2	8.0*	4.9*	*	*	*	1.2*	197 feet south of 180th Lane.
* GPR was unable to determine between the aggregate base and subbase material for this section of road.																		
										Project Summary	*1.2*	*6.4*	*4.2*	*2.4*	*6.8*	*4.1*	*6.1*	*111 feet west of TH 47.*

FEASIBILITY REPORT

FORD BROOK ESTATES
STREET RECONSTRUCTIONS

CITY IMPROVEMENT PROJECT NO. 19-01

October 18, 2018

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9839
763-433-9848 (Fax)

October 18, 2018

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Feasibility Report - City of Ramsey Improvement Project #19-01
Ford Brook Estates Street Reconstructions

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Ford Brook Estates Street Reconstructions project including; 180th Lane from Trunk Highway 47 to Krypton Street, and Krypton Street from 180th Lane to its termini cul-de-sac. The report examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator
Leonard Linton, Civil Engineer IV

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.

Bruce Westby, PE

Date: October 18, 2018 License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: October 18, 2018 License No. 21112

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Figure 1 – Project Scope
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Opinion of Probable Costs
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Preliminary Assessment Roll

Appendix C

Street Segment Summary
Ground Penetrating Radar Summary
Geotechnical Report (Braun Intertec)

1. EXECUTIVE SUMMARY

City Improvement Project No. 19-01 proposes to reconstruct streets within the Ford Brook Estates neighborhood including 180th Lane and Krypton Street. The streets total approximately 860 linear feet (0.16 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A.***

The streets were constructed in 1981 as rural sections with bituminous pavement to a width of 24 feet, and are generally centered within a 66-foot wide right-of-way.

The storm sewer system consists of ditches along both sides of the road within the right-of-way and drainage and utility easements. Storm runoff collects in the ditch along TH 47 and is carried north to Ford Brook.

The existing bituminous pavement section ranges from 1.2 to 6.4 inches thick, with a median thickness of 4.3 inches, and the aggregate base ranges from 2.4 to 6.8 inches thick, with a median thickness of 4.1 inches. This was determined from Ground Penetrating Radar (GPR) analysis performed by Braun Intertec in 2017, as well as from field observations and record plan documents. Copies of Braun Intertec's GPR results are attached in ***Appendix C***. The pavement section was built on silty sand and lean clay subgrade materials generally not considered ideal for pavement support.

City Staff evaluates and rates the condition of pavement sections on all City streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. In the summer of 2018, the pavement section of the above referenced street segments were rated with a PASER rating of 2 which indicates these streets require complete reconstruction. City staff patch the streets at least once per year, particularly before winter so the streets can be plowed without further damaging the pavement in the process. Pictures of the streets are located in ***Appendix A***.

Proposed improvements include removing the existing bituminous pavement and aggregate base along with 2 feet of the unsuitable subgrade material. Two (2) feet of select granular sand will then be placed over geotextile fabric, with drain tile added at the low points, followed by 4 inches of aggregate base, and 3.5 inches of bituminous pavement, generally meeting the City of Ramsey's standard pavement design.

Existing ditches will require re-grading due to the soil corrections for residential streets, however, driveway culverts are not anticipated to be affected by this project. Drain tile will be added to properly drain the soil corrections. No other storm sewer improvements are proposed with this project.

The engineer's opinion of probable costs for completing the proposed improvements outlined in this report is $239,464.57. Estimated costs include 5-percent contingency costs plus 23-percent indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probably costs is included in ***Appendix B***.

A total of 8 assessable parcels have been identified. Staff recommends applying 25-percent of the eligible project costs equally across the 8 assessable properties using the "per lot" assessment method. Eligible project costs include everything except subgrade correction costs. This results in a proposed preliminary assessment rate of $3,919.90 per assessable parcel.

Staff recommends ordering a special benefit consultation report for this project to verify the proposed assessment amount will not exceed the benefit to the properties. If the report concludes the benefit to the properties is less than the proposed preliminary assessment rate, Staff will then propose to lower the assessment rate accordingly during the Assessment Hearing, which is scheduled for October 8, 2019. If the report verifies the assessment rate as proposed is justified, Staff will propose to adopt the final assessment roll using the rate as preliminarily proposed.

Two (2) soil borings were completed by Braun Intertec to assist with the preparation of this report. Pavement design recommendations were offered by Braun Intertec, and Staff considered and incorporated Braun's recommendations to varying degrees while preparing this report. Ground Penetrating Radar (GPR) was conducted on all street segments within the project. The GPR identifies existing bituminous pavement and aggregate base thicknesses, and is used to help Staff determine the appropriate treatment. Copies of Braun Intertec's GPR results and Geotechnical Exploration are attached in ***Appendix C***.

This improvement project, which is listed in the City's current 10-year Capital Improvement Plan, is proposed to be funded using a combination of special assessments to benefiting properties, street reconstruction bond proceeds, and storm sewer funds.

Staff has not yet discussed the proposed improvements with local property owners. However, Staff has scheduled a neighborhood information meeting for November 8, 2018 for the purpose of explaining the proposed improvements and assessments in more detail, and to gather public input on the project, including any information which should be explored in more detail during development of plans and specifications. Staff will incorporate comments and present this information to Council during the Public Hearing on November 13, 2018.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

The preparation of this report was authorized by the Ramsey City Council on August 28, 2018. This project has been designated as City Improvement Project No. 19-01.

2.2 Program Overview

In support of the City's long-term Street Maintenance Program, the existing bituminous pavement section will be reconstructed, and existing ditches will be re-graded to enhance drainage. Other appurtenant work will be completed as outlined in this report.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

The City uses the Pavement Surface Evaluation and Rating (PASER) system to rate pavement condition. A PASER rating is a numerical index between 1 and 10 indicating the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER rating of 10 represents brand new pavement, while a PASER rating of 1 represents a pavement section that has fallen into complete disrepair requiring full reconstruction.

In the summer of 2018, City Staff evaluated and rated the condition of the pavement along the Ford Brook Estates street segments. A PASER rating of 2 was assigned to 180th Lane and Krypton Street.

2.3 Scope

City of Ramsey Improvement project 19-01 proposes to perform subgrade soil corrections, reconstruct the existing bituminous pavement, re-shape the ditches to enhance drainage, and to complete other appurtenant work on 180th Lane from Trunk Highway 47 to Krypton Street, and on Krypton Street from 180th Lane to its termini cul-de-sac which totals approximately 860 linear feet (0.16 miles) in length.

The existing bituminous pavement section is proposed to be reconstructed by replacing the existing bituminous pavement, aggregate base, and 2 feet of unsuitable subgrade material with 2 feet of select granular borrow placed on geotextile fabric, 4 inches of imported or reclaimed aggregate base, and 3.5 inches of bituminous pavement. The resulting pavement design will generally meet current City design standards for residential pavement sections.

A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Pavement, Soil, and Traffic Conditions.

All streets proposed to be improved were constructed in 1981 with bituminous pavement, class 5 aggregate base, and ditches. The streets are generally centered within a 66-foot wide right-of-way.

Pavement maintenance treatments applied to the street segments included crack seal and seal coat improvements in 1987, an overlay in 1997, and crack seal and seal coat improvements in 2002 and 2012. Spot patching has been performed on an as-needed basis, and has been a yearly treatment recently. In 2018, Staff assigned a PASER rating of 2 on both street segments.

In September of 2018, City Staff recorded a traffic volume of 54 average annual daily traffic (AADT) on 180th Lane west of TH 47. Since Krypton Street is only accessed by 180th Lane, it can be reasonably stated that Krypton Street would have even less traffic. The speed limit is 30 mph for these street segments.

Braun Intertec was employed to complete a Geotechnical Exploration and Engineering Review for this project, which included two (2) soil borings spaced at approximately 600-feet along 180th Lane/Krypton Street, including 1 boring in the cul-de-sac on Krypton Street. The locations of the borings are shown in the Soil Boring Location Map in the Appendix of Braun's report, attached in ***Appendix C***.

The soil borings provide information on existing bituminous pavement and aggregate base course thicknesses, subgrade soil conditions, existing ground water elevations, and potential issues, which may be encountered during construction. All borings terminated at a nominal depth of 11 feet below the existing ground surface. There was no groundwater observed during the soil borings. Based on the work proposed and the lack of groundwater at a depth of 11 feet below the existing ground surface, groundwater is not anticipated to be encountered during work completed with this proposed project.

The soil borings generally indicate the existing bituminous pavement thickness ranges between 4 to 5 inches, and aggregate base thickness is 5 inches. The subgrade generally consists of silty sand, lean clay with sand, and lean clay. This lean clay layer varies from 2 to 9 feet below existing ground. Poorly graded sand was found below the lean clay layer at 4 to 9 feet below existing ground and generally extends to the bottom of the borings (11 feet).

Braun Intertec was employed to complete a ground penetrating radar (GPR) analysis for the project area, which included driving the GPR equipped vehicle throughout all street segments within the project area. A summary table and charts of the GPR Analysis are attached in ***Appendix C***. The GPR data determined a median bituminous pavement thickness of 4.3 inches, and a median aggregate base thickness of 4.1 inches. The median street pavement and base section thickness was 8.2 inches, with a minimum section of 6.1 inches located on 180th Lane, 111 feet west of the intersection with Trunk Highway 47.

3.2 Watermain

Watermain does not exist on site.

3.3 Sanitary Sewer

Sanitary sewer does not exist on site.

3.4 Storm Sewer / Drainage

The storm sewer system consists of ditches along both sides of the road within the right-of-way and drainage and utility easement, which direct stormwater runoff to the ditch along TH47 and north to Ford Brook.

3.5 Streets

3.5.1 Existing Typical Sections

The pavement width of 180th Lane and Krypton Street is 24 feet. The cul-de-sac on Krypton Street is 85 feet in diameter. The streets are centered within a 66-foot wide City-owned right-of-way, with a 120-foot wide right-of-way around the cul-de-sac on Krypton Street.

3.5.2 Maintenance History

Ford Brook Estates was originally constructed in 1981. 180th Lane and Krypton Street received crack seal and seal coat improvements in 1987, an overlay in 1997, crack seal and seal coat improvements in 2002 and 2012.

3.6 Land Use

The parcels within the construction area are zoned rural developing.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

4.1.1 Street Improvements

The streets in Ford Brook Estates are proposed to be reconstructed by matching existing widths and elevations with bituminous pavement and ditch sections to carry storm water runoff to Ford Brook, due to the observed presence of clay at the pavement surface, full-depth reclamation is not proposed.

The proposed surface improvements are shown on ***Figure 1*** in ***Appendix A***.

Street Design:
180th Lane and Krypton Street are currently rural residential streets with ditch sections, 24-feet wide to the edge of pavement. The cul-de-sac on Krypton Street is 85-feet in diameter. Existing and proposed traffic counts are consistent with typical residential streets.

180th Lane and Krypton Street mainline street segments are proposed to be reconstructed at their current width. The Krypton Street cul-de-sac is proposed to be reconstructed to a diameter of 100-feet. This will bring the cul-de-sac up to current City standards and allow school buses to use the cul-de-sac. Anoka-Hennepin School District can no longer stop on Highway 47 to pick up or drop off students. A typical section for the proposed pavement reconstruction improvements is shown in ***Figure 2*** in ***Appendix A***.

City Staff is proposing a pavement section design of 1.5 inches bituminous wear course, 2 inches bituminous base course, and 4 inches of aggregate base course. This pavement section would be constructed over 2 feet of imported select granular subgrade after it is shaped and compacted. The select granular is placed on top of geotextile fabric which will help keep the select granular from being contaminated by clay subgrade materials.

4.1.2 Storm Sewer Improvements

The existing ditch sections are in good condition. Re-shaping the ditches will be required due to the subgrade soil corrections, but ditches will be restored to existing grades. The existing driveway culverts are not planned to be replaced. No stormwater treatment improvements are required for this project since the streets are proposed to be reconstructed at their current width.

4.1.3 Geotechnical Considerations

Braun Intertec, Inc. (Braun) completed a Geotechnical Exploration and Engineering Review including two (2) soil borings, located mid-block 180th Lane and the Krypton Street cul-de-sac. The locations of the borings are shown in the Boring Location Map in the Appendix of Braun's report, attached in ***Appendix C***. Braun recommends completing a 6-

8 inch deep reclamation of the existing bituminous pavement and placing 4-inches of aggregate base class 5 or reclaim material, and 3.5-inches of new bituminous pavement. The subgrade discovered was lean clay and it is noted additional work may be required, especially if this material gets wet when exposed. City Staff is in close agreement and propose allowing full-depth reclamation material as an option for the contractor, placing 4-inches of aggregate base class 5 or reclaim material, and 3.5-inches of new bituminous pavement. 2-feet of lean clay subgrade will be removed and replaced with 2-feet of select granular borrow material.

The proposed improvements should have a service life of approximately 60-years, assuming maintenance such as overlays, crack sealing and seal coating is routinely performed.

4.1.4 Other Considerations

Driveways:
Existing driveway aprons may need to be reconstructed to varying degrees. The limits of construction will vary with each driveway apron based on the elevation of the street abutting the driveway and the driveway pavement type. During design, Staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects, the exact limits of construction will be determined in the field during construction. Right-of-entry forms will be obtained from private property owners where work is required outside City right-of-ways and easements.

Irrigation Systems:
Developed properties along the project corridor may have private irrigation systems. Staff will notify property owners of pending construction as far in advance as practical to allow them time to move their irrigation systems out of harm's way before work begins.

Parking Restrictions:
Parking is currently provided along both sides of the streets and is not currently restricted except for overnight parking per City code. During this project, parking will be restricted during allowable working hours.

Pavement Corings:
Existing pavement thicknesses have been found to be inconsistent throughout the City. It is now standard practice to have City Staff on-site during pavement installation to insure the proper quantities are being placed. As further conformation, Staff is proposing to collect GPR data or to have pavement corings taken at the conclusion of all reconstruction projects. This is already a requirement on all State Aid projects, and will leave more data on the pavement section for future street maintenance projects.

4.2 Stormwater Treatment

No stormwater retention and/or treatment improvements will be required as a result of this project.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Method

The existing pavement will be reconstructed by first removing the existing bituminous pavement, and class 5 aggregate base. Then, the existing subgrade will be corrected by excavating 2-feet of subgrade soils and replacing them with 2-feet of select granular borrow which will be placed on geotextile fabric. However, if during construction it is determined the subgrade soils are suitable enough to allow one or both street segments to be constructed by scarifying 1 or more feet of subgrade soils, this method will then be utilized with concurrence from a soils engineer.

After acceptance of the subgrade material, 4-inches of aggregate base will be installed, followed by 3.5-inches of bituminous pavement in two separate lifts.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, Staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. No impacts to power poles or street lights are anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- MPCA General Stormwater Permit (NPDES)…..Grading and Storm Water

A stormwater permit from the Lower Rum River Watershed Management Organization will not be required with this project as street reconstruction projects are exempt.

4.8 Right-of-Ways / Easements

City Staff will obtain required right of entries on a case by case basis.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2019 construction costs for the proposed improvements with 5-percent contingency costs, plus 23-percent indirect costs for administrative, engineering, financing and legal costs.

City Staff prepared the Feasibility Report in-house as part of Staff's normal duties.

Braun Intertec prepared the Geotechnical Exploration and Engineering Review, included in ***Appendix C***, at a cost of $3,974.78.

5.2 Funding

5.2.1 Assessments

A portion of the project costs is proposed to be recovered through special assessments levied against the 8 identified benefitting properties; 4 along 180th Lane, and 4 along Krypton Street. Assessments are proposed to be collected for eligible improvements benefiting residential properties with direct access to the improved segments of Ford Brook Estates as described below. A preliminary assessment summary is included below in ***Table 1***.

Residential Assessments:
Special assessments are proposed to be levied against residential properties having direct access to improved streets. To be consistent with previous applications of the Special Assessments Policy, each residential property is proposed to be assessed using the "per lot" method.

Each residential property is preliminarily proposed to be assessed at the rate of $3,919.90 per lot. Since State Statute and the City Charter do not allow for assessments to exceed the benefit to the property, Staff requests Council authorization to order a benefit appraisal consultation for this project in accordance with the City's Special Assessment Policy.

The Preliminary Assessment Map and Roll are included in ***Appendix B***.

TABLE 1
Proposed Preliminary Assessments – 180th Lane, and Krypton Street

STREET SEGMENT	ASSESSMENT PER LOT	No. OF LOTS	TOTAL ASSESSMENTS
180th Lane Residential Assessment	$3,919.90	4	$15,679.60
Krypton Street Residential Assessment	$3,919.90	4	$15,679.60
TOTAL PROJECT ASSESSMENTS			**$31,359.20**

5.2.2 City Contribution

The City contribution to the project would include all funding in excess of the amount collected through special assessments to benefiting properties. No funds have been budgeted for this project. The City's share of eligible project costs related to surface (street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Stormwater Utility Funds are proposed to pay for all storm sewer improvements.

Table 2 illustrates the proposed project funding based on the design proposed within this report. This funding program assumes construction will occur in 2019.

TABLE 2
Proposed Project Funding

	ASSESSMENTS	CITY FUNDS	TOTAL
Surface	$ 31,359.20	$ 194,880.41	$ 226,239.61
Storm Sewer	-	$ 13,224.96	$ 13,224.96
TOTAL	$ 31,359.20	$ 208,105.37	$ 239,464.57

Total Project Cost		**$ 239,464.57**
Less Special Assessments	-	$ 31,359.20
Subtotal	=	**$ 208,105.37**
Less City Bonding Funds	-	$ 194,880.41
Subtotal	=	**$ 13,224.96**
Less Stormwater Utility Funds	-	$ 13,224.96
TOTAL Remaining Cost	=	**$ 0**

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... August 28, 2018

Council Accepts Feasibility Report / Orders Public Hearing .....October 23, 2018

Staff Conducts Neighborhood Information Meeting .....November 8, 2018

Staff Publishes Notices of Public Hearing.....October 26 & November 2, 2018

Council Conducts Public Hearing / Authorizes Plans and Specifications.....November 13, 2018

Staff Conducts Private Utility Coordination Meeting .....November, 2018

Council Approves Plans and Specifications / Authorizes Ad for Bids..... January 22, 2019

Staff Receives Bids ..... February 20, 2019

Council Awards Contract..... February 26, 2019

Contractor Begins Construction..... May, 2019

Contractor Completes Construction..... August 16, 2019

Council Orders Assessment Hearing ..... September 10, 2019

Council Conducts Assessment Hearing .....October 8, 2019

7. CONCLUSIONS AND RECOMMENDATIONS

City of Ramsey Improvement Project No. 19-01 proposes to construct subgrade corrections, reconstruct the bituminous pavement section, and complete miscellaneous appurtenant work on the following street segments within the Ford Brook Estates residential subdivision:

1. 180th Lane (approx. 560 linear feet) – Trunk Highway 47 to Krypton Street.
2. Krypton Street (approx. 310 linear feet) – 180th Lane to south cul-de-sac.

It is the recommendation of City Staff that City Project No. 19-01 is feasible, necessary, and cost-effective from an engineering standpoint, and this project would best be constructed as a stand-alone project as proposed herein.

The following Staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Staff recommends correcting the subgrade soils by excavating 2-feet of existing subgrade and replacing it with clean imported select granular material on top of geotextile fabric, all at 100% City cost (non-assessable).

2. Staff recommends constructing new bituminous pavement per the City's standard residential pavement section of 4-inches aggregate base class 5 (or reclaim), 2-inches new bituminous base course, and 1 ½"-inches new bituminous wear course.

3. Staff recommends expanding the Krypton Street cul-de-sac to a diameter of 100-feet.

4. Staff recommends excluding private irrigation system work from this project. Instead, Staff will notify property owners of pending construction as far in advance as possible, and instruct them to relocate their irrigation system(s) away from the construction area during construction, then allow replacement in or near the original location after construction is complete.

5. Staff recommends holding a neighborhood information meeting on November 8, 2018 to inform property owners of the proposed improvements and to gather their input prior to competing plans and specifications and requesting Council approval to advertise for bids as outlined in the project schedule.

6. Order an assessment appraisal consultation to ensure special assessments do not exceed the benefit received as a result of the improvements.

The City Council is asked to act on the following items related to the proposed project:

1. Accept the preliminary residential special assessment rate of $3,919.90 per lot.

2. Authorize an assessment appraisal consultation to ensure all special assessments are commensurate with benefit received from the proposed improvements.

3. Adopt Resolution #18-219 accepting this Feasibility Report and ordering the Public Hearing for November 13, 2018.

APPENDIX A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

5745
5725
5665
180TH LANE
KRYPTON STREET
18030
18029
5706
18012
18013
SAINT FRANCIS BOULEVARD (TH 47)
IODINE STREET
FORD BROOK ESTATES
PROJECT SCOPE
SCALE FEET
City of
RAMSEY

FIGURE 1

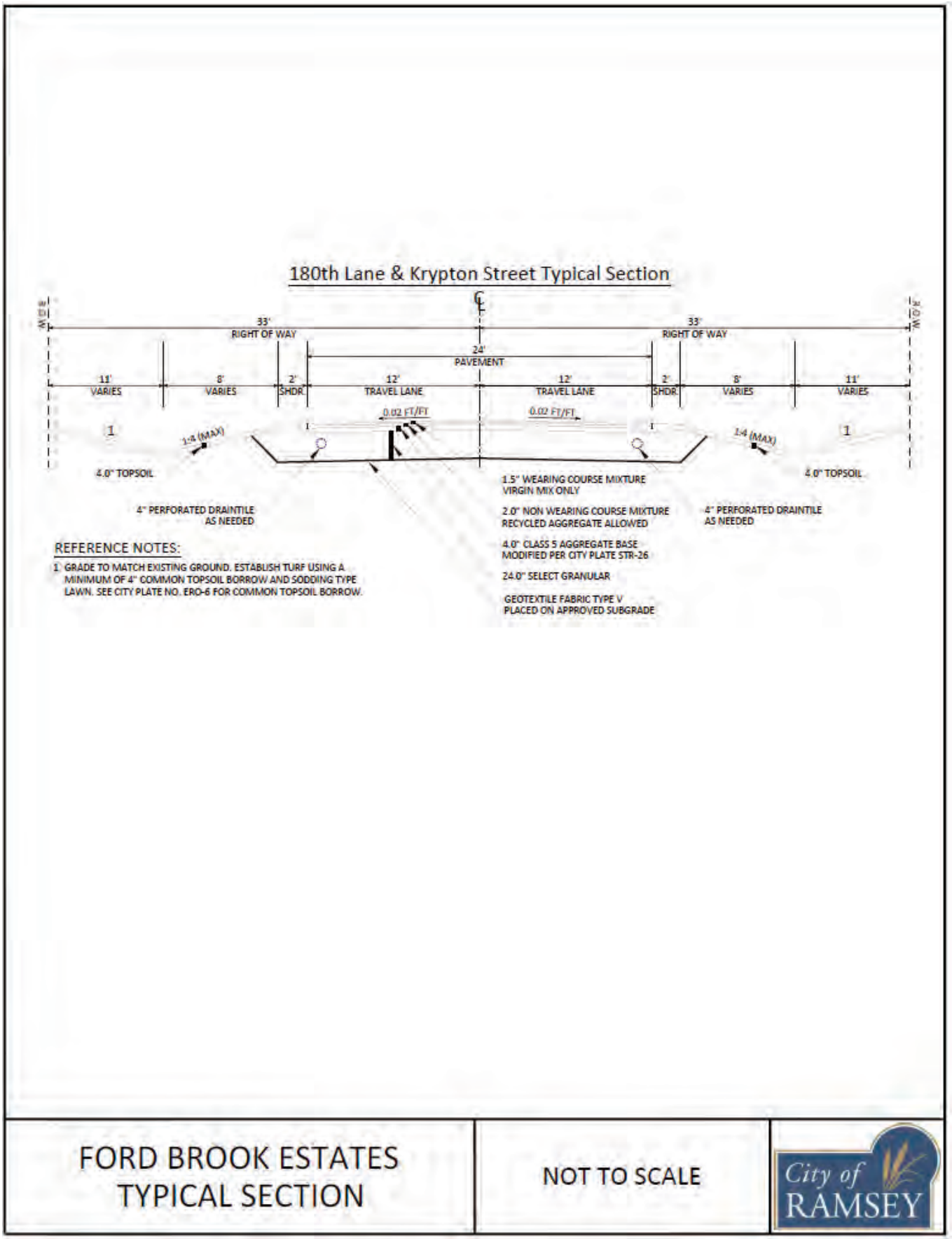

180th Lane & Krypton Street Typical Section
33'
RIGHT OF WAY
33'
RIGHT OF WAY
24'
PAVEMENT
11'
VARIES
8'
VARIES
2'
SHDR.
12'
TRAVEL LANE
12'
TRAVEL LANE
2'
SHDR.
8'
VARIES
11'
VARIES
0.02 FT/FT
0.02 FT/FT
1:4 (MAX)
1:4 (MAX)
4.0" TOPSOIL
4.0" TOPSOIL
4" PERFORATED DRAINTILE AS NEEDED
4" PERFORATED DRAINTILE AS NEEDED
1.5" WEARING COURSE MIXTURE VIRGIN MIX ONLY
2.0" NON WEARING COURSE MIXTURE RECYCLED AGGREGATE ALLOWED
4.0" CLASS 5 AGGREGATE BASE MODIFIED PER CITY PLATE STR-26
24.0" SELECT GRANULAR
GEOTEXTILE FABRIC TYPE V PLACED ON APPROVED SUBGRADE
REFERENCE NOTES:
1 GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" COMMON TOPSOIL BORROW AND SODDING TYPE LAWN. SEE CITY PLATE NO. ERO-6 FOR COMMON TOPSOIL BORROW.
FORD BROOK ESTATES
TYPICAL SECTION
NOT TO SCALE
City of RAMSEY

FIGURE 2

PROJECT SITE PICTURES

Picture 1: 180th Lane from TH 47

Picture 2: 180th Lane from Krypton Street

Picture 3: Krypton Street from 180th Lane

Picture 4: Krypton Street cul-de-sac

APPENDIX B

Opinion of Probable Costs (Preliminary Engineer's Estimate)
Preliminary Assessment Map
Preliminary Assessment Roll

19-01 FORD BROOK ESTATES STREET RECONSTRUCTIONS					
Preliminary Engineer's Estimate					
Street Construction					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$ 7,000.00	$ 7,000.00
2	Remove Concrete Pavement – Driveways	SF	1,001	$ 2.50	$ 2,502.50
3	Remove Bituminous Pavement – Driveways	SY	67	$ 7.00	$ 469.00
4	Remove Bituminous Pavement	SY	2,761	$ 3.50	$ 9,663.50
5	Sawing Concrete Pavement – Full Depth	LF	126	$ 4.00	$ 504.00
6	Sawing Bituminous Pavement – Full Depth	LF	102	$ 2.50	$ 255.00
7	Salvage and Install Mail Box Support	EA	8	$ 200.00	$ 1,600.00
8	Temporary Mail Box Cluster	EA	1	$ 400.00	$ 400.00
9	Common Excavation (EV)	CY	180	$ 21.00	$ 3,780.00
10	Subgrade Excavation, Remove Unsuitable Material (EV)	CY	2,540	$ 10.00	$ 25,400.00
11	Select Granular Borrow (CV)	CY	3,050	$ 15.00	$ 45,750.00
12	Common Topsoil Borrow (CV)	CY	185	$ 31.00	$ 5,735.00
13	Geotextile Fabric Type V	SY	4,600	$ 1.50	$ 6,900.00
13	Aggregate Base Class 5	CY	451	$ 15.00	$ 6,765.00
14	Mill Bituminous Pavement (2' wide x 1.5" deep)	SY	15	$ 20.00	$ 300.00
15	Bituminous Material for Tack Coat	GAL	209	$ 2.40	$ 501.60
16	Type SP 9.5 Wearing Course Mixture	TON	247	$ 71.00	$ 17,537.00
17	Type SP 12.5 Non Wearing Course Mixture	TON	329	$ 64.00	$ 21,056.00
18	Type SP 9.5 Wearing Course Mixture – Driveways	TON	8	$ 71.00	$ 568.00
19	6" Concrete Driveway Pavement	SF	733	$ 7.25	$ 5,314.25
20	Traffic Control	LS	1	$ 2,500.00	$ 2,500.00
21	Silt Fence, Type MS	LF	350	$ 2.50	$ 875.00
22	Sodding Type Lawn	SY	1,400	$ 7.00	$ 9,800.00
				Total Street Construction Cost	*$ 175,175.85*
				5% Contingency Cost	*$ 8,758.79*
				23% Indirect Cost	*$ 42,304.97*
				Total Street Project Cost	*$ 226,239.62*
Storm Sewer Construction					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	4" Perforated Pipe Drain	LF	502	$ 20.00	$ 10,040.00
2	4" PVC Pipe Drain Cleanout	EA	1	$ 200.00	$ 200.00
				Total Storm Sewer Construction Cost	*$ 10,240.00*
				5% Contingency Cost	*$ 512.00*
				23% Indirect Cost	*$ 2,472.96*
				Total Storm Sewer Project Cost	*$ 13,224.96*
				Total Estimated Project Cost	**$ 239,464.57**

5745
5725
5665
180TH LANE
18030
KRYPTON STREET
18029
5706
IODINE STREET
SAINT FRANCES BOULEVARD (TH 47)
18012
18013
FORD BROOK ESTATES
ASSESSABLE PROPERTIES
FEET
City of
RAMSEY

PRELIMINARY ASSESSMENT ROLL – 19-01 FORD BROOK ESTATES STREET RECONSTRUCTIONS							
PID	**NAME / OWNER**	**ADDRESS**	**CITY**	**STATE**	**ZIP**	**ASSESSABLE UNITS**	**PROPOSED ASSESSMENT**
23225110004	ROLEY JEFFREY B	5665 180TH LN NW	RAMSEY	MN	55303	1	$ 3,919.90
23225110005	MONSERUD LISA	5725 180TH LN NW	RAMSEY	MN	55303	1	$ 3,919.90
23225110006	LINDBERG RANDY L & CYNTHIA A	5745 180TH LN NW	RAMSEY	MN	55303	1	$ 3,919.90
23225110007	WALZ GERALD E & DARLENE M	18030 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 3,919.90
23225110008	KRUGER TODD B & KATHY A	18012 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 3,919.90
23225110009	KLUCKING JOHN & LAVONNE	18013 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 3,919.90
23225110010	BOEHLKE JAMIE	18029 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 3,919.90
23225110011	DEBROBANDER SANDRA	5706 180TH LN NW	RAMSEY	MN	55303	1	$ 3,919.90
TOTALS						**8**	**$ 31,359.20**

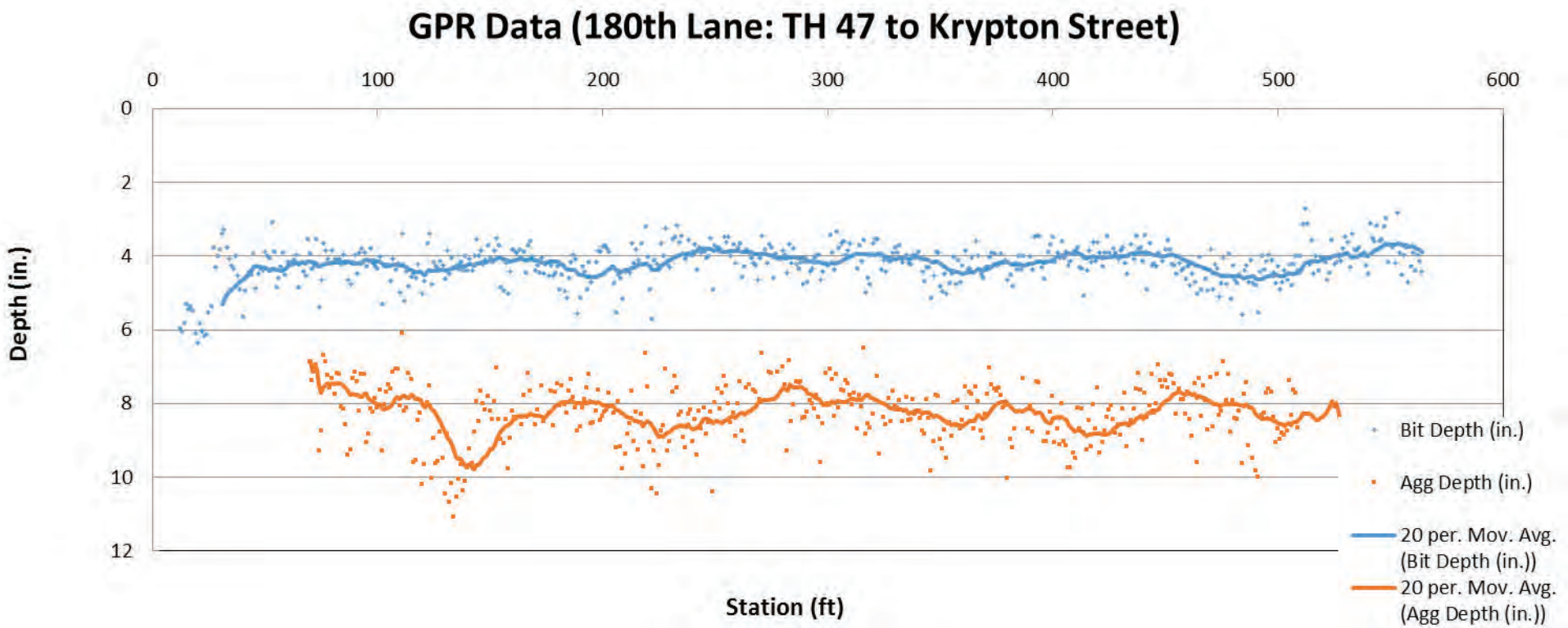
APPENDIX C

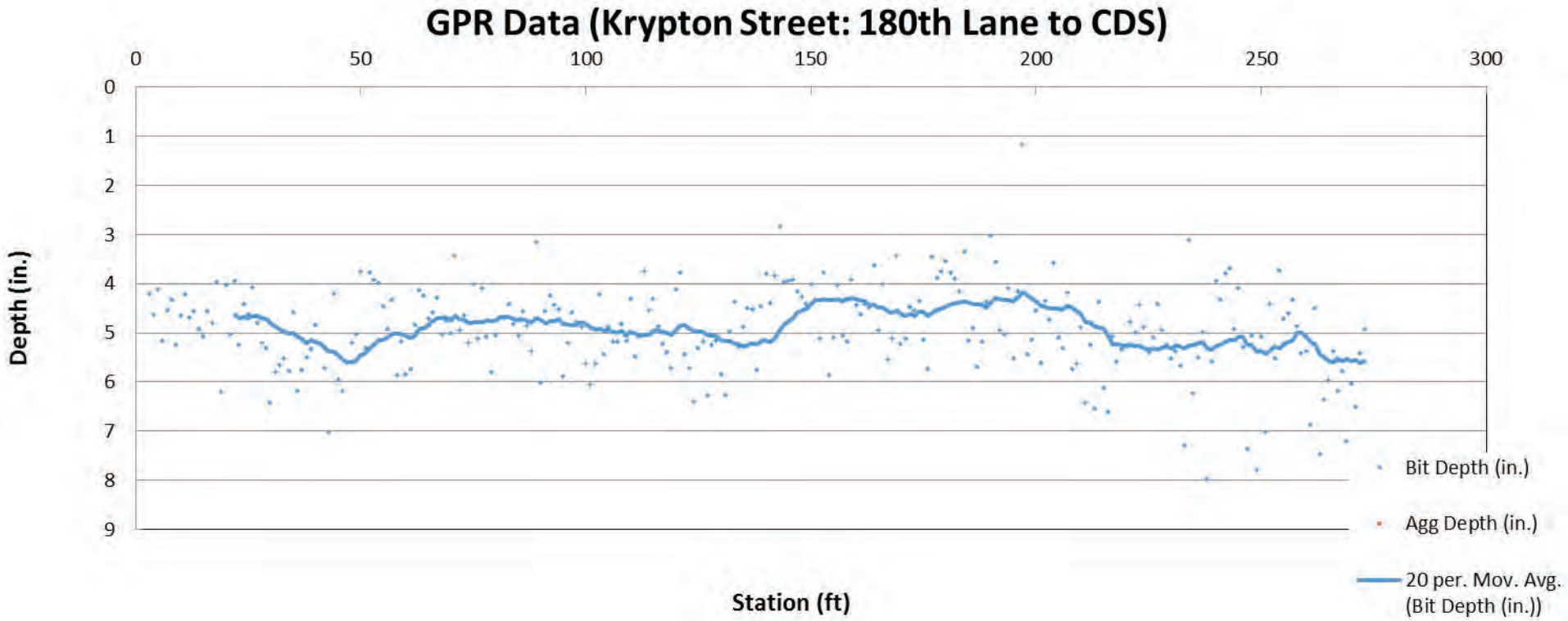
Street Segment Summary
Ground Penetrating Radar (GPR) Results
Geotechnical Exploration and Engineering Review

STREET SEGMENT SUMMARY

Street	Segment Description	Length	Width	Curb	2018 Rating	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4
180th Lane	TH 47 / Krypton Street	556	24	n/a	2	1981	SC 1 1987	OL 1997	SC 2 2002	SC 3 2012
Krypton Street	180th Lane / CDS	308	24	n/a	2	1981	SC 1 1987	OL 1997	SC 2 2002	SC 3 2012

Ford Brook Estates GPR Summary										
Project Segment		Pavement			Aggregate			Section		
Street	Segment Description	Min	Max	Med	Min	Max	Med	Med	Min	Location
180th Lane	TH 47 / Krypton Street	2.7	6.4	4.2	2.4	6.8	4.1	8.2	6.1	111' west of TH 47.
Krypton Street	180th Lane / CDS	1.2	8.0	4.9	n/a	n/a	n/a	n/a	n/a	Base not picked up due to ambient noise.
Project Summary		*1.2*	*8.0*	*4.3*	*2.4*	*6.8*	*4.1*	*8.2*	*6.1*	*180th Lane 111' west of TH 47.*


GPR Data (180th Lane: TH 47 to Krypton Street)
0
100
200
300
400
500
600
0
2
4
6
8
10
12
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))
20 per. Mov. Avg. (Agg Depth (in.))


GPR Data (Krypton Street: 180th Lane to CDS)
0
50
100
150
200
250
300
0
1
2
3
4
5
6
7
8
9
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))

Geotechnical Evaluation Report

2018-2019 Reconstruction Projects
Ford Brook Estates Subdivision (Area C)
Ramsey, Minnesota

Prepared for

City of Ramsey

Professional 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.

Neil G. Lund, PE
Senior Engineer
License Number: 46212
April 4, 2018

BRAUN INTERTEC
The Science You Build On.

Project B1705491

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

April 4, 2018

Project B1705491

Bruce Westby, PE
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Geotechnical Evaluation
2018-2019 Reconstruction Projects
Ford Brook Estates Subdivision (Area C)
Ramsey, Minnesota

Dear Mr. Westby:

We are pleased to present this Geotechnical Evaluation Report for the 2018-2019 Reconstruction Projects (Area C) in Ramsey, Minnesota. Our results and recommendations in light of the geotechnical issues influencing design and construction are presented in the attached report, which we request you read in its entirety.

Remarks

Thank you for making Braun Intertec Corporation your geotechnical consultant for this project. If you have questions about this report, or if there are other services that we can provide in support of our work to date, please call Neil Lund at 952.995.2284.

Sincerely,

BRAUN INTERTEC CORPORATION

Neil G. Lund, PE
Senior Engineer

Colette Brandenburg for

Matthew S. Oman, PE
Principal – Principal Engineer

AA/EOE

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Appendix

Boring Location Sketch
Log of Boring Sheets ST-C1 to ST-C15
Descriptive Terminology of Soil

A. Introduction

A.1. Project Description

This Geotechnical Evaluation Report addresses the proposed 2018-2019 Reconstruction Projects in Ramsey, Minnesota. The projects will be in three subdivisions as summarized in Table 1. The project described in this report is for the Ford Brook Estates subdivision (Area C); the other reports are provided under separate cover.

Table 1. Project Area Details

Subdivision	Approximate Street Length (feet)	Borings
The North Forty (Area A)	2,939	ST-A1 to ST-A5
Stanhope Terrace (Area B)	2,763	ST-B1 to ST-B5
Ford Brook Estates (Area C)	**7,369**	**ST-C1 to ST-C15**

The proposed projects will include pavement reconstruction and storm sewer improvements.

A.2. Purpose

The purpose of this geotechnical evaluation was to characterize subsurface geologic conditions at selected exploration locations and provide geotechnical recommendations for the design and construction of the Ramsey 2018-2019 Reconstruction Projects.

A.3. Background Information and Reference Documents

To facilitate our evaluation, we were provided with or reviewed the following information or documents:

- A base map of the project area provided by the City of Ramsey.
- *Geologic Atlas of Anoka County* available from the Minnesota Geological Survey.

A.4. Project Area Conditions

Based on our referenced documents and past experience, the native soils underlying the project area include sandy alluvium.

The Ford Brook Estate subdivision is zoned residential.

The current streets are surfaced with bituminous pavement with rural cross-sections. The topography of each project area is slightly rolling.

A.5. Scope of Services

Our scope of services for this project was originally submitted as a quote to Mr. Bruce Westby of the City of Ramsey, for which we received authorization to proceed on June 8, 2017. Tasks performed in accordance with our authorized scope of services included:

- Staking and clearing exploration locations of underground utilities.
- Performing 25 penetration test borings and extending them to a nominal 10 feet below the current pavement surface. Fifteen borings were performed for Area C.
- Performing laboratory moisture content tests and mechanical analyses (#200 sieve only) on selected penetration test samples.
- Preparing this report containing a CAD sketch, exploration logs, a summary of the geologic materials encountered, results of laboratory tests, and recommendations for subgrade preparation, pavement thickness design, and utility placement.

Exploration locations and surface elevations at the exploration locations were determined using GPS technology that utilizes the Minnesota Department of Transportation's (MnDOT's) permanent GPS Virtual Reference Network (VRN).

Our scope of services was performed under the terms of our July 18, 2016 General Conditions.

B. Results

B.1. Exploration Logs

B.1.a. Log of Boring Sheets

Log of Boring sheets for our penetration test borings are included in the Appendix. The logs identify and describe the geologic materials that were penetrated, and present the results of penetration resistance tests, laboratory tests performed on penetration test samples retrieved from them, and groundwater measurements.

Strata boundaries were inferred from changes in the penetration test samples and the auger cuttings. Because sampling was not performed continuously, the strata boundary depths are only approximate. The boundary depths likely vary away from the boring locations, and the boundaries themselves may also occur as gradual rather than abrupt transitions.

B.1.b. Geologic Origins

Geologic origins assigned to the materials shown on the logs and referenced within this report were based on: (1) a review of the background information and reference documents cited above, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance testing performed for the project, (4) laboratory test results and (5) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

B.2. Geologic Profile

B.2.a. Pavement Materials

The borings first encountered an average bituminous pavement thickness of 3.9 inches as shown in Table 2. The aggregate base averaged 4.9 inches.

Table 2. Pavement Thickness Summary

Boring	Subdivision	Street	Pavement Thickness (inches)		Notes
			Bituminous	Aggregate Base	
ST-C1	Ford Brook Estates	Junkite St	4	5	
ST-C2		180th Ave	5	5	
ST-C3		180th Ave	3	5	
ST-C4		180th Ave	3	4	
ST-C5		180th Ave	4	4	
ST-C6		180th Ave	6	4	3 inches of bituminous and 4 inches of aggregate base underlay the surface section
ST-C7		Iodine St	3	5	
ST-C8		Germanium St	3	4	
ST-C9		Flourine St	3	5	
ST-C10		Erkium St	5	---	Aggregate base not noted
ST-C11		Erkium St	3	6	
ST-C12		180th Ln	3	6	
ST-C13		Iodine St	4	5	
ST-C14		180th Ln	5	5	
ST-C15		Krypton St	4	5	
AREA C AVERAGE			**3.9**	**4.9**	

B.2.b. Geologic Materials

Table 3 provides a summary of the soil boring results, in the general order we encountered the strata. Please refer to the Log of Boring sheets in the Appendix for additional details. The Descriptive Terminology of Soil sheet in the Appendix includes definitions of abbreviations used in Table 3.

Table 3. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Pavement section	N/A	N/A	▪ See Table 1.
Fill	SP-SM, SP, SC, CL	6 to 28 blows per foot (BPF)	▪ Overwhelmingly SP-SM or SP. ▪ General penetration resistance of about 10 BPF. ▪ Moisture condition moist to wet. ▪ Thicknesses at boring locations varied from 1 to 6 feet. ▪ Limited clayey layers (ST-C5, ST-C14).
Alluvium	SP, SP-SM, CL, SC	3 to 28 BPF	▪ General penetration resistances of less than 10 BPF in sands (loose), or 3 to 7 BPF in clays (soft to medium). ▪ Sands typically brown to light brown, fine-grained and moist. ▪ Clays generally present near observed water; usually gray in color, with limited sandy soil content. Present in ST-C3, ST-C5, ST-C14, ST-C15. ▪ Moisture condition variable above the apparent water table, though generally moist. ▪ Water table penetrated in a limited number of borings (see Table 3).
Swamp deposits	SM, CH	1 to 7 BPF	▪ Present in two locations: ST-C6 and ST-C11. ▪ SM layer was black, 4 to 5 feet thick and included organic fines and trace wood pieces (ST-C6). ▪ Underlain by gray, fat clay to boring termination depth in ST-C11.

*Abbreviations defined in the attached Descriptive Terminology of Soil sheet.

For simplicity in this report, we define fill to mean existing, uncontrolled, or undocumented fill.

B.2.c. Groundwater

Groundwater was observed during our drilling operations as shown in Table 4.

Table 4. Groundwater Observation Summary

Boring	Surface Elevation (ft)*	Observed Groundwater Depth (ft)	Corresponding Groundwater Elevation (ft)
ST-C3	882	7	875
ST-C4	883	9	874
ST-C10	889	8 1/2	880 1/2

*Rounded to nearest 1/2-foot.

The groundwater elevation was approximately between 874 and 880 1/2 feet. Seasonal and annual fluctuations of groundwater should be anticipated.

B.3. Laboratory Test Results

Laboratory test results, including moisture content, organic content, and mechanical analysis (#200 sieve only) tests, are summarized in Table 5. The moisture contents of the sandy fill and native soils were around 3 to 15 percent, indicating the materials ranged from below to above their optimum moisture contents for compaction. The higher moisture contents of noted clayey soils, ranging from 15 to 37 percent, are likely near or above their optimum moisture contents for compaction.

Table 5. Laboratory Testing Results

Borehole	Soil Classification	Depth	%<#200 Sieve	Water Content (%)	Organic Content (%)
ST-C1	SP-SM	5	6	4	---
ST-C3	SP-SM	5	---	18	---
ST-C7	SP	7 1/2	---	8	---
ST-C10	SP-SM	5	12	10	---
ST-C11	SM	5	---	15	2
ST-C13	SP-SM	2 1/2	---	9	---
ST-C14	CL	2 1/2	---	15	2
ST-C14	CL	5	98	37	--

C. Basis for Recommendations

C.1. Design Details

C.1.a. Traffic Loads

Traffic counts for the streets were not available. Based on the residential zoning in the project areas, we anticipate they will experience approximately 50,000 equivalent single axle loads (ESALs) over a 20-year service life.

C.1.b. Anticipated Grade Changes

Based on the nature of construction, we anticipate grade changes will be minimal.

C.1.c. Utility Depths

Design utility depths were not available. We also assume storm sewer improvements will be less than 10 feet below grade.

C.1.d. Precautions Regarding Changed Information

We have attempted to describe our understanding of the proposed construction to the extent it was reported to us by others. Depending on the extent of available information, assumptions may have been made based on our experience with similar projects. If we have not correctly recorded or interpreted the project details, we should be notified. New or changed information could require additional evaluation, analyses and/or recommendations.

C.2. Design and Construction Considerations

C.2.a. Reuse of Pavement Materials

Our borings encountered a bituminous layer averaging nearly 4 inches thick, and an aggregate base that was almost 5 inches thick. The pavement was underlain with sandy fill material in nearly all of the soil borings.

In our opinion, full-depth reclamation (FDR) can be utilized in order to obtain materials for aggregate base on the projects, assuming the material can be stockpiled or processed on site, or hauled to an off-site location to be sorted and reused. A proper reclamation depth will likely vary be between 6 and 8 inches. It may be possible to increase this thickness locally depending on the conditions encountered and nature of the subbase materials.

We recommend thorough quality control practices, including frequent sieve analyses of the reclaimed material, if the product will be reused directly on site as aggregate base or as a stabilizing material with minimal processing.

C.2.b. Pavement Subgrades

The pavement subgrades will consist almost exclusively of sandy materials, though areas of clayey sand or lean and fat clay were also present.

We anticipate the subgrade soils present beneath the streets will generally be suitable for pavement support in their current condition or with minor rework such as surface compaction. The exception is the swamp-deposited soils, which should be removed from excavations for pavements and in utility trenches. The shallow clayey sand or lean clay fill, present in ST-C5, ST-C14 and ST-C15, may be wet or become wet upon exposure. These soils in particular may require additional work, such as drying or moisture conditioning, before they can be properly compacted.

C.2.c. Utility Support and Impact of Groundwater

The reuse of the utility trench backfill soils will have potential impacts on the pavement subgrades. If the backfill is not properly compacted, there is the potential for subgrade instability and settlement (and premature deterioration) of the driving surface. We anticipate the trench soils will consist mostly of granular soils (poorly graded sand and poorly graded sand with silt). In some cases, poor or unsuitable soils will be encountered that should be removed or will need additional effort to properly compact.

Depending on the conditions at the time of excavation, drying of the clayey and silty soils may be necessary to achieve the levels of compaction recommended for utility support. Clayey and particularly silt-rich trench soils that are exposed to moisture will be more susceptible to strength loss and may also become unstable, which will require moisture conditioning or removal and replacement with suitable soils. Fat clay and organic soils (ST-C6, ST-C11) should not be used as utility support or backfill material.

Groundwater was present in a limited number of borings (see Table 4), which may affect the placement of storm sewer. A coarse stabilizing aggregate could help with utility placement in wet or saturated conditions in these soils.

D. Recommendations

D.1. Pavements

D.1.a. Subgrade Preparation and Proofrolls

For preparation of any exposed subgrades prior to placement of new pavement sections or reclaimed aggregate (see below), we recommend proofrolling the subgrade soils with a loaded tandem-axle truck. This will assist in identifying any soft or weak areas that will require additional soil correction work. Areas that yield or rut more than 1 to 2 inches due to wheel traffic, depending on conditions, should be corrected. Failed areas should be compacted, or if too wet, we recommend that the upper 1 to 2 feet of the resulting subgrade be scarified, dried to a proper moisture content (see Table 6), and compacted to a 100 percent of its standard Proctor maximum dry density (ASTM D 698).

If there are areas that still cannot be compacted, we recommend subexcavating the unstable materials to a minimum depth of 1 to 2 feet, depending on the outcome of the proofroll and the replacement material. The soils should be replaced with suitable, properly compacted materials such as select granular material, aggregate base, or larger diameter crushed aggregate ("3-inch minus").

D.1.b. Backfill and Material Compaction

We recommend compacting soils used as backfill for subcuts or material replacement to a minimum of 100 percent of standard Proctor density within 3 feet of the top of the subgrade. For fills more than 3 feet below final subgrades, 95 percent compaction is sufficient. The moisture content of the fill and backfill should be as shown in the table below depending on the classification of the backfill soils.

Table 6. Compaction Recommendations Summary

Reference	Relative Compaction, percent (ASTM D 698 – Standard Proctor)	Moisture Content Variance from Optimum, percentage Points
Below pavements, within 3 feet of subgrade elevations	100	-3/+3 (sandy soils) -2/+1 (clayey soils)
Below pavements, more than 3 feet below subgrade elevations Below utilities	95	-3/+3 (sandy soils) -2/+3 (clayey soils)

D.1.c. Design Sections

Laboratory tests to determine an R-value for pavement design were not included in the scope of this project. Given the most common soils in the top 5 feet of pavement sections, which include poorly graded sand with silt and poorly graded sand, we recommend using an R-value of 50 for pavement thickness design. Note that some shallow clayey soils, such as in Boring ST-C11, may need to be removed to achieve this value and make the pavement section in Table 7 appropriate.

Table 7 shows our recommendations for materials for the pavement section. The thicknesses are typical of those used by the City of Ramsey.

Table 7. City of Ramsey Bituminous Pavement Thickness Design

Layer	Thickness (inches)	MnDOT Specification/Designation
Bituminous Wear	1 1/2 (1 lift)	SPWEA240C
Bituminous Non-wear	2 (1 lift)	SPNWB230C*
Aggregate Base (Class 5 or 6) or Reclaim	4	3138 3135

*For small quantities, SPWEA240C can be used for the entire thickness.

The above pavement design is based upon a 20-year performance life. This is the amount of time before major reconstruction is anticipated. This performance life assumes maintenance such as seal coating and crack sealing is routinely performed. The actual pavement life will vary depending on variations in weather, traffic conditions and maintenance.

D.1.d. Materials and Compaction

We recommend specifying pavement materials as recommended in Table 6.

We recommend compacting the aggregate base or reclaim materials to meet the requirements of MnDOT specification 2211.3.D.2.c. (Penetration Index Method). We recommend compacting bituminous pavements to at least 92 percent of the maximum theoretical Rice density per the Maximum Density Method (specification 2360.3.D.1), with bituminous materials and placement practices meeting the requirements of MnDOT Specification 2360.

D.2. Utilities

D.2.a. Subgrades and Trench Backfill

The native and fill soils encountered at likely utility elevations generally appear suitable for pipe and utility structure support and we anticipate that utilities can be installed per manufacturer bedding requirements. However, we encountered some wet, clayey or silty soils in some borings; these soils may have limited stability and not be suitable for backfill or support of utilities if wet. We recommend providing a contingency for further subcutting and soil replacement of utility backfill soils in such soils.

In addition, the swamp-deposited clays and silty sands (ST-C6, ST-C11) are not considered suitable backfill materials under any circumstances. These soils should be removed and replaced with suitable grading materials where encountered during excavation. At pipe elevations, we recommend a minimum subcut and replacement with crushed-faced rock that is free of material 1 inch in diameter or smaller.

A geotechnical engineer should observe all utility trench excavations and subcuts.

D.2.b. Excavation Side Slopes

The project area soils appear to meet OSHA Type C requirements in most cases. We recommend constructing excavation side slopes to lie back at a horizontal to vertical slope of 1 1/2 to 1 or flatter. In significant depths of organic soils these side slopes may need to be made flatter, or supplemental support may be necessary.

All excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, “Excavations and Trenches.” This document states that excavation safety is the responsibility of the contractor. Reference to these OSHA requirements should be included in the project specifications.

Trenches deeper than 20 feet must be designed by a professional engineer.

D.2.c. Selection, Placement and Compaction of Backfill

We recommend compacting backfill placed above and below utilities as shown in Table 6.

To achieve compaction over wet or waterbearing subgrades, we recommend the use of sands or gravel with MnDOT aggregate backfill material (Specification 3149.2E).

D.2.d. Excavation Dewatering

We recommend removing groundwater from the utility excavations if encountered, and removing any water that seeps into excavations from sidewalls or the adjacent sitework. Sumps and pumps will generally be suitable for short-term, small-scale water removal under the soil conditions likely to be encountered for this project. Alternative approaches should be considered for long-term or large-scale groundwater removal, particularly in sands such as those encountered on the project, which can become unstable during dewatering with pumps from within excavations.

D.2.e. Corrosion Potential

If founded in sandy soils, corrosion protection should not be required for ductile iron pipe. Type I cement may also be specified for concrete utilities.

Some clayey soils were present at likely utility depths, which are considered at least moderately corrosive to ductile iron pipe. We recommend corrosion protection or the use of corrosion-resistant pipe material if utilities will be bedded within such soils, particular if in close proximity to static groundwater. Soils with organic content should not be allowed as pipe support or as backfill around pipes.

D.3. Construction Quality Control

D.3.a. Excavation Observations

We recommend having a geotechnical engineer observe all excavations related to subgrade preparation, utility placement and pavement construction. The purpose of the observations is to evaluate the competence of the geologic materials exposed in the excavations and the adequacy of required excavation oversizing.

D.3.b. Materials Testing

We recommend density tests be taken in excavation backfill and additional required fill placed below pavements and utilities. This includes DCP tests for aggregate base or reclaim and imported granular materials.

We recommend Gyratory tests on bituminous mixes to evaluate strength and air voids and density tests to evaluate compaction.

D.3.c. Pavement Subgrade Proofroll

We recommend that proofrolling of the pavement subgrades be observed by a geotechnical engineer to determine if the results of the procedure meet project specifications and to delineate the extent of additional pavement subgrade preparation work that may be necessary.

D.3.d. Cold Weather Precautions

If site grading and construction is anticipated during cold weather, all snow and ice should be removed from cut and fill areas prior to additional grading. No fill should be placed on frozen subgrades. No frozen soils should be used as fill.

Concrete delivered to the site should meet the temperature requirements of ASTM C 94. Concrete should not be placed on frozen subgrades. Concrete should be protected from freezing until the necessary strength is attained.

E. Procedures

E.1. Penetration Test Borings

The penetration test borings were drilled with a truck-mounted core and auger drill equipped with hollow-stem auger. The borings were performed in accordance with ASTM D 1586. Penetration test samples were taken at 2 1/2 foot intervals.

E.2. Material Classification and Testing

E.2.a. Visual and Manual Classification

The geologic materials encountered were visually and manually classified in accordance with ASTM Standard Practice D 2488. A chart explaining the classification system is attached. Samples were placed in jars or bags and returned to our facility for review and storage.

E.2.b. Laboratory Testing

The results of the laboratory tests performed on geologic material samples are noted on the appropriate attached exploration logs. The tests were performed in accordance with ASTM or AASHTO procedures.

E.3. Groundwater Measurements

The drillers checked for groundwater as the penetration test borings were advanced, and again after auger withdrawal. The boreholes were then backfilled as noted on the boring logs.

F. Qualifications

F.1. Variations in Subsurface Conditions

F.1.a. Material Strata

Our evaluation, analyses and recommendations were developed from a limited amount of site and subsurface information. It is not standard engineering practice to retrieve material samples from exploration locations continuously with depth, and therefore strata boundaries and thicknesses must be inferred to some extent. Strata boundaries may also be gradual transitions, and can be expected to vary in depth, elevation and thickness away from the exploration locations.

Variations in subsurface conditions present between exploration locations may not be revealed until additional exploration work is completed, or construction commences. If any such variations are revealed, our recommendations should be re-evaluated. Such variations could increase construction costs, and a contingency should be provided to accommodate them.

F.1.b. Groundwater Levels

Groundwater measurements were made under the conditions reported herein and shown on the exploration logs, and interpreted in the text of this report. It should be noted that the observation periods were relatively short, and groundwater can be expected to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications and other seasonal and annual factors.

F.2. Continuity of Professional Responsibility

F.2.a. Plan Review

This report is based on a limited amount of information, and a number of assumptions were necessary to help us develop our recommendations. It is recommended that our firm review the geotechnical aspects of the designs and specifications, and evaluate whether the design is as expected, if any design changes have affected the validity of our recommendations, and if our recommendations have been correctly interpreted and implemented in the designs and specifications.

F.2.b. Construction Observations and Testing

It is recommended that we be retained to perform observations and tests during construction. This will allow correlation of the subsurface conditions encountered during construction with those encountered by the borings, and provide continuity of professional responsibility.

F.3. Use of Report

This report is for the exclusive use of the parties to which it has been addressed. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.

F.4. Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix

ST-C14
ST-C13
ST-C2
ST-C3
ST-C4
ST-C5
ST-C6
ST-C1
ST-C7
ST-C8
ST-C9
ST-C10
ST-C11
ST-C12
180TH LANE
18OTH AVENUE
ERKIUM STREET
VARD (STATE HIGHWAY 47)
JUNKITE STREET
IODINE STREET
GERMANIUM STREET
FLOURINE STREET
ERKIUM STREET
COUNTY ROAD 27 (179TH LANE)

BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C1**

LOCATION: N: 195376, E: 462823 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	MC %	P200 %	Tests or Notes
897.2	0.0							
896.4	0.8	PAV	4 inches of bituminous over 5 inches of aggregate base.					
895.2	2.0	FILL	FILL: Poorly Graded Sand with Silt, fine-grained, with Gravel, dark brown, moist.					
		FILL	FILL: Poorly Graded Sand with SILT, fine- to coarse-grained, with Gravel, brown, moist.	14				
				10		4	6	
890.2	7.0	SP	POORLY GRADED SAND, fine- to medium-grained, trace Gravel, light brown, moist, medium dense. (Alluvium)	12				
				28				
886.2	11.0		END OF BORING.					
			Water not observed while drilling.					
			Boring then backfilled.					

BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C2**

LOCATION: N: 195624, E: 463131 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
894.5	0.0					
893.7	0.8	PAV	5 inches of bituminous over 5 inches of aggregate base.			
892.5	2.0	FILL	FILL: Poorly Graded Sand with Silt, fine-grained, trace Gravel, dark brown, moist.			
890.5	4.0	FILL	FILL: Poorly Graded Sand, fine-grained, brown, moist.	28		
		SP	POORLY GRADED SAND, fine-grained, brown, moist, loose to medium dense. (Alluvium)	10		
				19		
883.5	11.0			19		
			END OF BORING. Water not observed while drilling. Boring then backfilled.			

(See Descriptive Terminology sheet for explanation of abbreviations)

LOG OF BORING N:\GINT\PROJECTS\AX PROJECTS\2017\05491.GPJ BRAUN_V8_CURRENT.GDT 4/3/18 14:05

BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C3**

LOCATION: N: 195609, E: 463651 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	MC %	Tests or Notes
881.8	0.0						
881.1	0.7	PAV	3 inches of bituminous over 5 inches of aggregate base.				
		FILL	FILL: Poorly Graded Sand with Silt, fine-grained, brown to dark brown, wet.	16			
				4		18	
874.8	7.0				▽		
		CL	LEAN CLAY, gray, moist, rather soft. (Alluvium)	4			An open triangle in the water level (WL) column indicates the depth at which groundwater was observed while drilling. Groundwater levels fluctuate.
872.3	9.5						
		SP	POORLY GRADED SAND, fine- to coarse-grained, gray, waterbearing, very loose. (Alluvium)	3			
870.8	11.0		END OF BORING.				
			Water observed at 7 feet with 9 1/2 feet of hollow-stem auger in the ground.				
			Boring then backfilled.				

LOG OF BORING N:\GINT\PROJECTS\AX PROJECTS\2017\05491.GPJ BRAUN_V8_CURRENT.GDT 4/3/18 14:05

BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C4**

LOCATION: N: 195602, E: 464086 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
883.0	0.0					
882.4	0.6	PAV / FILL	3 inches of bituminous over 4 inches of aggregate base. FILL: Poorly Graded Sand with Silt, fine-grained, dark brown, moist to wet.	11		
879.0	4.0	SP-SM	POORLY GRADED SAND with SILT, fine-grained, brown, wet, loose to medium dense. (Alluvium)	11		
				12	▽	
			Waterbearing at 9 feet.			
872.0	11.0		Intermixed with gray, Lean Clay at sampler tip.	6		
			END OF BORING. Water observed at 9 feet with 9 1/2 feet of hollow-stem auger in the ground. Boring then backfilled.			

BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C5**

LOCATION: N: 195599, E: 464519 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
890.3	0.0					
889.6	0.7	PAV	4 inches of bituminous over 4 inches of aggregate base.			
888.3	2.0	FILL	FILL: Poorly Graded Sand with Silt, fine-grained, dark brown, moist.			
887.3	3.0	FILL	FILL: Clayey Sand, brown, moist.	8		
885.3	5.0	FILL	FILL: Poorly Graded Sand, fine-grained, brown, moist.			
883.3	7.0	CL	LEAN CLAY, with Sand, brown, moist, rather soft. (Alluvium)	5		
879.3	11.0	SC	CLAYEY SAND, trace Gravel, brown to gray, moist, rather stiff to stiff. (Alluvium)	13 12		
			END OF BORING.			

Water not observed while drilling.

Boring then backfilled.

(See Descriptive Terminology sheet for explanation of abbreviations)

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C6**

LOCATION: N: 195594, E: 464693 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
885.7	0.0					
884.3	1.4	PAV	6 inches of bituminous over 4 inches of aggregate base over 3 inches of bituminous over 4 inches of aggregate base.			
		FILL	FILL: Poorly Graded Sand with Silt, fine- to medium-grained, trace Gravel, dark brown to brown, moist.	13		
880.7	5.0	SM	SILTY SAND, fine-grained, organic, trace wood pieces, black, wet, very loose. (Swamp Deposit)	1		
				7		
876.7	9.0	SM	SILTY SAND, fine- to medium-grained, dark gray, wet, loose. (Alluvium)	6		
874.7	11.0		END OF BORING. Water not observed while drilling. Boring then backfilled.			

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C7**

LOCATION: N: 195304, E: 463197 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	MC %	Tests or Notes
899.4	0.0						
898.7	0.7	PAV	3 inches of bituminous over 5 inches of aggregate base.				
		FILL					
897.4	2.0		FILL: Poorly Graded Sand with Silt, fine- to medium-grained, with Gravel, dark brown, moist.				
		SP	POORLY GRADED SAND, fine- to medium-grained, brown, moist, very loose to medium dense. (Alluvium)	13			
				9			
				3		8	
888.4	11.0		Fine- to coarse-grained, with Gravel, wet at 10 feet.	2			
			END OF BORING.				
			Water not observed while drilling.				
			Boring then backfilled.				

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C8**

LOCATION: N: 195252, E: 463659 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
887.7	0.0					
887.1	0.6	PAV / FILL	3 inches of bituminous over 4 inches of aggregate base.			
		FILL	FILL: Poorly Graded Sand, fine-grained, dark brown to brown, moist.	24		
				10		
880.7	7.0	SP	POORLY GRADED SAND, fine-grained, brown, moist to wet, very loose to loose. (Alluvium)	10		
				2		
876.7	11.0		END OF BORING.			
			Water not observed while drilling.			
			Boring then backfilled.			

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C9**

LOCATION: N: 195286, E: 464075 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/6/17** | SCALE: **1" = 4'**

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
886.4	0.0					
885.7	0.7	PAV	3 inches of bituminous over 5 inches of aggregate base.			
		FILL	FILL: Poorly Graded Sand with Silt, fine-grained, dark brown, moist.	15		
882.4	4.0	SP	POORLY GRADED SAND, fine-grained, brown, wet, loose. (Alluvium)	7		
				7		
875.4	11.0			8		
			END OF BORING. Water not observed while drilling. Boring then backfilled.			

(See Descriptive Terminology sheet for explanation of abbreviations)

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C10**

LOCATION: N: 195282, E: 464524 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/6/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	MC %	P200 %	Tests or Notes
888.8	0.0							
888.4	0.4	BIT	5 inches of bituminous.					
		FILL	FILL: Poorly Graded Sand with Silt, fine-grained, dark brown and brown, moist.	8				
884.8	4.0	SP-SM	POORLY GRADED SAND with SILT, fine-grained, brown, wet, very loose to loose. (Alluvium)	4		10	12	
				7	▽			
877.8	11.0		Waterbearing at 10 feet.	10				
			END OF BORING.					
			Water observed at 8 1/2 feet with 9 1/2 feet of hollow-stem auger in the ground.					
			Boring then backfilled.					

BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C11**

LOCATION: N: 195903, E: 464272 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	MC %	Tests or Notes
881.7	0.0						
880.9	0.8	PAV	3 inches of bituminous over 6 inches of aggregate base.				
		FILL	FILL: Poorly Graded Sand with Silt, fine- to medium-grained, dark brown, moist to wet.				
878.7	3.0			12			
		SM	SILTY SAND, fine-grained, slightly organic, black, wet, loose. (Swamp Deposit)	7		15	OC=2%
873.7	8.0			3			
		CH	FAT CLAY, trace fibers and roots, gray, wet, soft. (Swamp Deposit)				
870.7	11.0			3			
			END OF BORING.				
			Water not observed while drilling.				
			Boring then backfilled.				

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C12**

LOCATION: N: 195998, E: 464525 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

(See Descriptive Terminology sheet for explanation of abbreviations)

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
893.2	0.0					
892.4	0.8	PAV	3 inches of bituminous over 6 inches of aggregate base.			
		FILL	FILL: Poorly Graded Sand with Silt, fine-grained, brown, moist.	15		
889.2	4.0	SP	POORLY GRADED SAND, fine-grained, brown, moist to wet, medium dense. (Alluvium)	11		
				18		
882.2	11.0		Reddish brown Silty Sand lenses at 10 feet.	22		
			END OF BORING.			
			Water not observed while drilling.			
			Boring then backfilled.			

BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C13**

LOCATION: N: 195813, E: 463033 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	MC %	Tests or Notes
889.6	0.0						
888.8	0.8	PAV	4 inches of bituminous over 5 inches of aggregate base.				
		FILL	FILL: Poorly Graded Sand with Silt, fine- to medium-grained, with Gravel, dark brown, moist.				
887.6	2.0	SP-SM	POORLY GRADED SAND with SILT, fine- to medium-grained, trace Gravel, brown, moist, loose to medium dense. (Alluvium)	13		9	
				15			
				9			
878.6	11.0			5			
			END OF BORING. Water not observed while drilling. Boring then backfilled.				

(See Descriptive Terminology sheet for explanation of abbreviations)

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C14**

LOCATION: N: 495994, E: 462578 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	MC %	P200 %	Tests or Notes
884.7	0.0							
883.9	0.8	PAV	5 inches of bituminous over 5 inches of aggregate base.					
		FILL	FILL: Lean Clay with Sand, slightly organic, dark brown, moist. Poorly Graded Sand with Silt layer at 2 feet.	6		15		OC=2%
880.7	4.0	CL	LEAN CLAY, gray, moist, soft to medium. (Alluvium)	3		37	98	
				7				
875.7	9.0	SP	POORLY GRADED SAND, fine-grained, brown, moist, loose. (Alluvium)	8				
873.7	11.0		END OF BORING. Water not observed while drilling. Boring then backfilled.					

(See Descriptive Terminology sheet for explanation of abbreviations)

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BRAUN INTERTEC

LOG OF BORING

Braun Project B1705491
GEOTECHNICAL EVALUATION
City of Ramsey 2018-2019 Reconstruction Projects
Ramsey, Minnesota

BORING: **ST-C15**

LOCATION: N: 195692, E: 462332 See attached sketch.

DRILLER: SC | METHOD: 3 1/4" HSA, Autohammer | DATE: **7/5/17** | SCALE: **1" = 4'**

Elev. feet	Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	Tests or Notes
887.1	0.0					
886.3	0.8	PAV	4 inches of bituminous over 5 inches of aggregate base.			
		FILL	FILL: Silty Sand, fine- to medium-grained, with Gravel, dark brown, moist.			
885.1	2.0	CL	LEAN CLAY, gray, moist, medium. (Alluvium)	7		
883.1	4.0	SP	POORLY GRADED SAND, fine-grained, brown, moist, loose to medium dense. (Alluvium)	11		
				8		
876.1	11.0			7		
			END OF BORING.			
			Water not observed while drilling.			
			Boring then backfilled.			

(See Descriptive Terminology sheet for explanation of abbreviations)

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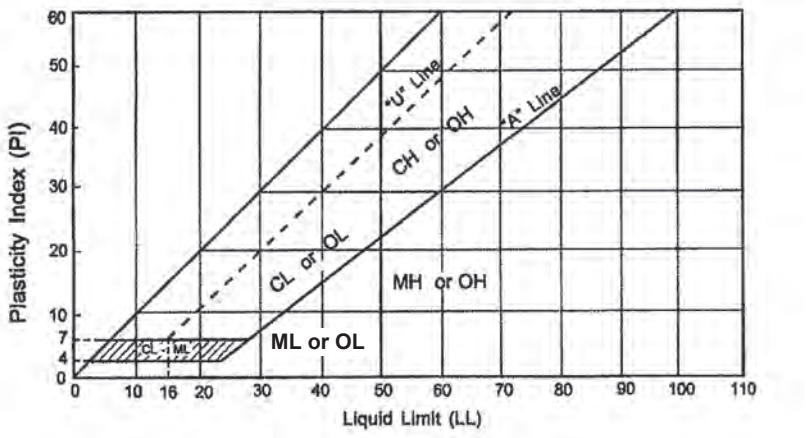
BRAUN INTERTEC

Descriptive Terminology of Soil

Standard D 2487
Classification of Soils for Engineering Purposes
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests [a]				Soils Classification	
				Group Symbol	Group Name [b]
Coarse-grained Soils more than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines [e]	$C_u \geq 4$ and $1 \leq C_c \leq 3$ [c]	GW	Well-graded gravel [d]
			$C_u < 4$ and/or $1 > C_c > 3$ [c]	GP	Poorly graded gravel [d]
		Gravels with Fines More than 12% fines [e]	Fines classify as ML or MH	GM	Silty gravel [d f g]
			Fines classify as CL or CH	GC	Clayey gravel [d f g]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines [i]	$C_u \geq 6$ and $1 \leq C_c \leq 3$ [c]	SW	Well-graded sand [h]
			$C_u < 6$ and/or $1 > C_c > 3$ [c]	SP	Poorly graded sand [h]
		Sands with Fines More than 12% [i]	Fines classify as ML or MH	SM	Silty sand [f g h]
			Fines classify as CL or CH	SC	Clayey sand [f g h]
Fine-grained Soils 50% or more passed the No. 200 sieve	Silts and Clays Liquid limit less than 50	Inorganic	PI > 7 and plots on or above "A" line [j]	CL	Lean clay [k l m]
			PI < 4 or plots below "A" line [j]	ML	Silt [k l m]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OL	Organic clay [k l m n]
				OL	Organic silt [k l m o]
	Silts and clays Liquid limit 50 or more	Inorganic	PI plots on or above "A" line	CH	Fat clay [k l m]
			PI plots below "A" line	MH	Elastic silt [k l m]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OH	Organic clay [k l m p]
				OH	Organic silt [k l m q]
Highly Organic Soils	Primarily organic matter, dark in color and organic odor			PT	Peat

a. Based on the material passing the 3-inch (75mm) sieve.
b. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders or both" to group name.
c. $C_u = D_{60}/D_{10}$ $C_c = \frac{(D30)^2}{D_{10} \times D_{60}}$
d. If soil contains ≥15% sand, add "with sand" to group name.
e. Gravels with 5 to 12% fines require dual symbols:
   GW-GM well-graded gravel with silt
   GW-GC well-graded gravel with clay
   GP-GM poorly graded gravel with silt
   GP-GC poorly graded gravel with clay
f. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
g. If fines are organic, add "with organic fines: to group name.
h. If soil contains ≥15% gravel, add "with gravel" to group name.
i. Sand with 5 to 12% fines require dual symbols:
   SW-SM well-graded sand with silt
   SW-SC well-graded sand with clay
   SP-SM poorly graded sand with silt
   SP-SC poorly graded sand with clay
j. If Atterberg limits plot in hatched area, soil is a CL-ML, silty clay.
k. If soil contains 10 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant.
l. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
m. If soil contains ≥ 30% plus No. 200, predominantly gravel, add "gravelly" to group name.
n. PI ≥ 4 and plots on or above "A" line.
o. PI < 4 or plots below "A" line.
p. PI plots on or above "A" lines.
q. PI plots below "A" line.



Laboratory Tests

DD	Dry density, pcf	**OC**	Organic content, %
WD	Wet density, pcg	**S**	Percent of saturation, %
MC	Natural moisture content, %	**SG**	Specific gravity
LL	Liquid limit, %	**C**	Cohesion, psf
PL	Plastic limits, %	**Ø**	Angle of internal friction
PI	Plasticity index, %	**qu**	Unconfined compressive strength, psf
P200	% passing 200 sieve	**qp**	Pocket penetrometer strength, tsf

Particle Size Identification

Boulders	over 12"
Cobbles	3" to 12"
Gravel	
Coarse	3/4" to 3"
Fine	No. 4 to 3/4"
Sand	
Coarse	No. 4 to No. 10
Medium	No. 10 to No. 40
Fine	No. 40 to No. 200
Silt	<No. 200, PI< 4 or below "A" line
Clay	<No. 200, PI ≥ 4 and on or about "A" line

Relative Density of Cohesionless Soils

Very Loose	0 to 4 BPF
Loose	5 to 10 BPF
Medium dense	11 to 30 PPF
Dense	31 to 50 BPF
Very dense	over 50 BPF

Consistency of Cohesive Soils

Very soft	0 to 1 BPF
Soft	2 to 3 BPF
Rather soft	4 to 5 BPF
Medium	6 to 8 BPF
Rather stiff	9 to 12 BPF
Stiff	13 to 16 BPF
Very stiff	17 to 30 BPF
Hard	over 30 BPF

Drilling Notes

Standard penetration test borings were advanced by 3 1/4" or 6 1/4" ID hollow-stem augers, unless noted otherwise. Jetting water was used to clean out auger prior to sampling only where indicated on logs. All samples were taken with the standard 2" OD split-tube samples, except where noted.

Power auger borings were advanced by 4" or 6" diameter continuous flight, solid-stern augers. Soil classifications and strata depths were inferred from disturbed samples augered to the surface, and are therefore, somewhat approximate.

Hand auger borings were advanced manually with a 1 1/2" or 3 1/4" diameter auger and were limited to the depth from which the auger could be manually withdrawn.

BPF: Numbers indicate blows per foot recorded in standard penetration test, also known as "N" value. The sampler was set 6" into undisturbed soil below the hollow-stem auger. Driving resistances were then counted for second and third 6" increments, and added to get BPF. Where they differed significantly, they are reported in the following form: 2/12 for the second and third 6" increments, respectively.

WH: WH indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WR: WR indicates the sampler penetrated soil under weight of rods alone; hammer weight, and driving not required.

TW: TW indicates thin-walled (undisturbed) tube sample.

Note: All tests were run in general accordance with applicable ASTM standards.

SPECIAL ASSESSMENTS POLICY AND PROCEDURES FOR PUBLIC IMPROVEMENTS AND MAINTENANCE COSTS

SECTION 1. General Policy Statement.
SECTION 2. Improvements and Maintenance Costs Eligible for Special Assessment.
SECTION 3. Initiation of Public Improvement Projects.
SECTION 4. Public Improvement Procedures.
SECTION 5. Financing of Public Improvements.
SECTION 6. General Assessment Policies.
SECTION 7. Methods of Assessment.
SECTION 8. Standards for Public Improvement Projects.
SECTION 9. Policies of Reassessment.
SECTION 10. Assessment Computations.
SECTION 11. Deferment of Assessments.

SECTION 1. GENERAL POLICY STATEMENT.

The purpose of this policy is to establish a fair and equitable manner of assessing the increase in market value (special benefit) associated with public improvements. The procedures used by the City for levying special assessments are those specified by the City Charter and Minnesota Statutes Chapter 429, which provide that all or a part of the cost of improvements may be assessed against benefiting properties.

Three basic criteria must be satisfied before a particular parcel can be assessed. The criteria are as follows:

1. The land must have received special benefit from the improvement.
2. The amount of the assessment must not exceed the special benefit.
3. The assessment must be uniform in relation to the same class of property within the assessment area.

It is important to recognize that the actual cost of extending an improvement past or through a particular parcel is not the controlling factor in determining the amount to be assessed. However, in many cases the method for assigning the value of the benefit received by the improvement, and therefore the amount to be assessed, will focus on calculating the proportionate cost of providing the improvement, provided the cost does not exceed the increase in property market value resulting from the improvement. The entire project shall be considered as a whole for the purpose of calculating and computing an assessment rate. In the event City staff has doubt as to whether the costs of the project may exceed the special benefits to the property, the City Council may obtain such appraisals as may be necessary to support the proposed assessment.

The assessment policy is intended to serve as a guide for a systematic assessment process in the City. There may be exceptions to the policy or unique circumstances or situations that may require special consideration and discretion by City staff and the City Council.

SECTION 2. IMPROVEMENTS AND MAINTENANCE COSTS ELIGIBLE FOR SPECIAL ASSESSMENT.

Subd. 1. Public improvements, and related acquisition, construction, extension, and maintenance of such improvements, authorized by Minnesota Statutes, Sections 429.021 and 459.14, subd. 7, that are eligible for special assessment within the City include the following:

1. Streets, sidewalks, pavement, curbs and gutters, including the beautification thereof.
2. Parking lots.
3. Water works systems and appurtenances, within and without the corporate limits.
4. Sanitary sewer and storm sewer systems including appurtenances, within and without the corporate limits.
5. Street boulevard trees.
6. Street lights, street lighting systems and special lighting systems.
7. Steam heating mains.
8. Parks, playgrounds, and recreational facilities, including the purchase of equipment, within or without the corporate limits.
9. Abatement of nuisances, including but not limited to, draining and filling swamps, marshes, and ponds on public and private property.
10. Dikes and other flood control works.
11. Retaining walls and area walls.
12. A pedestrian skyway system upon a petition pursuant to section 429.031, subdivision 3.
13. Underground pedestrian concourses.
14. Public malls, plazas or courtyards.
15. District heating systems.
16. Fire protection systems in existing buildings upon a petition pursuant to section 429.031, subdivision 3.
17. Highway sound barriers.
18. Gas and electric distribution facilities.

Subd. 2. The City is also authorized by ordinance adopted pursuant to Minnesota Statutes Section 429.101 to recover, through special assessment, certain costs, including the following:

1. Snow, ice, or rubbish removal from sidewalks.
2. Weed elimination from streets or private property.
3. Removal or elimination of public health or safety hazards from private property excluding any structure included under the provisions of Minnesota Statutes, sections 463.15 to 463.26.
4. Installation or repair of water service lines, street sprinkling, sweeping, or other dust treatment of streets.
5. The trimming and care of trees and the removal of unsound trees from any street.
6. The treatment and removal of insect infested or diseased trees on private property.
7. The repair of sidewalks and alleys.
8. The operation of a street lighting system.
9. The operation and maintenance of a fire protection or a pedestrian skyway system.

SECTION 3. INITIATION OF PUBLIC IMPROVEMENT PROJECTS.

Public improvement projects can be initiated in the following ways.

1. Public improvement projects may be initiated by petition of owners of not less than 50% in frontage of the property abutting the proposed improvement in accordance with the provisions of Section 8.4.2 of the City Charter.

2. Public improvements also may be initiated by the City Council when, in its judgment, such action is required and is in accordance with the provisions of Chapter 8 of the City Charter.

3. A resolution ordering any improvements initiated by the Council requires a four-fifths majority vote of all members of the Council. A resolution ordering any improvements petitioned for by owners of not less than 50% of abutting property owners requires a majority vote of all members of the Council. A resolution ordering any improvements initiated by all owners of abutting property, and assessing the entire cost against their property, may be adopted without a public hearing. The Council may consider the request of a Developer to construct the improvements and assess them.

SECTION 4. PUBLIC IMPROVEMENT PROCEDURE.

The following is the general procedure followed by the City Council for all public improvement projects from initiation of such a project through certification of the assessment roll to the County Auditor. Formats for the various reports and resolutions referenced in this section are made a part of the policies and procedures of the City**. Applicable state law and City Charter provisions take precedence over the following general procedure.**

1. Staff reviews the petition or Developer's request for submission to Council.
2. Council accepts or rejects the petition or request. If based upon a petition, the Council adopts a resolution declaring whether the required percentage of property owners signed the petition. If the petition or request is accepted, Council orders the preparation of a feasibility report.
3. Staff prepares the feasibility report. The report shall preliminarily evaluate whether the proposed improvement is necessary, cost-effective, and feasible and whether it should be made as proposed or in conjunction with another project. The report shall include an estimate of the cost of the improvement as proposed. Council may refer the report to the Planning and Zoning Commission.
4. Council accepts or rejects the feasibility report. If accepted, Council orders a public hearing on the improvements.
5. Staff posts and publishes the hearing notice and mails notices to affected property owners as provided in Minn. Stat. § 429.031(a).
6. Council conducts a public hearing.
7. Within six (6) months of the hearing date, but no sooner than sixty (60) days after per City Charter § 8.4.1, Council adopts or rejects a resolution ordering the improvement to be constructed and advertisement of bids. If adopted, staff prepares final plans, advertises for and opens bids as provided in Minn. Stat. § 429.041, prepares a bid tabulation, makes a recommendation to City Council for award, and prepares a proposed assessment roll. Bonds to finance project costs may be issued at any time after the improvements are ordered.

8. Council reviews the proposed assessment roll and orders an assessment hearing.
9. Staff publishes a hearing notice and mails notice of the hearing date and proposed assessments to the affected property owners as provided in Minn. Stat. § 429.061.
10. Council conducts the assessment hearing and adopts, revises, or rejects the resolution determining the amount of the total expense the City will pay, if any, and establishing the assessment roll. If adopted, Council authorizes certification of the assessment to the County Auditor.
11. Council awards contracts based on the bids received.
12. Staff certifies the assessment roll to the County Auditor.
13. Staff supervises construction and prepares payments.

SECTION 5. FINANCING OF PUBLIC IMPROVEMENTS.

The City encourages public improvement projects when the area benefiting and needing such improvements develop. Examples of this policy can be seen through the subdivision regulations, zoning ordinance, and building codes. Developers are required to provide the needed improvements and services before development occurs, thereby avoiding unexpected hardships on the property owners purchasing such property and the general public. However, it is recognized that certain areas of the City have developed without all needed public improvements (e.g. parks, water, sewer, and street improvements) and that methods must be found to provide these improvements without causing undue hardships on the general public or the individual property owners.

Special assessments are generally accepted as a means by which areas can obtain improvements or services; however, the method of financing assessment is a critical factor to both the City and the property owner. Full project costs spread over a very short term can cause an undue hardship on the property owner and, likewise, city costs and systems costs spread over a long period of time can cause an undue hardship on the City.

It is the policy of the City to not defer assessments except in cases where hardship to senior citizens 65 years of age or older, or persons retired by virtue of a permanent and total disability, would result. Also, the City Council may elect to defer assessments on undeveloped land for a specified length of time or until the lands are developed. Terms and conditions of any such deferral will be established in the resolution adopting the assessments.

SECTION 6. GENERAL ASSESSMENT POLICIES APPLICABLE TO ALL TYPES OF IMPROVEMENTS.

The cost of any improvement shall be assessed based upon benefits received. The following general principles shall be used as a basis of the City's assessment policy:

1. **Project Cost.** The "project cost" of an improvement includes the costs of all necessary construction work required to accomplish the improvement (direct costs), plus engineering, legal, administrative, financing and other contingent costs, including acquisition of right-of-way and other property (indirect costs). The finance charges include all costs of financing the project. These costs include, but are not limited to, financial consultant's fees, bond rating agency fee, bond attorney's fees, and capitalized interest. The interest charged to the project shall be included as financing charges.

2. **City Cost.** The "city cost" of an improvement is the amount of the total improvement expense the City will pay as determined by Council resolution. Where the project cost of an improvement is not entirely attributed to the need for service to the area served by the improvement, or where unusual conditions beyond the control of the owners of the property in the area served by the improvement would result in an inequitable distribution of special assessments, or for any other reason determined by the City, the City, through the use of other funds, may pay such "city cost."
3. **Assessable Cost.** The "assessable cost" of an improvement is equal to the "project cost" minus the "city cost."
4. **Interest.** The City will charge interest on special assessments at a rate specified in the resolution approving the assessment roll. If bonds were sold to finance the improvement project, the interest rate shall be equal to the interest rate of the bonds plus 2% (2% above bond rate), rounded to the nearest quarter of a percent. If no bonds were sold, the interest rate shall be set at the U.S. Treasury rate (10-year for 10 year assessment; 15-Year for 15 year assessment) plus 2 percentage points.
5. **Prepayment.** Property owners may pay their assessments in full, interest free, for a period of 30 days after the assessment hearing. After such period interest shall be computed from the date specified in the assessment resolution. The City will transmit a certified duplicate of the assessment roll with each installment, including interest, to the County Auditor, or in lieu of such certification, annually certify to the County Auditor by November 30 in each year, the total amount of installments of and interest on assessments on each parcel that are to become due in the following year.
6. **Extensions.** Where an improvement is designed for service of an area beyond that receiving the initial benefit, the City may pay for increased project costs due to such provisions for future service extensions. The City will levy assessments to cover this cost when a new improvement is installed as an extension of the existing improvement upon identification of such additional amount in the notice of hearing for the extensions or new improvements. As an alternative, the City may assess these costs to the area of future extension immediately based on the value of benefit received.
7. **Project Assistance.** If the City receives financial assistance from the Federal Government, the State of Minnesota, the County, or from any other source to defray a portion of the costs of a given improvement, such aid will be used first to reduce the "city cost" of the improvement. If the financial assistance received is greater than the "city cost," the remainder of the aid will be placed in the Public Improvement Revolving Fund to be applied towards other City projects.
8. **Assessable Property.** Property owned by the City and other political subdivisions including municipal building sites, parks and playgrounds, but not including public streets, alleys, and right-of-way, shall be regarded as being assessable on the same basis as if such property was privately owned. Private right-of-way shall be assessable.
9. **Individual Benefits.** The City may construct improvements specifically designed for or shown to be of benefit solely to one or more properties. The costs for these improvements will be assessed directly to such properties, and not included in the assessments for the remainder of the project. An example would be utility service lines running from the main lines to the property.
10. **Benefit Appraisals.** In the event that City staff has doubt as to whether the proposed assessments exceed the special benefits to the property(ies) in question, the City Council may order benefit appraisals or benefit appraisal consultations as deemed necessary to support the proposed assessments. As a general rule, benefit appraisals or benefit appraisal consultations may be ordered when the proposed assessment exceeds $5,000 for a standard city street

reconstruction project on a residential lot, or $20,000 per acre for commercial or industrial property.

11. **Condemnation Awards.** A property owner may elect to offset special assessments against condemnation awards. In such case, the property owner must execute an agreement (Net Assessment Agreement) with the City.
12. **Subgrade Corrections.** All costs relative to subgrade soil corrections deemed necessary to construct or reconstruct City streets will be considered a "city cost" and will not be assessed.
13. **Rural to Urban Conversion.** All costs relative to converting an existing rural street section to an urban street section by filling roadside drainage ditches and adding curb and gutter and storm sewer will be considered a "city cost" and will not be assessed.
14. **Oversizing.** All costs relative to oversizing an existing City street by increasing the width of the street and/or the load carrying capacity of the pavement section will be considered a "city cost" and will not be assessed.

SECTION 7. METHODS OF ASSESSMENT.

Subd. 1. General Statement. There are three different methods of assessment: adjusted front footage, area, and per lot. The feasibility report will recommend one or a combination of these methods for each project, based upon which method would best reflect the benefit received for the area to be assessed. The City Council will select the preferred method of calculating the assessments along with other applicable assessment criteria.

Subd. 2. Policy Statement. The following methods of assessment, as described and defined below, are hereby established as the preferred methods of assessment in the City.

A. "Adjusted Front Footage" Method of Assessment.

The "adjusted front footage" method of assessment is based on the quotient of the "assessable cost" divided by the total assessable frontage benefiting from the improvement. This method is typically applied to commercial, industrial, and multi-family residential properties. For the purpose of determining the "assessable frontage," all properties, including those owned by governmental entities, shall have their frontages included in such calculation.

The actual physical dimensions of a parcel abutting an improvement (i.e., street, sewer, water, etc.) shall not be construed as the frontage utilized to calculate the assessment for a particular parcel. Rather, an "adjusted front footage" will be determined. The purpose of this method is to equalize assessment calculations for lots of similar size. Individual parcels by their very nature differ considerably in shape and area. The following procedures will apply when calculating adjusted front footage. The selection of the appropriate procedure will be determined by the specified configuration of the parcel. All measurements will be scaled from available plat and section maps and will be rounded down to the nearest foot dimension with any excess fraction deleted.

1. *Rectangular Interior Lots.* The rectangular lot is defined as having no more than 2 feet of difference between the front and rear lot lines. The adjusted front footage is the actual front footage of the lot. For rectangular lots whose frontage is greater than its depth, the "odd shaped lot" method shall be used.

2. *Odd Shaped Lots.* For odd shaped lots such as exist on cul-de-sacs and curved streets where there is more than 2 feet of difference between the front and rear lot lines, and where the lots frontage is greater than its depth, the "odd shaped lot" method of determining the adjusted front footage shall be used. The adjusted front footage shall be computed by dividing the area of the lot by 12,000 square feet to determine the equivalent number of front footage units in the parcel. The number of units multiplied by 65 feet will give the adjusted front footage.

3. *Corner Lot Adjustment.* For street and trail assessments, the short side will be assessed the actual front footage. The long side will be assessed one-half the actual side footage. Sanitary sewer and watermain will only be assessed on the short side of a corner lot.

4. *Zonal Assessment.* When the street along the long side of a corner lot is improved, the cost shall be assessed equally to all lots within ½ block in each direction of the street improved. This method may be selected rather than the "corner lot adjustment".

5. *Double Fronting Lots.* When a lot has frontage on two streets, the lot is subject to assessments for improvements to both streets, consistent with this policy, regardless of the timing of the improvements.

B. "Area" Method of Assessment.

The "area" method of assessment is based on the number of square feet or acres within the boundaries of the appropriate property lines of the parcels benefiting from the project. This method is most often applied to commercial and industrial lots. The assessment rate (i.e., cost per square foot) shall be calculated by dividing the total assessable cost by the total assessable area. On large lots, the City Engineer may determine that only a portion of the lots receives the benefit and may select a lot depth for the calculations equal to the benefit received.

All properties included in the benefited area, including those owned by governmental entities, churches, etc., shall be assessable. The following items may not be included in area calculations: public right-of-ways, and natural waterways, swamps and lakes and other wetlands designated by the Minnesota Department of Natural Resources or the City. The City Engineer will make a recommendation on the boundaries or parameters of the benefited area in the feasibility report.

C. "Per Lot" Method of Assessment.

The "per lot" method of assessment is based on equal assessment of all lots within the benefited area. This method is typically applied to single-family residential lots with similar sizes and configurations. The "assessment per lot" shall be the quotient of the "assessable cost" divided by the total assessable lots or parcels benefiting from the improvement. For the purpose of determining the "lots" or "parcels" all parcels, including those owned by governmental entities, shall be included in such calculations.

SECTION 8. STANDARDS FOR PUBLIC IMPROVEMENT PROJECTS.

The following standards are hereby established by the City to provide a uniform guide for improvements within the City.

A. Surface Improvements

Surface improvements shall normally include all improvements visible on or above the ground within the right-of-way, and include, but are not limited to, trees, lighting, sidewalks, trails, signing, street and accessory improvements such as drainage ponds and facilities, parking lots, parks and playgrounds. Surface improvements shall also normally include aggregate or granular base materials for bituminous and concrete pavements.

Policy Statement. Prior to construction or completion of surface improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

When practicable, no surface improvements to less than both sides of a full block of street shall be approved except as necessary to complete partially completed improvements initiated previously. Concrete or bituminous curbing, or concrete curb and gutter, shall be installed at the same time as street surfacing.

B. Sub-Surface Improvements

Sub-surface improvements shall normally include such items as water distribution, sanitary sewer and storm sewer lines and appurtenant infrastructure, and electric and gas utilities.

Main lines are the publicly owned and maintained lines or facilities such as trunk lines, interceptors, mains, and laterals. Service lines are those privately owned lines or facilities extending from the main line to the property line.

Policy Statement. Sub-surface improvements shall be made to serve current and projected land use. All installations shall conform to applicable standards established by local, state and/or federal agencies of competent jurisdiction. All installations shall also comply, to the maximum extent feasible, with nationally recognized standards such as those of the American Insurance Association.

Service lines from the lateral or trunk utility to the property line of all planned service locations such as residences or buildings on properties whose owner has requested service shall be installed in conjunction with the construction of the mains.

C. Subgrade Improvements

Subgrade improvements shall normally include such items as subgrade corrections (removing layers/pockets of unsuitable soils and replacing them with aggregate base, select granular material, or other more suitable soils) and installation of geotextile fabrics.

Policy Statement. Prior to construction or completion of subgrade improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

SECTION 9. POLICIES OF REASSESSMENT.

The City shall design public improvements to last for a definite period. The life expectancy or service life shall be as stated in the policy statement of this section, or if different, shall be as stated in the resolution ordering improvement and preparation of plans.

Policy Statement

The following are the "life expectancies" or "service lives" of public improvements except as may be otherwise stated in the resolution ordering improvement and preparation of plans.

1. Sidewalks and Trails – 30 years.
2. Street improvements, including surfacing and curb and gutter – 60 years.
3. Ornamental street lighting – 30 years.
4. Water Mains – 60 years.
5. Sanitary Sewers – 60 years.
6. Storm Sewers – 60 years.

SECTION 10. ASSESSMENT COMPUTATIONS.

The following is the typical city assessment for various specified improvements. The City Council reserves the right to vary from the following computations when conditions warrant. All computations are subject to the criteria set forth in Section 1.

A. Street and Curb and Gutter Improvements

1. ***New Construction.*** New streets are assessed 100% to the abutting benefited properties. Street and curb and gutter improvements will normally be assessed by the adjusted front footage method for commercial, industrial and multi-family residential properties, or by the per lot method for single-family residential properties, however other methods including the area method may be utilized if conditions warrant. Cost of construction of streets shall be assessed based on the minimum design of 7-ton axle load in residential areas and 9-ton axle load in commercial and industrial areas. Oversizing costs that are incurred in excess of the above may be paid by: (1) State funds, (2) larger assessment rates to other benefited properties, (3) general obligation funds, or (4) any other method or combination of methods authorized by the City Council.
2. ***Reconstruction and Overlays.*** Street reconstructions and overlays, including the associated removal and replacement of curb and gutter, are assessed 25% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
3. ***Gravel Streets.*** Upgrading existing gravel streets by adding pavement, curb and gutter, and storm sewer are assessed 50% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
4. ***Seal Coats.*** Sealcoats are not assessed.
5. ***Alleys.*** Upgrading existing gravel alleys by adding pavement is assessed 50% to all lots abutting on the alley in the block being improved or as otherwise determined by Council ordered benefit appraisals. Reconstructing existing paved alleys is 25% assessed to all lots abutting on the alley or as otherwise determined by Council ordered benefit appraisals.

B. Sidewalks and Trails

1. ***New Construction.*** New sidewalks and trails are not assessed to the abutting property on which the sidewalk is located, but rather are funded 100% by the City. In new subdivisions, the City will require the developer to finance sidewalk and trail improvements rather than assessing the cost.
2. ***Reconstruction.*** Replacement sidewalks are assessed 25% to the abutting property owner and 75% City funded.

C. Storm Sewer Improvements

Storm sewers are assessed on a project-by-project basis. Storm sewers in new subdivisions are considered an assessable improvement on an area basis.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area storm sewer charges are levied to all unplatted property at the time of platting, to re-plats that have not been charged trunk area charges when the land was originally platted, and to re-plats that have been charged trunk area charges when the land was originally platted but where the use is increasing (only the cost difference based on current and prior use is charged). The charges will be set in the annual fee schedule approved by the City Council.

Normally, storm sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing storm sewers is paid for entirely through the Stormwater Utility Fund.

D. Sanitary Sewer Assessments

Assessments for sanitary sewer in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for sanitary sewers in commercial and industrial areas are based upon a standard size of 12-inch mains. Sanitary sewer assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances will be paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area sanitary sewer charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Normally, sanitary sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

Lateral benefit from major trunk sewers or interceptors is assessed to the properties benefited by the sewer. Any oversizing cost is assessed as described above.

The replacement of existing sewers is funded entirely by the City through the sewer enterprise funds.

Individual sanitary sewer service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private sanitary services, but do not have mainline sewers adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new mainline sanitary sewer, and 100% of the cost associated with replacing the service lines.

Any existing sanitary sewer service lines found to be defective as part of a project are replaced as part of the project and are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City sewer during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City sewer if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council. Connecting to City sewer requires a City water connection.

E. Watermain Assessments

Assessments for watermains in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for watermains in commercial and industrial areas are based upon the standard size of 12-inch mains. Watermain assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area water charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties shall be fully assessed to the benefiting property.

Normally, watermains are assessed on a per lot basis, but in certain situations the area or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing watermains is funded entirely by the City through the water enterprise funds.

Lateral benefit from major trunk watermains is assessed to properties benefited by the watermain. Lateral watermain assessments are based on the costs for an equivalent 8-inch diameter watermain for residential properties and for an equivalent 12-inch diameter watermain for commercial/industrial properties.

Individual water service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private water services, but do not have

mainline watermains adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new watermain but 100% of the cost associated with replacing their service lines.

Any existing water service lines found to be defective as part of the project, are replaced as part of the project and are assessed directly to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City water during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City water if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council.

F. Street Boulevard Trees

All street boulevard trees installed as part of new street constructions or in reconstructing existing streets shall be included as part of the overall project costs included in the assessment calculations.

G. Street Lights

All costs for new streetlights installed as part of constructing new streets or streetlights relocated as part of reconstructing streets are included in the overall project costs and included in the assessment calculations, unless otherwise directed by the City Council. In new subdivisions, the City will require the developer to finance street light improvements rather than assessing the cost.

H. Other Improvements

Based on the City Council's determination, any other eligible improvements may be fully assessed or assessed in part.

SECTION 11. DEFERMENT OF SPECIAL ASSESSMENTS.

Subd. 1. The Council may defer the payment of any special assessment on homestead property owned by a person who is 65 years of age or older, or who is retired by virtue of permanent and total disability, and the City Clerk is hereby authorized to record the deferment of special assessments where all of the following conditions are met:

1. The applicant must apply for the deferment not later than 90 days after the assessment is adopted by the City Council.
2. The applicant must be 65 years of age or older or retired by virtue of permanent and total disability at the time the assessment is adopted.
3. The applicant must be the owner of the property.
4. The applicant must occupy the property as his or her principal place of residence.
5. The average annual payment for assessments levied against the subject property exceed one percent of the adjusted gross income of the applicant as evidenced by the applicant's most recent federal income tax return. The average annual payment of an assessment shall be the total cost of the assessment divided by the number of years over which it is spread.

Subd. 2. The deferment shall be granted for as long a period of time as the hardship exists and the conditions in subdivision 1 remain true. It shall be the duty of the applicant to notify the City Clerk of any change in his or her status that would affect eligibility for deferment.

Subd. 3. The entire amount of deferred special assessments shall be due within sixty days after loss of eligibility by the applicant. If the special assessment is not paid within the sixty (60) days, the City Clerk shall add thereto interest accruing from the first date the applicant loses eligibility at the rate as defined in section 6.4 and the total amount of principal and interest shall be certified to the County Auditor for collection with taxes the following year. Should the applicant demonstrate to the satisfaction of the Council, that full repayment of the deferred special assessment would cause the applicant particular undue financial hardship, the Council may order that the applicant pay within sixty days a sum equal to the number of installments of deferred special assessments outstanding and unpaid to date, including principal and interest, with the balance thereafter paid according to the terms and conditions of the original special assessments.

Subd. 4. The option to defer the payment of special assessments shall terminate and all amounts accumulated plus applicable interest shall become due upon the occurrence of any one of the following:

1. The death of the owner when there is no spouse who is eligible for deferment.
2. The sale, transfer or subdivision of all or any part of the property.
3. Loss of homestead status on the property.
4. Determination by the Council for any reason that immediate or partial payment would impose no hardship.

State Law References(s): Minn. Stat. § 435.193, Senior Citizens or retired & disabled persons hardship special assessment deferral.

*Original Adoption: 12/9/14 by Resolution #14-12-250
*Amended: 1/13/15 by Resolution #15-01-016 – *Section 6 - #4 Interest to reflect interest rate on bonded projects*

CHAPTER 8. - PUBLIC IMPROVEMENTS AND SPECIAL ASSESSMENTS

Sec. 8.1. - Power to make improvements and levy assessments.

The city may make any type of local improvement not forbidden by law and levy special assessments to pay all or part of the cost of such local improvements. The total of the assessments for any local improvement may not exceed the cost of the local improvement, plus all costs and expenses connected therewith, including interest. No assessment shall exceed the benefit to the property assessed as measured by the increase in the market value of the property assessed as a result of the local improvement.

(Ord. of 1-25-1993)

Sec. 8.2. - Application of Charter.

All local improvement projects shall be carried out exclusively under the provisions of this Charter. The term "local improvement" as used in this section shall mean a public improvement financed partly or wholly from special assessments.

(Ord. of 1-25-1993)

Sec. 8.3. - Assessments for services.

The council may provide by ordinance that the cost of the city services to streets, sidewalks, or other public or private property may be assessed against property benefited and may be collected in the same manner as special assessments.

(Ord. of 1-25-1993)

Sec. 8.4. - Local improvement procedure.

When the city undertakes any local improvement to which the state local improvement code, Minn. Stats. chapter 429 applies, it shall comply with the provisions of that law, except as modified below. The council may by ordinance prescribe the procedure to be followed in making any other local improvement and levying assessments therefor.

8.4.1 *Sixty-day waiting period.* A period of 60 days shall elapse after the conclusion of the public hearing required by law to precede the ordering of the construction of a local improvement project (the "public hearing") before the actual ordering of the local improvement by the council and the council entering into a contract for the local improvement construction.

8.4.2 *Percentage of owners required.* When the local improvement has been petitioned for by the owners of not less than 50 percent in frontage of the real property abutting on streets named in the petition as the location of the local improvement the resolution ordering the local improvement by the council may be approved by vote of a majority of all members of the council. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council.

8.4.3 *Petition against the local improvement.* A proposed local improvement may be initiated by petition of the owners of real property abutting on the streets named in the petition. If, within 30 days of the conclusion of the public hearing, a petition against such local improvement is filed with the city administrator which petition is signed by a percentage of the owners of real property abutting on the streets named in the initiating petition as the location of the improvement which

percentage is greater than the percentage of owners of real property who signed the initiating petition, the council shall not make such local improvement at the expense of the abutting property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.4 *Counter petition in favor of the improvement.* If within 30 days of the filing with the city administrator of a petition against the local improvement as described in section 8.4.3 above, there is filed with the city administrator a petition in favor of the local improvement, signed by owners of real property abutting on the streets named in the initiating petition as the location of the improvement, in a percentage greater than the percent of owners of real property who signed the petition against the local improvement, then in such event the council may disregard the petition against the local improvement and proceed with the local improvement.

8.4.5 *Petition against council initiated improvement.* If the local improvement was initiated by council resolution without an initiating petition and, within 60 days of the conclusion of the public hearing, a petition is filed with the city administrator against such local improvement and which petition is signed by 60 percent or more of the owners of real property proposed to be assessed for and benefited by the local improvement, the council shall not make such local improvement at the expense of the benefited property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.6 *Withdrawal of name from petition.* Any person whose name appears on a petition to the council in favor of a local improvement, or on a petition to the council filed against a local improvement, may withdraw his/her name by a statement in writing filed with the city administrator before such petition is presented to the council or in person at a city council meeting before the city council accepts said petition.

8.4.7 *Filing of petition with city council.* All completed petitions filed with the city administrator as described herein shall be presented to the council by the city administrator at the council's next regularly scheduled meeting.

8.4.8 *One year before any further action.* When a proposed local improvement is disallowed pursuant to the petition process described in the foregoing sections, the council shall not vote on the same improvement within a period of one year after the public hearing on said improvement.

(Ord. of 1-25-1993; Ord. No. 06-22, § 2, 7-5-2006; Ord. No. 12-08, § 2, 6-26-2012; Ord. No. 14-07, § 2, 8-11-2014)

Sec. 8.5. - Computation of time.

Where the performance or doing of any act or matter is required by this Charter, and the period of time is prescribed and fixed by this Charter, the time shall be computed so as to exclude the first and include the last day of the prescribed or fixed period of time. When the last day of the period falls on a Saturday, Sunday, or a legal holiday, that day shall be omitted from the computation.

(Ord. of 1-25-1993)

Sec. 8.6. - Sewer and water projects.

This section applies to any local improvement project completed after January 1, 1996, which includes extending urban services (sewer and/or water) to an existing home or neighborhood.

8.6.1 *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.

8.6.2 *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.

8.6.3 *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.

(Ref. of 5-20-1996; Ord. of 1-24-2001)

CHAPTER 429

LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS

429.011 DEFINITIONS.
429.021 LOCAL IMPROVEMENTS, COUNCIL POWERS.
429.031 PRELIMINARY PLANS, HEARINGS.
429.035 IMPROVEMENTS, PETITION.
429.036 APPEAL FROM DETERMINATION OF LEGALITY OF PETITION.
429.041 COUNCIL PROCEDURE.
429.051 APPORTIONMENT OF COST.
429.052 STREET OR ROAD IMPROVEMENTS OUTSIDE MUNICIPAL BOUNDARIES.
429.061 ASSESSMENT PROCEDURE.
429.071 SUPPLEMENTAL ASSESSMENTS; REASSESSMENT.
429.081 APPEAL TO DISTRICT COURT.
429.091 FINANCING.
429.101 UNPAID SPECIAL CHARGES MAY BE SPECIAL ASSESSMENTS.
429.111 CHARTER PROVISIONS, EFFECT.

429.01 [Repealed, 1953 c 398 s 13 subd 1]

429.011 DEFINITIONS.

Subdivision 1. **Application.** For the purpose of this chapter the terms defined in this section shall have the meanings ascribed to them.

Subd. 2. **Municipality; certain cities and towns.** "Municipality" means any city of the second, third, or fourth class however organized, or any statutory city or any town as defined in section 368.01.

Subd. 2a. **Municipality; certain counties.** "Municipality" also includes the following:

(1) a county in the case of construction, reconstruction, or improvement of a county state-aid highway;

(2) a county in the case of construction, reconstruction, or improvement of a county highway as defined in section 160.02 including curbs and gutters and storm sewers;

(3) a county exercising its powers and duties under section 444.075, subdivision 1;

(4) a county for expenses not paid for under section 403.113, subdivision 3, paragraph (b), clause (3);

(5) a county in the case of the abatement of nuisances; and

(6) a county operating an energy improvements financing program under section 216C.436 or 216C.437.

Subd. 2b. **Municipality; certain towns.** "Municipality" also includes any town not having the powers granted herein pursuant to any other law in the case of construction, reconstruction or improvement of a town road including curbs and gutters and storm sewers and in the case of those improvements designated in section 429.021, subdivision 1, clauses (1), (2), (4), (5), (6), (7), (8), and (10).

Subd. 3. **Council.** "Council" means the body of the city having general legislative powers, the town board of the town, or the county board of a county.

Subd. 4. **Clerk.** "Clerk" means the chief clerical officer of the municipality.

Subd. 5. **Improvement.** "Improvement" means any type of improvement made under authority granted by section 429.021, and in the case of a county is limited to the construction, reconstruction, or improvement of a county state-aid highway or county highway including curbs and gutters and storm sewers, and to the purchase, installation, or maintenance of signs, posts, and markers for addressing related to the operation of enhanced 911 telephone service.

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Subd. 6. **Newspaper.** "Newspaper" means the official newspaper of the municipality, or if there is no official newspaper, a legal newspaper of general circulation in the municipality.

Subd. 7. **Street.** "Street" means any street, alley, or other public way, or any part thereof.

Subd. 8. **Utilities commission.** "Utilities commission" means the municipal board or commission, other than the council, which exercises any authority or control over the operation of any municipally owned public utility.

Subd. 9. **Pedestrian skyway system.** "Pedestrian skyway system" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, elevated above ground, within and without the public right-of-way, and through or above private property and buildings, and includes overpasses, bridges, passageways, walkways, concourses, hallways, corridors, arcades, courts, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, services, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 10. **Underground pedestrian concourse.** "Underground pedestrian concourse" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, below ground, within and without the public right-of-way, and through or below private property, and includes tunnels, passageways, walkways, concourses, hallways, corridors, arcades, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 11. **Special lighting system.** "Special lighting system" means lights or light displays of any type located within or without the public right-of-way.

Subd. 12. **Acquire.** "Acquire" includes, but is not limited to, the obtaining by purchase, condemnation, or leasing rights or interests in the areas above or below the surface of the ground of real property or structures or improvements thereon.

Subd. 13. **Public mall, plaza, or courtyard.** "Public mall, plaza, or courtyard" means any wholly or partly opened or enclosed public area adjacent to or attached to a wall, fence, commercial structure, hotel, or any other building and designed as a place for passive recreation, public entertainment, exhibition and education, or a pedestrian walk.

Subd. 14. **Fire protection system.** "Fire protection system" means pipes, standpipes, sprinklers, control systems and other devices and equipment installed in or outside a building for the primary purpose of eliminating or reducing the spread of fire in the building or providing for safe evacuation of the building, whether the devices and equipment are publicly or privately owned.

Subd. 15. **Highway sound barriers.** "Highway sound barriers" means sound abatement walls erected along highways to reduce noise levels attributable to vehicular traffic.

Subd. 16. **On-site water contaminant improvements.** "On-site water contaminant improvements" means pipes, wells, and other devices and equipment installed in or outside a building for the primary purpose of eliminating water contamination caused by lead or other toxic or health threatening substances in the water, whether the improvements so installed are publicly or privately owned.

History: *1953 c 398 s 1; 1961 c 338 s 1; 1969 c 741 s 1-3; 1971 c 617 s 1-4; 1973 c 123 art 5 s 7; 1973 c 636 s 1; 1973 c 702 s 22; 1974 c 233 s 1; 1976 c 147 s 1; 1978 c 634 s 1,2; 1979 c 330 s 1; 1983 c 9 s 1;*

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1984 c 478 s 1; 1984 c 591 s 1; 1986 c 315 s 1; 1987 c 138 s 1; 1988 c 564 s 1; 1994 c 614 s 5; 2000 c 490 art 5 s 29,30; 2009 c 88 art 2 s 31; 2010 c 389 art 7 s 4; 2018 c 155 s 34

429.02 [Repealed, 1953 c 398 s 13 subd 1]

429.021 LOCAL IMPROVEMENTS, COUNCIL POWERS.

Subdivision 1. **Improvements authorized.** The council of a municipality shall have power to make the following improvements:

(1) To acquire, open, and widen any street, and to improve the same by constructing, reconstructing, and maintaining sidewalks, pavement, gutters, curbs, and vehicle parking strips of any material, or by grading, graveling, oiling, or otherwise improving the same, including the beautification thereof and including storm sewers or other street drainage and connections from sewer, water, or similar mains to curb lines.

(2) To acquire, develop, construct, reconstruct, extend, and maintain storm and sanitary sewers and systems, including outlets, holding areas and ponds, treatment plants, pumps, lift stations, service connections, and other appurtenances of a sewer system, within and without the corporate limits.

(3) To construct, reconstruct, extend, and maintain steam heating mains.

(4) To install, replace, extend, and maintain street lights and street lighting systems and special lighting systems.

(5) To acquire, improve, construct, reconstruct, extend, and maintain water works systems, including mains, valves, hydrants, service connections, wells, pumps, reservoirs, tanks, treatment plants, and other appurtenances of a water works system, within and without the corporate limits.

(6) To acquire, improve and equip parks, open space areas, playgrounds, and recreational facilities within or without the corporate limits.

(7) To plant trees on streets and provide for their trimming, care, and removal.

(8) To abate nuisances and to drain swamps, marshes, and ponds on public or private property and to fill the same.

(9) To construct, reconstruct, extend, and maintain dikes and other flood control works.

(10) To construct, reconstruct, extend, and maintain retaining walls and area walls.

(11) To acquire, construct, reconstruct, improve, alter, extend, operate, maintain, and promote a pedestrian skyway system. Such improvement may be made upon a petition pursuant to section 429.031, subdivision 3.

(12) To acquire, construct, reconstruct, extend, operate, maintain, and promote underground pedestrian concourses.

(13) To acquire, construct, improve, alter, extend, operate, maintain, and promote public malls, plazas or courtyards.

(14) To construct, reconstruct, extend, and maintain district heating systems.

(15) To construct, reconstruct, alter, extend, operate, maintain, and promote fire protection systems in existing buildings, but only upon a petition pursuant to section 429.031, subdivision 3.

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(16) To acquire, construct, reconstruct, improve, alter, extend, and maintain highway sound barriers.

(17) To improve, construct, reconstruct, extend, and maintain gas and electric distribution facilities owned by a municipal gas or electric utility.

(18) To purchase, install, and maintain signs, posts, and other markers for addressing related to the operation of enhanced 911 telephone service.

(19) To improve, construct, extend, and maintain facilities for Internet access and other communications purposes, if the council finds that:

(i) the facilities are necessary to make available Internet access or other communications services that are not and will not be available through other providers or the private market in the reasonably foreseeable future; and

(ii) the service to be provided by the facilities will not compete with service provided by private entities.

(20) To assess affected property owners for all or a portion of the costs agreed to with an electric utility, telecommunications carrier, or cable system operator to bury or alter a new or existing distribution system within the public right-of-way that exceeds the utility's design and construction standards, or those set by law, tariff, or franchise, but only upon petition under section 429.031, subdivision 3.

(21) To assess affected property owners for repayment of voluntary energy improvement financings under section 216C.436, subdivision 7, or 216C.437, subdivision 28.

Subd. 2. **Combining improvements.** An improvement on two or more streets or two or more types of improvement in or on the same street or streets or different streets may be included in one proceeding and conducted as one improvement.

Subd. 3. **Relation to charter and other laws.** When any portion of the cost of an improvement is defrayed by special assessments, the procedure prescribed in this chapter shall be followed unless the council determines to proceed under charter provisions; but this chapter does not prescribe the procedure to be followed by a municipality in making improvements financed without the use of special assessments.

If the council determines to proceed under charter provisions for special assessments, such provisions shall be deemed to include a requirement that notices of proposed assessments inform property owners of the procedures they must follow under the charter in order to appeal the assessments to district court. The notices shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality.

Charter provisions shall also be deemed to require that when the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as may be authorized by the charter, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement.

History: *1953 c 398 s 2; 1965 c 877 s 1; 1971 c 617 s 5; 1973 c 201 s 1; 1974 c 233 s 2; 1974 c 314 s 1; 1976 c 195 s 1; 1978 c 518 s 1; 1979 c 330 s 2; 1981 c 334 s 5; 1984 c 548 s 4; 1984 c 582 s 3; 1984 c 591 s 2; 1984 c 633 s 2; 1987 c 138 s 2; 1997 c 219 s 5; 2000 c 490 art 5 s 31; 2000 c 493 s 5; 2005 c 67 s 1; 2010 c 216 s 21; 2018 c 155 s 35*

429.03 [Repealed, 1953 c 398 s 13 subd 1]

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429.031 PRELIMINARY PLANS, HEARINGS.

Subdivision 1. **Preparation of plans, notice of hearing.** (a) Before the municipality awards a contract for an improvement or orders it made by day labor, or before the municipality may assess any portion of the cost of an improvement to be made under a cooperative agreement with the state or another political subdivision for sharing the cost of making the improvement, the council shall hold a public hearing on the proposed improvement following two publications in the newspaper of a notice stating the time and place of the hearing, the general nature of the improvement, the estimated cost, and the area proposed to be assessed. The two publications must be a week apart, and the hearing must be at least three days after the second publication. Not less than ten days before the hearing, notice of the hearing must also be mailed to the owner of each parcel within the area proposed to be assessed and must contain a statement that a reasonable estimate of the impact of the assessment will be available at the hearing, but failure to give mailed notice or any defects in the notice does not invalidate the proceedings. For the purpose of giving mailed notice, owners are those shown as owners on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. For properties that are tax exempt or subject to taxation on a gross earnings basis and are not listed on the records of the county auditor or the county treasurer, the owners may be ascertained by any practicable means, and mailed notice must be given them as provided in this subdivision.

(b) Before the adoption of a resolution ordering the improvement, the council shall secure from the city engineer or some other competent person of its selection a report advising it in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement. The report must also include the estimated cost of the improvement as recommended. A reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels, must be available at the hearing. No error or omission in the report invalidates the proceeding unless it materially prejudices the interests of an owner.

(c) If the report is not prepared by an employee of a municipality, the compensation for preparing the report under this subdivision must be based on the following factors:

(1) the time and labor required;

(2) the experience and knowledge of the preparer;

(3) the complexity and novelty of the problems involved; and

(4) the extent of the responsibilities assumed.

(d) The compensation must not be based primarily on a percentage of the estimated cost of the improvement.

(e) The council may also take other steps prior to the hearing, including, among other things, the preparation of plans and specifications and the advertisement for bids that will in its judgment provide helpful information in determining the desirability and feasibility of the improvement.

(f) The hearing may be adjourned from time to time, and a resolution ordering the improvement may be adopted at any time within six months after the date of the hearing by vote of a majority of all members of the council when the improvement has been petitioned for by the owners of not less than 35 percent in frontage of the real property abutting on the streets named in the petition as the location of the improvement. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council; provided that if the mayor of the municipality is a member of the council but has

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no vote or votes only in case of a tie, the mayor is not deemed to be a member for the purpose of determining a four-fifths majority vote.

(g) The resolution ordering the improvement may reduce, but not increase, the extent of the improvement as stated in the notice of hearing.

Subd. 2. **Approval by park board or utilities commission.** A resolution ordering a park improvement may be adopted only by a four-fifths vote of the council and shall also be approved by the park board, if there is one; provided, that if the mayor of the municipality is a member of the council but has no vote or votes only in case of a tie, the mayor shall not be deemed to be a member for the purpose of determining such four-fifths majority vote. A resolution ordering an improvement of the water, sewer, steam heating, street lighting or other facility over which a utilities commission has jurisdiction shall also be approved by the utilities commission.

Subd. 3. **Petition by all owners.** Whenever all owners of real property abutting upon any street named as the location of any improvement shall petition the council to construct the improvement and to assess the entire cost against their property, the council may, without a public hearing, adopt a resolution determining such fact and ordering the improvement. The validity of the resolution shall not be questioned by any taxpayer or property owner or the municipality unless an action for that purpose is commenced within 30 days after adoption of the resolution as provided in section 429.036. Nothing herein prevents any property owner from questioning the amount or validity of the special assessment against the owner's property pursuant to section 429.081. In the case of a petition for the municipality to own and install a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petition must contain or be accompanied by an undertaking satisfactory to the city by the petitioner that the petitioner will grant the municipality the necessary property interest in the building to permit the city to enter upon the property and the building to construct, maintain, and operate the fire protection system, pedestrian skyway system, or on-site water contaminant improvements. In the case of a petition for the installation of a privately owned fire protection system, a privately owned pedestrian skyway system, or privately owned on-site water contaminant improvements, the petition shall contain the plans and specifications for the improvement, the estimated cost of the improvement and a statement indicating whether the city or the owner will contract for the construction of the improvement. If the owner is contracting for the construction of the improvement, the city shall not approve the petition until it has reviewed and approved the plans, specifications, and cost estimates contained in the petition. The construction cost financed under section 429.091 shall not exceed the amount of the cost estimate contained in the petition. In the case of a petition for the installation of a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petitioner may request abandonment of the improvement at any time after it has been ordered pursuant to subdivision 1 and before contracts have been awarded for the construction of the improvement under section 429.041, subdivision 2. If such a request is received, the city council shall abandon the proceedings but in such case the petitioner shall reimburse the city for any and all expenses incurred by the city in connection with the improvement.

History: *1953 c 398 s 3; 1955 c 811 s 1; 1957 c 430 s 1; 1961 c 525 s 1,2; 1963 c 771 s 1; 1965 c 877 s 2; 1967 c 57 s 1,2; 1973 c 123 art 5 s 7; 1984 c 548 s 5; 1984 c 582 s 4; 1984 c 591 s 3; 1984 c 633 s 3; 1986 c 444; 1994 c 614 s 6; 1996 c 402 s 1; 2000 c 490 art 5 s 32*

429.035 IMPROVEMENTS, PETITION.

When any petition for the making of any improvement in any statutory city, town, or city of the second, third, or fourth class, however organized, for the cost of which special assessments may be, in whole or in part, levied therefor, is presented to the governing body of the municipality, this body shall, by resolution,

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determine whether or not the petition has been signed by the required percentage of owners of property affected thereby.

History: *(1918-33) 1927 c 311 s 1; 1953 c 398 s 12; 1961 c 338 s 2; 1973 c 123 art 5 s 7*

429.036 APPEAL FROM DETERMINATION OF LEGALITY OF PETITION.

Any person, being aggrieved by this determination, may appeal to the district court of the county in which the property is located by serving upon the clerk of the municipality, within 30 days after the adoption and publication of the resolution, a notice of appeal briefly stating the grounds of appeal and giving a bond in the penal sum of $250, in which the municipality shall be named as obligee, to be approved by the clerk of the municipality, conditioned that the appellant will duly prosecute the appeal, pay all costs and disbursements which may be adjudged against the appellant, and abide by the order of the court. The clerk shall furnish the appellant a certified copy of the petition, or any part thereof, on being paid by appellant of the proper charges therefor. The appeal shall be placed upon the calendar of the next general term commencing more than 30 days after the date of serving the notice and filing the bond and shall be tried as are other appeals in such cases. Unless reversed upon the appeal, the determination of the governing body as to the sufficiency of the petition shall be final and conclusive.

History: *(1918-34) 1927 c 311 s 2; 1986 c 444*

429.04 [Repealed, 1953 c 398 s 13]

429.041 COUNCIL PROCEDURE.

Subdivision 1. **Plans and specifications, advertisement for bids.** When the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as authorized by subdivision 2, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement. The council shall cause plans and specifications of the improvement to be made, or if previously made, to be modified, if necessary, and to be approved and filed with the clerk, and if the estimated cost exceeds the amount in section 471.345, subdivision 3, shall advertise for bids for the improvement in the newspaper or recognized industry trade journal as defined in section 331A.01, subdivision 11, and for such length of time as it may deem advisable. If the estimated cost exceeds twice the amount in section 471.345, subdivision 3, publication shall be made no less than three weeks before the last day for submission of bids once in the newspaper and at least once in either a newspaper published in a city of the first class or a recognized industry trade journal. The advertisement shall specify the work to be done, shall state the time when the bids will be publicly opened for consideration by the council, which shall be not less than ten days after the first publication of the advertisement when the estimated cost is less than twice the amount in section 471.345, subdivision 3, and not less than three weeks after such publication in other cases, and shall state that no bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the clerk, for such percentage of the amount of the bid as the council may specify. In providing for the advertisement for bids the council may direct that the bids shall be opened publicly by two or more designated officers or agents of the municipality and tabulated in advance of the meeting at which they are to be considered by the council. Nothing herein shall prevent the council from advertising separately for various portions of the work involved in an improvement, or from itself, supplying by such means as may be otherwise authorized by law, all or any part of the materials, supplies, or equipment to be used in the improvement or from combining two or more improvements in a single set of plans and specifications or a single contract.

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Subd. 2. **Contracts; day labor.** In contracting for an improvement, the council shall require the execution of one or more written contracts and bonds, conditioned as required by law. The council shall award the contract to the lowest responsible bidder or it may reject all bids. If any bidder to whom a contract is awarded fails to enter promptly into a written contract and to furnish the required bond, the defaulting bidder shall forfeit to the municipality the amount of the defaulter's cash deposit, cashier's check, bid bond, or certified check, and the council may thereupon award the contract to the next lowest responsible bidder. When it appears to the council that the cost of the entire work projected will be less than the amount in section 471.345, subdivision 3, or whenever no bid is submitted after proper advertisement or the only bids submitted are higher than the engineer's estimate, the council may advertise for new bids or, without advertising for bids, directly purchase the materials for the work and do it by the employment of day labor or in any other manner the council considers proper. The council may have the work supervised by the city engineer or other qualified person but shall have the work supervised by a registered engineer if done by day labor and it appears to the council that the entire cost of all work and materials for the improvement will be more than the lowest amount in section 471.345, subdivision 4. In case of improper construction or unreasonable delay in the prosecution of the work by the contractor, the council may order and cause the suspension of the work at any time and relet the contract, or order a reconstruction of any portion of the work improperly done, and where the cost of completion or reconstruction necessary will be less than the amount in section 471.345, subdivision 3, the council may do it by the employment of day labor.

Subd. 2a. **Best value alternative.** As an alternative to the procurement method described in subdivision 2, the council may issue a request for proposals and award the contract to the vendor or contractor offering the best value as described in section 16C.28, subdivision 1, paragraph (a), clause (2), and paragraph (c).

Subd. 3. **Day labor; detailed report.** When the council has performed construction work by day labor, it shall cause a detailed report to be filed with the clerk and certified by the registered engineer or other person in charge, if there is no registered engineer. The report shall show:

(a) the complete cost of the construction;

(b) final quantities of the various units of work done;

(c) materials furnished for the project and the cost of each item thereof;

(d) cost of labor, cost of equipment hired, and supervisory costs.

The report shall have attached a certificate by the registered engineer or other person in charge that the work was done according to the plans and specifications, or, if there were any deviations from them, an itemized statement of those deviations.

Subd. 4. **Alternate procedure on street improvements.** As to any improvement or improvements consisting of grading, graveling, or bituminous surfacing of streets and alleys, the council may proceed in the manner provided in this chapter, except that it may

(1) order the work done by day labor, regardless of the estimated cost of such improvement or improvements,

(2) use municipal equipment or hire equipment and purchase materials for all such improvements to be done by day labor in any 12-month period by advertising once therefor, such advertisement to call for bids for the furnishing of equipment, if the municipality does not use its own equipment, and for materials at unit prices based on the quantities which the council estimates will be required, and

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(3) contract at one time on a unit price basis for part or all of the street improvements to be constructed by the municipality during the current year, including improvements which may thereafter be ordered constructed.

Subd. 5. **Cooperation with state or local government.** When an improvement is made under a cooperative agreement with the state or another political subdivision by the terms of which the state or other subdivision is to construct or contract to construct the improvement, it shall not be necessary to comply with subdivisions 1 and 2.

Subd. 6. **Percentage payment on engineer's estimate.** In case the contractor properly performs the work, the council shall, from month to month before completion of the work, pay the contractor not to exceed 95 percent of the amount already earned under the contract, upon the estimate of the engineer or other competent person selected by the council, and the contract shall so provide, and shall further agree that when the work is 95 percent or more completed upon the recommendation of the engineer such portions of the retained price shall be released as the governing body of the municipality determines are not required to be retained to protect the municipality's interest in satisfactory completion of the contract. Failure to pay any amount due and payable under the terms of the contract within 30 days of a monthly estimate or 90 days after the final estimate of the amount earned shall obligate the municipality to pay to the contractor simple interest on the past due amount at an annual rate equal to the monthly index of long term United States bond yields for the month prior to the month in which this obligation is incurred plus an additional one percent per annum. Interest shall not be imposed with respect to any amount which a municipality may legally withhold as a result of breach of contract or other contractual claim or if the delay is caused by the contractor.

Subd. 7. **Modification of contracts.** After work has been commenced on an improvement undertaken pursuant to a contract awarded on a unit price basis the council may, without advertising for bids, authorize changes in the contract so as to include additional units of work at the same unit price if the cost of the additional work does not exceed 25 percent of the original contract price. Original contract price means that figure determined by multiplying the estimated number of units required by the unit price.

History: *1953 c 398 s 4; 1957 c 430 s 2,3; 1961 c 525 s 3,4; 1973 c 123 art 5 s 7; 1976 c 156 s 1; 1977 c 278 s 1; 1978 c 518 s 2; 1980 c 464 s 8; 1985 c 174 s 3; 1986 c 444; 1993 c 38 s 1,2; 2001 c 5 s 1,2; 2004 c 278 s 6,7; 2007 c 148 art 3 s 25; 2009 c 152 s 18,19; 2013 c 46 s 2*

429.05 [Repealed, 1953 c 398 s 13 subd 1]

429.051 APPORTIONMENT OF COST.

The cost of any improvement, or any part thereof, may be assessed upon property benefited by the improvement, based upon the benefits received, whether or not the property abuts on the improvement and whether or not any part of the cost of the improvement is paid from the county state-aid highway fund, the municipal state-aid street fund, or the trunk highway fund. The area assessed may be less than but may not exceed the area proposed to be assessed as stated in the notice of hearing on the improvement, except as provided below. The municipality may pay such portion of the cost of the improvement as the council may determine from general ad valorem tax levies or from other revenues or funds of the municipality available for the purpose. The municipality may subsequently reimburse itself for all or any of the portion of the cost of a water, storm sewer, or sanitary sewer improvement so paid by levying additional assessments upon any properties abutting on but not previously assessed for the improvement, on notice and hearing as provided for the assessments initially made. To the extent that such an improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made but which are not initially assessed therefor, the municipality may also reimburse itself by adding all or any

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of the portion of the cost so paid to the assessments levied for any of such later extensions or improvements, provided that notice that such additional amount will be assessed is included in the notice of hearing on the making of such extensions or improvements. The additional assessments herein authorized may be made whether or not the properties assessed were included in the area described in the notice of hearing on the making of the original improvement.

In any city of the fourth class electing to proceed under a home rule charter as provided in this chapter, which charter provides for a board of water commissioners and authorizes such board to assess a water frontage tax to defray the cost of construction of water mains, such board may assess the tax based upon the benefits received and without regard to any charter limitation on the amount that may be assessed for each lineal foot of property abutting on the water main. The water frontage tax shall be imposed according to the procedure and, except as herein provided, subject to the limitations of the charter of the city.

History: *1953 c 398 s 5; 1955 c 842 s 1; 1957 c 40 s 1; 1959 c 490 s 1; 1961 c 286 s 1*

429.052 STREET OR ROAD IMPROVEMENTS OUTSIDE MUNICIPAL BOUNDARIES.

A municipality may construct street or road improvements outside its jurisdiction with the consent of the affected township, or if the property is located in unorganized territory, the county. When property is brought within the corporate limits of the municipality, the municipality may subsequently reimburse itself for all or any portion of the cost of the improvement for which municipal funds have been expended, by levying an assessment upon any property abutting on, but not previously assessed for, the improvement. No assessment may be so levied unless the property to be assessed was given notice and hearing of the improvements under section 429.031 at the time the improvement was ordered, and subsequently in accordance with the notice, hearing, and appeal rights, provided for under sections 429.061 and 429.081.

History: *2005 c 152 art 1 s 12*

429.06 [Repealed, 1953 c 398 s 13 subd 1]

429.061 ASSESSMENT PROCEDURE.

Subdivision 1. **Calculation, notice.** At any time after the expense incurred or to be incurred in making an improvement shall be calculated under the direction of the council, the council shall determine by resolution the amount of the total expense the municipality will pay, other than the amount, if any, which it will pay as a property owner, and the amount to be assessed. If a county proposes to assess within the boundaries of a city for a county state-aid highway or county highway, including curbs, gutters, and storm sewers, the resolution must include the portion of the cost proposed to be assessed within the city. The county shall forward the resolution to the city and it may not proceed with the assessment procedure nor may the county allocate any cost under this section for property within the city unless the city council adopts the resolution approving the assessment. Thereupon the clerk, with the assistance of the engineer or other qualified person selected by the council, shall calculate the proper amount to be specially assessed for the improvement against every assessable lot, piece or parcel of land, without regard to cash valuation, in accordance with the provisions of section 429.051. The proposed assessment roll shall be filed with the clerk and be open to public inspection. The clerk shall thereupon, under the council's direction, publish notice that the council will meet to consider the proposed assessment. Such notice shall be published in the newspaper at least once and shall be mailed to the owner of each parcel described in the assessment roll. For the purpose of giving mailed notice under this subdivision, owners shall be those shown to be such on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. Such publication and mailing shall be no less than two weeks prior to such meeting of the council. Except as to the owners of tax-exempt

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property or property taxes on a gross earnings basis, every property owner whose name does not appear on the records of the county auditor or the county treasurer shall be deemed to have waived such mailed notice unless the owner has requested in writing that the county auditor or county treasurer, as the case may be, include the name on the records for such purpose. Such notice shall state the date, time, and place of such meeting, the general nature of the improvement, the area proposed to be assessed, the total amount of the proposed assessment, that the proposed assessment roll is on the file with the clerk, and that written or oral objections thereto by any property owner will be considered. The notice must also state that no appeal may be taken as to the amount of any assessment adopted pursuant to subdivision 2, unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The notice shall also state that an owner may appeal an assessment to district court pursuant to section 429.081 by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. The notice shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality. In addition, the notice mailed to the owner must state in clear language the following information:

(1) the amount to be specially assessed against that particular lot, piece, or parcel of land;

(2) adoption by the council of the proposed assessment may be taken at the hearing;

(3) the right of the property owner to prepay the entire assessment and the person to whom prepayment must be made;

(4) whether partial prepayment of the assessment has been authorized by ordinance;

(5) the time within which prepayment may be made without the assessment of interest; and

(6) the rate of interest to be accrued if the assessment is not prepaid within the required time period.

Subd. 2. **Adoption; interest.** At such meeting or at any adjournment thereof the council shall hear and pass upon all objections to the proposed assessment, whether presented orally or in writing. The council may amend the proposed assessment as to any parcel and by resolution adopt the same as the special assessment against the lands named in the assessment roll. Notice of any adjournment of the hearing shall be adequate if the minutes of the meeting so adjourned show the time and place when and where the hearing is to be continued.

The council may consider any objection to the amount of a proposed assessment as to a specific parcel of land at an adjourned hearing upon further notice to the affected property owner as it deems advisable. At the adjourned hearing the council or a committee of it may hear further written or oral testimony on behalf of the objecting property owner and may consider further written or oral testimony from appropriate city officials and other witnesses as to the amount of the assessment. The council or committee shall prepare a record of the proceedings at the adjourned hearing and written findings as to the amount of the assessment. The amount of the assessment as finally determined by the council shall become a part of the adopted assessment roll. No appeal may be taken as to the amount of any assessment adopted under this section unless written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by this subdivision are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

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If the adopted assessment differs from the proposed assessment as to any particular lot, piece, or parcel of land, the clerk must mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the council in interest rates or prepayment requirements from those contained in the notice of the proposed assessment.

The assessment, with accruing interest, shall be a lien upon all private and public property included therein, from the date of the resolution adopting the assessment, concurrent with general taxes; but the lien shall not be enforceable against public property as long as it is publicly owned, and during such period the assessment shall be recoverable from the owner of such property only in the manner and to the extent provided in section 435.19. Unless otherwise provided in the resolution, all assessments shall be payable in equal annual installments extending over such period, not exceeding 30 years, as the resolution determines, payable on the first Monday in January in each year, but the number of installments need not be uniform for all assessments included in a single assessment roll if a uniform criterion for determining the number of installments is provided by the resolution. Assessments on property located in a targeted neighborhood as defined in Laws 1987, chapter 386, article 6, section 4, may be payable in variable annual installments if the resolution provides for a variable payment. The first installment of each assessment shall be included in the first tax rolls completed after its adoption and shall be payable in the same year as the taxes contained therein; except that the payment of the first installment of any assessment levied upon unimproved property may be deferred until a designated future year, or until the platting of the property or the construction of improvements thereon, upon such terms and conditions and based upon such standards and criteria as may be provided by resolution of the council. If special assessments against the property have been deferred pursuant to this subdivision, the governmental unit shall record with the county recorder in the county in which the property is located a certificate containing the legal description of the affected property and of the amount deferred. In any event, every assessment the payment of which is so deferred, when it becomes payable, shall be divided into a number of installments such that the last installment thereof will be payable not more than 30 years after the levy of the assessment. All assessments shall bear interest at such rate as the resolution determines. To the first installment of each assessment shall be added interest on the entire assessment from a date specified in the resolution levying the assessment, not earlier than the date of the resolution, until December 31 of the year in which the first installment is payable, and to each subsequent installment shall be added interest for one year on all unpaid installments; or alternatively, any assessment may be made payable in equal annual installments including principal and interest, each in the amount annually required to pay the principal over such period with interest at such rate as the resolution determines, not exceeding the maximum period and rate specified above. In the latter event no prepayment shall be accepted under subdivision 3 without payment of all installments due to and including December 31 of the year of prepayment, together with the original principal amount reduced only by the amounts of principal included in such installments, computed on an annual amortization basis. When payment of an assessment is deferred, as authorized in this subdivision, interest thereon for the period of deferment may be made payable annually at the same times as the principal installments of the assessment would have been payable if not deferred; or interest for this period may be added to the principal amount of the assessment when it becomes payable; or, if so provided in the resolution levying the assessment, interest thereon to December 31 of the year before the first installment is payable may be forgiven.

Subd. 3. **Transmitted to auditor, prepayment.** After the adoption of the assessment, the clerk shall transmit a certified duplicate of the assessment roll with each installment, including interest, set forth separately to the county auditor of the county to be extended on the proper tax lists of the county; but in lieu of such certification, the council may in its discretion direct the clerk to file all assessment rolls in the clerk's office and to certify annually to the county auditor, on or before November 30 in each year, the total amount of installments of and interest on assessments on each parcel of land in the municipality which are to become due in the following year. If any installment and interest has not been so certified prior to the year when it

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is due, the clerk shall forthwith certify the same to the county auditor for collection in the then succeeding year; and if the municipality has issued improvement warrants to finance the improvement, it shall pay out of its general funds into the fund of the improvement interest on the then unpaid balance of the assessment for the year or years during which the collection of such installment is postponed. All assessments and interest thereon shall be collected and paid over in the same manner as other municipal taxes. The owner of any property so assessed may, at any time prior to certification of the assessment or the first installment thereof to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the municipal treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption thereof; and, except as hereinafter provided, the owner may at any time prior to November 15 of any year, prepay to the treasurer of the municipality having levied said assessments, the whole assessment remaining due with interest accrued to December 31 of the year in which said prepayment is made. If the assessment roll is retained by the municipal clerk, the installment and interest in process of collection on the current tax list shall be paid to the county treasurer and the remaining principal balance of the assessment, if paid, shall be paid to the municipal treasurer. The council may by ordinance authorize the partial prepayment of assessments, in such manner as the ordinance may provide, prior to certification of the assessment or the first installment thereof to the county auditor.

Subd. 4. **Collection, tax-exempt property.** On the confirmation of any assessments the clerk shall mail to the county auditor a notice specifying the amount payable by any county, to the clerk or recorder of any other political subdivision a notice specifying the amount payable by the political subdivision and to the owner of any right-of-way, at its principal office in the state, a notice specifying the amount payable on account of any right-of-way. The amount payable on account of any right-of-way or public property shall be payable to the municipality's treasurer and shall be payable in like installments and with like interest and penalties as provided for in reference to the installments payable on account of assessable real property, except that interest accruing shall not begin to run until the notice provided in this subdivision has been properly given and 30 days thereafter have elapsed. The governing body of any such political subdivision shall provide for the payment of these amounts and shall take appropriate action to that end. If the assessment is not paid in a single installment, the municipal treasurer shall annually mail to the owner of any right-of-way and, as long as the property is publicly owned, to the owner of any public property a notice stating that an installment is due and should be paid to the municipal treasurer of the municipality which levied the special assessment. The municipality may collect the amount due on account of the right-of-way of any railroad or privately owned public utility by distress and sale of personal property in the manner provided by law in case of taxes levied upon personal property or by suit brought to enforce the collection of this indebtedness unless a different method of collecting such amounts is provided for by any contract between the owner of any right-of-way and the municipality.

Subd. 5. **Special assessments; administrative expenses.** Notwithstanding any general or special law to the contrary, a municipality shall pay to the county auditor all administrative expenses incurred by the county under subdivision 3 for each special assessment of any local improvement certified by the municipality to the county auditor.

History: *1953 c 398 s 6; 1955 c 811 s 2; 1957 c 510 s 2; 1957 c 699 s 1; 1961 c 77 s 1; 1961 c 525 s 5-7; 1963 c 771 s 2-4; 1965 c 877 s 3; 1969 c 1045 s 1; 1969 c 1095 s 1; 1974 c 314 s 2; 1976 c 195 s 2; 1976 c 324 s 18; 1980 c 509 s 164; 1980 c 560 s 5; 1980 c 607 art 11 s 1,2; 1984 c 478 s 2; 1984 c 543 s 50; 1Sp1985 c 16 art 1 s 3; 1986 c 315 s 2; 1986 c 444; 1986 c 473 s 10,11; 1987 c 344 s 3; 1987 c 386 art 6 s 2; 1991 c 342 s 8; 1993 c 375 art 5 s 33; art 17 s 17; 2005 c 4 s 106*

429.07 [Repealed, 1953 c 398 s 13]

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429.071 SUPPLEMENTAL ASSESSMENTS; REASSESSMENT.

Subdivision 1. **Supplemental assessments.** The council may make supplemental assessments to correct omissions, errors, or mistakes in the assessment relating to the total cost of the improvement or any other particular. A supplemental assessment shall be preceded by personal or mailed notice to the owner of each parcel included in the supplemental assessment and a hearing as provided for the original assessment.

Subd. 2. **Reassessment.** When an assessment is, for any reason whatever, set aside by a court of competent jurisdiction as to any parcel or parcels of land, or in event the council finds that the assessment or any part thereof is excessive or determines on advice of the municipal attorney that the assessment or proposed assessment or any part thereof is or may be invalid for any reason, the council may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to such parcel or parcels.

Subd. 3. **Reapportionment upon land division.** When a tract of land against which a special assessment has been levied is thereafter divided or subdivided by plat or otherwise, the council may, on application of the owner of any part of the tract or on its own motion equitably apportion among the various lots or parcels in the tract all the installments of the assessment against the tract remaining unpaid and not then due if it determines that such apportionment will not materially impair collection of the unpaid balance of the original assessment against the tract. The council may, and if the special assessment has been pledged to the payment of improvement warrants shall, require the owner or owners, as a condition of such apportionment, to furnish a satisfactory surety bond fully protecting the municipality against any loss resulting from failure to pay any part of the reapportionment assessment when due. Notice of such apportionment and of the right to appeal shall be mailed to or personally served upon all owners of any part of the tract. Within 30 days after the mailing or service of the notice of such apportionment any such owner may appeal as provided in section 429.081.

Subd. 4. **Reassessment, tax-forfeited land.** When a parcel of tax-forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were canceled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount remaining unpaid on the original assessment.

History: *1953 c 398 s 7; 1957 c 366 s 1; 1961 c 525 s 8; 1965 c 877 s 4; 1976 c 259 s 1*

429.08 [Repealed, 1953 c 398 s 13 subd 1]

429.081 APPEAL TO DISTRICT COURT.

Within 30 days after the adoption of the assessment, any person aggrieved, who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal to the district court by serving a notice upon the mayor or clerk of the municipality. The notice shall be filed with the court administrator of the district court within ten days after its service. The municipal clerk shall furnish appellant a certified copy of objections filed in the assessment proceedings, the assessment roll or part complained of, and all papers necessary to present the appeal. The appeal shall be placed upon the calendar of the next general term commencing more than five days after the date of serving the notice and shall be tried as other appeals in such cases. The court shall either affirm the assessment or set it aside and order a reassessment as provided in section 429.071, subdivision 2. If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court and judgment entered therefor. All

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objections to the assessment shall be deemed waived unless presented on such appeal. This section provides the exclusive method of appeal from a special assessment levied pursuant to this chapter.

History: *1953 c 398 s 8; 1961 c 525 s 9; 1978 c 749 s 2; 1980 c 607 art 11 s 3; 1Sp1986 c 3 art 1 s 82*

429.09 [Repealed, 1953 c 398 s 13]

429.091 FINANCING.

Subdivision 1. **Authority.** At any time after one or more improvements are ordered as contemplated in section 429.031, the council may issue obligations in such amount as it deems necessary to defray in whole or in part the expense incurred and estimated to be incurred in making the improvement or improvements, including every item of cost of the kinds authorized in section 475.65. In the event of any omission, error, or mistake in any of the proceedings required precedent to the ordering of any improvement, the validity of the obligations shall not be affected thereby. The council shall cause all further actions and proceedings to be taken with due diligence that are required for the construction of each improvement financed wholly or partly from the proceeds of obligations issued hereunder, and for the final and valid levy of special assessments and the appropriation of any other funds needed to pay the obligations and interest thereon when due.

Subd. 2. **Types of obligations permitted.** The council may by resolution adopted prior to the sale of obligations pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest. Such obligations shall be called improvement bonds and the council shall pay the principal and interest out of any fund of the municipality when the amount credited to the specified fund is insufficient for the purpose and shall each year levy a sufficient amount to take care of accumulated or anticipated deficiencies, which levy shall not be subject to any statutory or charter tax limitation. Obligations for the payment of which the full faith and credit of the municipality is not pledged shall be called assessment revenue notes or, in the case of bonds for fire protection, revenue bonds and shall contain a promise to pay solely out of the proper special fund or funds pledged to their payment. It shall be the duty of the municipal treasurer to pay maturing principal and interest on warrants or revenue bonds out of funds on hand in the proper funds and not otherwise.

Subd. 3. **Method of issuance.** All obligations shall be issued in accordance with the provisions of chapter 475, except as provided in this subdivision.

An election shall be required for bonds if less than 20 percent of the cost of the improvement to the municipality is to be assessed against benefited property.

If the full faith, credit, and taxing power of the municipality is not pledged and the bonds are issued to finance a fire protection system, a public sale shall not be required and the obligations may

(1) mature at any time or times within 30 years from date of issue; or 40 years or the useful life of the asset, whichever is less, for municipal water and wastewater treatment systems and essential community facilities financed or guaranteed by the United States Department of Agriculture;

(2) mature in the amount or amounts;

(3) be sold at a price equal to the percentage of their par value, plus accrued interest; and

(4) bear interest at the rate or rates,

as agreed by the purchaser and the municipality, notwithstanding any limitation of interest rate or cost or of the amounts of annual maturities contained in any other law.

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The maturities shall be such as in the opinion of the council are warranted by the anticipated collections of assessments and ad valorem levies for the municipality's share of the cost; except that the council may in its discretion issue and sell temporary improvement bonds maturing and subject to further conditions as set forth in subdivision 5. All obligations shall state upon their face the purpose of the issue and the fund from which they are payable. The amount of any obligations issued hereunder shall not be included in determining the net indebtedness of any municipality under the provisions of any law limiting such indebtedness.

Subd. 4. **Funds.** The proceeds from the sale of each issue of obligations and from collections of special assessments levied and other moneys appropriated for each improvement to be financed wholly or partly from such proceeds shall be credited to a separate construction fund which shall be used solely to defray expenses of such improvements and payment of principal and interest due upon the obligations prior to completion and payment of all costs of the improvements so financed. Any balance of the proceeds of bonds remaining therein may be used to pay the cost, in whole or in part, of any other improvement instituted pursuant to this chapter. A separate account shall be maintained in the construction fund to record expenditures for each improvement, and when the total cost thereof has been paid all subsequent collections of special assessments levied for the improvement shall be credited and paid into the debt service fund for the obligations issued to finance the improvement, as provided in section 475.61. Any taxes levied for improvements financed by an issue of obligations shall be credited directly to the debt service fund.

Subd. 5. **Temporary improvement bonds.** In anticipation of the issuance of improvement bonds, the council may by resolution issue and sell temporary improvement bonds maturing within not more than three years from their date of issue to pay any part or all of the cost of one or more improvements. To the extent that the principal of and interest on the temporary improvement bonds cannot be paid when due from receipts of special assessments, taxes, or other funds appropriated for the purpose, they shall be paid from the proceeds of improvement bonds or additional temporary improvement bonds which the council shall offer for sale in advance of their maturity but the indebtedness funded by an issue of temporary improvement bonds shall not be extended by the issue of additional temporary improvement bonds for more than six years from the date of the first issue. The holders of any temporary improvement bonds shall have and may enforce, by mandamus or other appropriate proceedings, all rights respecting the levy and collection of sufficient special assessments and taxes to pay the cost of the improvements financed by them which are granted by law to holders of improvement bonds, except the right to require the levies to be collected prior to the maturity of the temporary improvement bonds. If any temporary improvement bonds are not paid in full at maturity, the holders may require the issuance in exchange for them, at par, of new temporary improvement bonds maturing within one year from their date of issue (but not subject to any other maturity limitation), and bearing interest at the maximum rate permitted by law.

Subd. 6. **Investment of other municipal funds.** Funds of a municipality may be invested in its temporary improvement bonds in accordance with the provisions of section 118A.04, and may be purchased upon their initial issue, but shall be purchased only from funds which the council determines will not be required for other purposes before the maturity date, and shall be resold before maturity only in case of emergency. If purchased from a debt service fund securing other bonds, the holders of those bonds may enforce the municipality's obligations on the temporary improvement bonds in the same manner as if they held the temporary improvement bonds.

Subd. 7. **General obligation temporary improvement bonds.** The council may by resolution adopted prior to the sale of any temporary improvement bonds pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest, in addition to all provisions made for their security in subdivision 5. In this event the bonds shall be designated as general obligation temporary improvement

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bonds, and the council shall levy taxes for their payment in accordance with section 475.61. Proceeds of improvement bonds or temporary improvement bonds not yet sold may be treated as pledged revenues, in reduction of the tax otherwise required by section 475.61 to be levied prior to delivery of the obligations.

Subd. 7a. **Revolving fund bonds.** The council may by resolution establish a revolving fund for the payment of the costs of any improvement or any waterworks systems, sewer systems, or storm sewer systems described in section 444.075, the costs of facilities to maintain streets and water, sewer, and storm sewer systems and for the payment of any obligations issued to pay the costs of the facilities and systems referred to in this subdivision or to refund obligations issued for those purposes. The council may create within the revolving fund a separate construction account into which the municipality may deposit the proceeds of any obligations payable from the fund, the proceeds of any special assessments collected with respect to any improvement, any net revenues of a waterworks, sewer system, or storm sewer system described in section 444.075 or any other available funds of the municipality appropriated to it. Amounts on deposit in the construction account may be used to pay the costs of any improvement or any waterworks, sewer system, or storm sewer system described in section 444.075 or any street or water, sewer, or storm sewer maintenance facilities. No funds may be expended for an improvement unless at least 20 percent of the costs of each such improvement is to be assessed against benefited property. No funds may be expended for a waterworks, sewer system, or storm sewer system, other than a sewer system described in section 115.46, or maintenance facilities unless the council estimates that the costs will be recovered from the net revenues of the system or any combined waterworks, sewer systems, or storm sewer systems operated by the municipality. The council may also create a separate debt service account within the revolving fund for the payment of principal of and interest on any obligations payable therefrom. Notwithstanding subdivision 4, the council is not required to pledge any particular assessments or other revenues to the payment of the obligations. Collections of special assessments or net revenues may be deposited in either the construction account or the debt service account as the council or an officer designated by the council may determine, having due regard for anticipated collections of special assessments and net revenues from improvements or waterworks, sewer systems, or storm sewer systems financed in whole or in part from the construction account, and taxes levied for the payment of the obligations. The council may issue obligations that are payable primarily from the debt service account for the purpose of providing funds to defray in whole or in part any expenses incurred or estimated to be incurred in making the improvement or improvements or in constructing the waterworks, sewer system, or storm sewer system, including every item of cost of the kinds authorized by section 475.65, and street and water, sewer, and storm sewer maintenance facilities or to refund obligations previously issued under this section or section 115.46 or 444.075. The obligations may be general obligations to which the full faith and credit of the municipality are pledged. If the special assessments to be levied and net revenues estimated to be available for their payment are estimated to be at least 20 percent of the principal amount of the obligations, the obligations may be issued without an election and shall not be included in determining the net indebtedness of the municipality under the provisions of any law limiting net indebtedness. The cost of a maintenance facility that may be financed under this subdivision is limited only to the portion of the facility that is fairly allocable to the maintenance of streets and water, sewer, and storm sewer systems.

Subd. 8. **Application; limitations under federal tax law.** Sections 474A.01 to 474A.21 apply to any issuance of obligations under this section which are subject to limitation under a federal tax law as defined in section 474A.02, subdivision 8.

History: *1953 c 398 s 9; 1955 c 811 s 3-5; 1957 c 385 s 1; 1965 c 877 s 5; 1976 c 324 s 19-21; 1981 c 171 s 1-4; 1984 c 548 s 6; 1984 c 582 s 5,6,23; 1984 c 591 s 4,5; 1984 c 633 s 4; 1Sp1985 c 14 art 8 s 63; 1986 c 465 art 1 s 3; 1987 c 344 s 4,5; 1992 c 545 art 2 s 4; 1996 c 297 s 1; 1996 c 399 art 2 s 12; 2000 c 260 s 57; 2001 c 214 s 11*

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429.10 [Repealed, 1953 c 398 s 13]

429.101 UNPAID SPECIAL CHARGES MAY BE SPECIAL ASSESSMENTS.

Subdivision 1. **Ordinances.** (a) In addition to any other method authorized by law or charter, the governing body of any municipality may provide for the collection of unpaid special charges as a special assessment against the property benefited for all or any part of the cost of:

(1) snow, ice, or rubbish removal from sidewalks;

(2) weed elimination from streets or private property;

(3) removal or elimination of public health or safety hazards from private property, excluding any structure included under the provisions of sections 463.15 to 463.26;

(4) installation or repair of water service lines, street sprinkling or other dust treatment of streets;

(5) the trimming and care of trees and the removal of unsound trees from any street;

(6) the treatment and removal of insect infested or diseased trees on private property, the repair of sidewalks and alleys;

(7) the operation of a street lighting system;

(8) the operation and maintenance of a fire protection or a pedestrian skyway system;

(9) inspections relating to a municipal housing maintenance code violation;

(10) the recovery of any disbursements under section 504B.445, subdivision 4, clause (5), including disbursements for payment of utility bills and other services, even if provided by a third party, necessary to remedy violations as described in section 504B.445, subdivision 4, clause (2); or

(11) [Repealed, 2004 c 275 s 5]

(12) the recovery of delinquent vacant building registration fees under a municipal program designed to identify and register vacant buildings.

(b) The council may by ordinance adopt regulations consistent with this section to make this authority effective, including, at the option of the council, provisions for placing primary responsibility upon the property owner or occupant to do the work personally (except in the case of street sprinkling or other dust treatment, alley repair, tree trimming, care, and removal, or the operation of a street lighting system) upon notice before the work is undertaken, and for collection from the property owner or other person served of the charges when due before unpaid charges are made a special assessment.

(c) A home rule charter city, statutory city, county, or town operating an energy improvements financing program under section 216C.436 or 216C.437 has the authority granted to a municipality under paragraph (a) with respect to energy improvements financed under that section.

Subd. 2. **Procedure for assessment.** Any special assessment levied under subdivision 1 shall be payable in a single installment, or by up to ten equal annual installments as the council may provide, except that a special assessment made under an energy improvements financing program under subdivision 1, paragraph (c), may be repayable in up to 20 equal installments. With these exceptions, sections 429.061, 429.071, and 429.081 shall apply to assessments made under this section.

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Subd. 3. **Issuance of obligations.** (a) After a contract for any of the work enumerated in subdivision 1 has been let, or the work commenced, the council may issue obligations to defray the expense of any such work financed in whole or in part by special charges and assessments imposed upon benefited property under this section.

(b) Section 429.091 shall apply to such obligations with the following modifications:

(1) such obligations shall be payable not more than two years from the date of issuance;

(2) the amount of such obligations issued at one time in a municipality shall not exceed the cost of such work during the ensuing six months as estimated by the council;

(3) a separate improvement fund shall be set up for each of the enumerated services referred to in subdivision 1 and financed under this section.

(c) Proceeds of special charges as well as special assessments and taxes shall be credited to such improvement fund.

History: *1953 c 398 s 10; 1955 c 811 s 6; 1963 c 771 s 5; 1965 c 323 s 2; 1973 c 337 s 1; 1974 c 340 s 1,2; 1984 c 548 s 7; 1984 c 582 s 7; 1984 c 591 s 6; 1984 c 633 s 5; 1986 c 444; 1Sp2003 c 21 art 11 s 29; 2004 c 275 s 2; 2008 c 366 art 6 s 42; 2010 c 216 s 22; 2013 c 85 art 8 s 6; 2018 c 155 s 36*

429.11 [Repealed, 1953 c 398 s 13]

429.111 CHARTER PROVISIONS, EFFECT.

Any city operating under a home rule charter may proceed either under this chapter or under its charter in making an improvement unless a home rule charter or amendment adopted after April 17, 1953, provides for making such improvement under this chapter or under the charter exclusively.

History: *1953 c 398 s 11; 1955 c 811 s 7; 1976 c 44 s 39*

429.12 [Repealed, 1953 c 398 s 13]

429.13 [Repealed, 1953 c 398 s 13]

429.14 [Repealed, 1953 c 398 s 13]

429.15 [Repealed, 1953 c 398 s 13]

429.16 [Repealed, 1953 c 398 s 13]

429.17 [Repealed, 1953 c 398 s 13]

429.18 [Repealed, 1953 c 398 s 13]

429.185 [Repealed, 1949 c 314 s 3]

429.19 [Renumbered 429.035]

429.20 [Renumbered 429.036]

429.21 [Repealed, 1953 c 398 s 13]

429.22 [Repealed, 1953 c 398 s 13]

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429.23 [Repealed, 1953 c 398 s 13]

429.24 [Repealed, 1953 c 398 s 13]

429.25 [Repealed, 1953 c 398 s 13]

429.27 [Repealed, 1953 c 398 s 13]

429.28 [Repealed, 1953 c 398 s 13]

429.29 [Repealed, 1953 c 398 s 13]

429.30 [Renumbered 435.36, subdivision 1]

429.31 [Renumbered 435.36, subd 2]

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

CC Regular Session **7. 6.**

Meeting Date: 09/10/2019

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #19-218 Ordering Assessment Roll and Calling Assessment Hearing for Improvement Project #19-03, Chestnut Ridge and Wood Pond Hills Street Reconstructions

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #19-218 ordering preparation of a final assessment roll and calling for an Assessment Hearing at 7 p.m. on October 8, 2019 for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

Background:

City Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions, included the reconstruction of streets within the Wood Pond Hills and Chestnut Ridge neighborhoods including 146th Avenue, Helium Street, and Krypton Street. Maps attached to this case show the general location and scope of the proposed improvements.

Original Conditions

The streets within these developments were constructed between 1992 and 1994 as urban sections using bituminous pavement, surmountable concrete curb and gutter, and concrete storm sewer. These streets were constructed to a width of 30-feet from face-of-curb to face-of-curb, are generally centered within 60-foot wide right-of-ways, and measure approximately 3,310 linear feet (0.63 miles) in length. Attached is a street segments summary depicting the original conditions including PASER ratings, maintenance histories, and pavement section information obtained from ground penetrating radar.

The existing bituminous pavement section ranged between 1.6 and 5.0 inches thick, with a median thickness of 2.5 inches. The existing aggregate base section ranged between 1.3 and 8.4 inches thick, with a median thickness of 4.1 inches. Section thicknesses were obtained using Ground Penetrating Radar (GPR) analysis performed by Braun Intertec in 2017. The pavement section was built on generally poorly graded sand with silt subgrade material generally considered suitable for pavement support with proper conditioning.

The City annually evaluates and rates the condition of pavement on all City streets using the Pavement Surface Evaluation and Rating (PASER) system. In the summer of 2018, the pavement sections of the above referenced street segments had a PASER rating of 2, except the south half of Krypton Street, which was rated at 4. PASER ratings of 3 or less indicate the street requires reconstruction. Staff recommends reconstructing all streets, including the south half of Krypton Street. This will keep all pavement sections on the same maintenance schedule moving forward, and it would likely cost more to overlay the south half of Krypton Street due to additional contractors and mobilizations.

The storm sewer system consists of concrete catch basins that collect stormwater runoff from the curb and gutter, and concrete storm sewer pipes that route the runoff to stormwater ponding areas where the runoff is stored and treated. The storm sewer system was also inspected and was generally found to be in good operating condition so only minor maintenance work occurred including re-grouting of some structures and resetting castings.

Municipal utilities (sanitary sewer and watermain) exist under each of the streets. These utilities were inspected and were found to be in good operating condition so no improvements were needed with this project.

Completed Improvements
All damaged concrete curb and gutter sections were removed and replaced.

Existing bituminous pavement sections were reconstructed using the Full Depth Reclamation (FDR) process. This process involved reclaiming (grinding) the existing bituminous pavement section, along with a portion of the underlying aggregate base, then spreading the reclaim material over the reshaped and compacted remaining aggregate base. Excess reclaim material was removed and hauled off site to allow 3½-inches of new bituminous pavement to be placed over the remaining compacted reclaim material. This resulted in a 7-ton pavement design, which is the City standard for residential streets.

Construction was substantially complete by mid-July. The proposed improvements are anticipated to have a serviceable life of 60 years, assuming proactive maintenance operations are performed on a regular basis over the life of the improvements.

Public Comment
Staff conducted a public information meeting on Wednesday, November 7, 2018, to present the proposed improvements, estimated costs, funding program, and preliminary project schedule to benefiting property owners, and to receive public input on the project. Property owners from 3 of the 59 identified benefiting properties attended and none of the property owners generally objected to the project, and most of the questions pertained to special assessments, particularly payment options.

Notification:

Following Council approval, an Assessment Hearing Notice will be published in the City's official newspaper on Friday, September 20, 2019. Assessment Hearing Notices will also be mailed to all benefiting property owners as required per State Statute.

Anoka County requires that assessments be certified to the County Auditor by November 15, 2019 for collection on next year's (2020) taxes. November 15, 2019 will therefore be the last day that assessed property owners can prepay their special assessments without paying interest. Conducting the Assessment Hearing at the regular City Council meeting on October 8, 2019, will allow more than 30 days for mailing the required assessment notices to property owners.

Observations/Alternatives:

Observations:

At the time this report was prepared, construction of this project was complete with only punch list item work remaining and Staff was calculating final construction costs to assist in determining final assessment amounts for use in publishing and mailing notices for the Assessment Hearing.

Alternatives:

Alternative #1 – Adopt Resolution #19-218 ordering preparation of a final assessment roll and calling for an Assessment Hearing at 7 p.m. on October 8, 2019 for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

Alternative #2 – Deny adoption of Resolution #19-218 at this time.

Funding Source:

Project Costs

On May 14, 2019, the City Council accepted bids and awarded a construction contract to Omann Contracting Companies Inc. of Albertville, Minnesota, per their low bid of $304,916.53.

Street reconstruction project costs include 23% indirect costs for administrative (6%), engineering (15%), finance (1%), and legal (1%) costs. Upon adding 23-percent to construction costs, the contracted project cost is $375,047.33. The engineer's project cost estimate based on final plans was $327,938.11. The contracted project cost is $47,109.22, or 14.4-percent, higher than the engineer's project cost estimate.

When preparing engineer's estimates, Staff applies unit bid prices from projects most recently bid (within the last year or two), and adjusts unit prices based on the latest available information pertaining to inflation. The intent is for the engineer's estimate to fall within the middle of all bids received, which has been the norm in recent years. Bids received this year were higher than the engineer's estimates. The unit bid prices that were significantly higher on this project were for bituminous pavement ($25,587), and concrete work ($11,535). Other cities also experienced higher bid prices this year, particularly on bituminous and concrete pay items.

Staff is working to finalize actual construction costs. Based on quantities known to date, final construction costs will likely be equal to or slightly more than the contract amount. Final project costs will be reviewed in detail during the Assessment Hearing.

These improvements were included in the City's Capital Improvement Plan for 2018 construction. Funding sources include a combination of unexpended street reconstruction bond funds, special assessments to benefiting properties, and stormwater utility funds.

Special Assessments

The City's Special Assessments Policy (attached) calls for special assessments to pay for up to 25-percent of eligible street reconstruction improvement costs. Special assessments are calculated using methods resulting in reasonable and equitable distribution of assessments that are uniform upon the same class of properties within the assessable area. The test for determining the validity of a special assessment is whether the improvement for which the assessment was levied has increased the market value of the property against which the assessment was levied in at least the amount of the assessment.

Ramsey's Special Assessments Policy identifies three optional methods for calculating assessments; Adjusted Front Footage, Area, and Per Lot. The Feasibility Report for this project identified 59 benefiting residential properties that are proposed to be assessed up to 25-percent of eligible project costs. On all previous residential street reconstruction projects, the Per Lot assessment method was applied so Staff recommends using the Per Lot method for this project.

Fifty-nine (59) benefiting properties receive special benefit from the improvements and are proposed to be assessed up to 25-percent of eligible project costs. Eligible project costs include all costs except those related to subgrade corrections and public utility improvements. Assessments are proposed to be applied equally across the 59 assessable properties using the "per lot" assessment method as allowed by the adopted Special Assessments Policy.

Over the last four years, special benefit consultation reports have been prepared for each street reconstruction project, and the results of the reports were used to defend final assessment amounts. This year, special benefit consultation reports were not prepared since each report costs around $6,500 and this year's projects are so similar to other projects that the results from those reports can be directly applied to these. For this project, the Rivers Bend Street Reconstructions project report is most applicable, and the range of anticipated special benefit to each property identified within that report fell between $7,000 and $7,500.

The City will fund 100% of all project costs not eligible for assessments, including subgrade corrections.

On November 13, 2018, the City Council adopted a preliminary assessment amount of $1,303.70 per benefiting property. Based on the contracted project cost, and assuming final construction costs are equal to or slightly higher than the contracted project cost, final assessments for benefiting parcels are anticipated to increase to approximately

$1,480 using 25-percent of eligible project costs per the Special Assessments Policy.

Council will adopt final assessments following public input at the Assessment Hearing on October 8, 2019.

Recommendation:

Staff recommends Alternative #1.

Action:

Adopt Resolution #19-218 ordering preparation of a final assessment roll and calling for an Assessment Hearing at 7 p.m. on October 8, 2019 for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

Attachments

Resolution 19 218
Project Location Map
Project Scope Map
Street Summary Sheet
Feasibility Report
Special Assessments Policy
Charter Chapter 8
MN Statute 429

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 10:11 AM
Form Started By: Bruce Westby		Started On: 09/03/2019 08:42 AM
Final Approval Date: 09/05/2019		

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

RESOLUTION #19-218

RESOLUTION ORDERING PREPARATION OF ASSESSMENT ROLL AND CALLING FOR ASSESSMENT HEARING FOR IMPROVEMENT PROJECT #19-03, CHESTNUT RIDGE AND WOOD POND HILLS STREET RECONSTRUCTIONS

WHEREAS, pursuant to Ramsey City Council Resolution #18-177, adopted August 28, 2018, a Feasibility Report was prepared by the City Engineer with reference to proposed improvements to approximately 0.63 miles of streets within the Wood Pond Hills and Chestnut Ridge developments including 146th Avenue, Helium Street, and Krypton Street, including the reconstruction of streets and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-221, 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 considered 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 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 #18-231, 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 #19-080, 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

CONTRACTOR	TOTAL BID
Omann Contracting Companies, Inc.	$304,916.53
Asphalt Surface Technologies, Corp.	$328,141.00
North Valley, Inc.	$336,586.72
Northwest	$361,974.76
Engineer's Estimate	*$267,156.35*

WHEREAS, the bid of Omann Contracting Companies, Inc. of Albertville, Minnesota, in the amount of $304,916.53 for the total bid for construction of the proposed 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, pursuant to Ramsey City Council resolution #19-114, adopted May 14, 2019, a contract was let for the reconstruction of streets within the Wood Pond Hills and Chestnut Ridge developments including 146th Avenue, Helium Street, and Krypton Street, along with miscellaneous appurtenant improvements.

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

1) The City Council hereby determines that a portion of the costs for said improvements shall be assessed against benefitted property owners based upon benefits received without regard to cash valuation.

2) The City Clerk shall forthwith calculate the proper amount to be specially assessed for said improvements against every assessable lot, piece or parcel or land without regard to cash valuation as provided by law, and the Clerk shall file a copy of said proposed assessments in their office for public inspection.

3) A hearing shall be held on the 8th day of October, 2019 at 7 p.m. at the Ramsey Municipal Center to pass upon such proposed assessments and at such time and place all persons owning property affected by said improvements will be given an opportunity to be heard with reference to such assessment.

4) The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the hearing time, date, and place, overall project description, area to be assessed, total cost of the improvement, a description of a landowner's right to appeal the assessment, and available deferment options. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing and shall state the amount of the special assessment against the individual parcels, a description of the property owner's right to appeal the assessment, prepayment provisions, and interest rate.

5) The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. Such payment must be made before November 16th or interest will be charged through December 31st of the succeeding year. In subsequent years, the property owner may at any time thereafter, pay to the City the balance of the assessment remaining unpaid after the current year, provided such payment is made prior to November 16th.

6) The City Clerk shall forthwith transmit a certification of this assessment to the Anoka County Auditor's Office to be extended on the property tax lists of the County. Such assessments shall be collected and paid in the same manner as other municipal taxes.

The motion of 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:

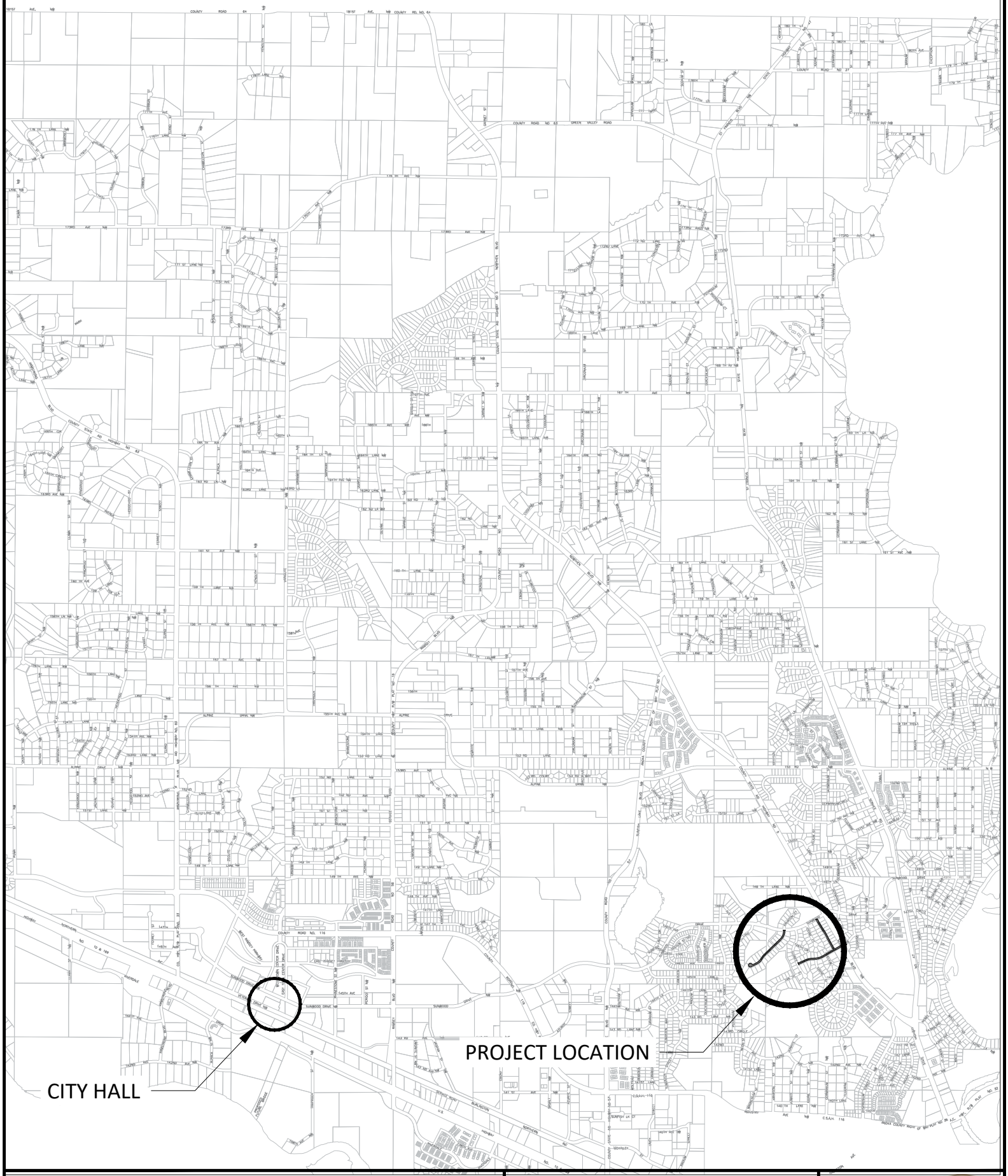
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of September, 2019.

_____
Mayor

ATTEST:

_____
City Clerk



WOOD POND HILLS & CHESTNUT RIDGE PROJECT LOCATION

0 3000 6000 9000

SCALE (FEET)

N

City of RAMSEY

WOOD POND HILLS & CHESTNUT RIDGE PROJECT SCOPE

0 300 600 900

SCALE (FEET)

N

City of RAMSEY

19-03 WOOD POND HILLS & CHESTNUT RIDGE

STREET SEGMENT SUMMARIES AND GROUND PENETRATING RADAR (GPR) RESULTS

STREET SEGMENT SUMMARY											GPR Results							
											Pavement			Aggregate			Section	
Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3	Maintenance 4	Min	Max	Average	Min	Max	Average	Min	Location
Krypton Street	Sunwood Dr / W EOP	705	31	conc.	3	1992	SC 1 - 1998	SC 2 - 2005			1.6	5.0	2.5	3.8	8.4	5.6	6.03	1121 feet south of Sunwood Drive.
Krypton Street	E EOP / CDS	592	31	conc.	5	1994	SC 1 - 1998	SC 2 - 2005										
146th Avenue	CR 5 / W EOP	355	31	conc.	4	1992	SC 1 - 1998	SC 2 - 2005			*							
146th Avenue	E EOP / Junkite Street	803	31	conc.	4	1993	SC 1 - 1998	SC 2 - 2005										
Helium Street	Sunwood Dr / 146th Ave	855	31	conc.	4	1992	SC 1 - 1998	SC 2 - 2005			1.7	4.2	2.5	1.3	4.4	2.6	3.63	403 feet south of
* GPR Data not available																		
										Project Summary	*1.6*	*5.0*	*2.5*	*1.3*	*8.4*	*4.1*	*3.63*	*403 feet south of Sunwood Drive.*

FEASIBILITY REPORT

WOOD POND HILLS & CHESTNUT RIDGE STREET RECONSTRUCTIONS

CITY IMPROVEMENT PROJECT NO. 19-03

October 18, 2018

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9839
763-433-9848 (Fax)

October 18, 2018

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Feasibility Report - City of Ramsey Improvement Project #19-03
Wood Pond Hills & Chestnut Ridge Street Reconstructions

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Wood Pond Hills & Chestnut Ridge Street Reconstructions project including; 146th Avenue from Nowthen Boulevard to Junkite Street, Helium Street from Sunwood Drive to 146th Avenue, and Krypton Street from Sunwood Drive to its termini cul-de-sac. The report examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator
Leonard Linton, Civil Engineer IV

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.

Bruce Westby, PE

Date: October 18, 2018 License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: October 18, 2018 License No. 21112

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Opinion of Probable Costs
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Preliminary Assessment Roll

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Street Segment Summary
Ground Penetrating Radar Summary
Geotechnical Report (NTI)

1. EXECUTIVE SUMMARY

City Improvement Project No. 19-03 proposes to reconstruct streets within the Wood Pond Hills and Chestnut Ridge neighborhoods including 146th Avenue, Helium Street, and Krypton Street. The streets total approximately 3,310 linear feet (0.63 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

The streets were constructed between 1992 and 1994 with bituminous pavement, surmountable concrete curb and gutter, and concrete storm sewer. The streets were constructed to a width of 30-feet from face-of-curb to face-of-curb, and are centered within a 60-foot wide right-of-way.

The existing bituminous pavement section ranges from 1.6 to 5.0 inches thick, with a median thickness of 2.5-inches. This was determined from Ground Penetrating Radar (GPR) analysis performed by Braun Intertec in 2017, as well as from field observations and record plan documents. Copies of Braun Intertec's GPR results are attached in ***Appendix C***. The pavement section was built on generally poorly graded sand with silt subgrade material generally considered usable for pavement support with proper conditioning.

City staff evaluates and rates the condition of pavement sections on all City streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. In the summer of 2018, the pavement sections of the above referenced street segments were rated with a PASER rating of 2, with the exception of the south half of Krypton Street receiving a rating of 4. Ratings of 4 and below indicate these streets require complete reconstruction. City Staff patch the streets at least once per year, particularly before winter so the streets can be plowed without further damaging the pavement in the process. Pictures of the streets are located in ***Appendix A***.

Proposed improvements include removing and replacing all damaged concrete curb and gutter sections, and reconstructing the existing bituminous pavement section using the Full Depth Reclamation (FDR) process. This process would involve reclaiming the entire existing bituminous pavement section, along with the existing aggregate base. This reclaim material would then be spread over the reshaped and compacted subgrade between the curb and gutter, then the top 3 ½ -inches of reclaim material would be removed and hauled off site, after which 3 ½ -inches of new bituminous pavement would be installed over the remaining compacted reclaim material. This would result in a 7-ton pavement design, which is standard for residential streets.

Existing sanitary sewer and watermain infrastructure are in good condition. The existing storm sewer system is also in good condition with only minor work being proposed.

The engineer's opinion of probable costs for completing the proposed improvements outlined in this report is $372,236.52. Estimated costs include 5-percent contingency costs plus 23-percent indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probably costs is included in ***Appendix B***.

A total of 59 assessable parcels have been identified. Staff recommends applying 25-percent of the eligible project costs equally across the 59 assessable properties using the "per lot" assessment

method. Eligible project costs include everything except subgrade correction costs. This results in a proposed preliminary assessment rate of $1,303.70 per assessable parcel.

Staff recommends ordering a special benefit consultation report for this project to verify the proposed assessment amount will not exceed the benefit to the properties. If the report concludes the benefit to the properties is less than the proposed preliminary assessment rate, Staff will then propose to lower the assessment rate accordingly during the Assessment Hearing, which is scheduled for October 8, 2019. If the report verifies the assessment rate as proposed is justified, Staff will propose to adopt the final assessment roll using the rate as preliminarily proposed.

Ten (10) soil borings were completed by Northern Technologies (NTI) to assist with the preparation of this report. Pavement design recommendations were offered by NTI, and Staff considered and incorporated NTI's recommendations to varying degrees while preparing this report. Ground Penetrating Radar (GPR) was conducted on street segments within the project. The GPR identifies existing bituminous pavement and aggregate base thicknesses, and is used to help Staff determine the appropriate treatment. Copies of Braun Intertec's GPR results and NTI's Geotechnical Exploration Report are attached in ***Appendix C***.

This improvement project, which is listed in the City's current 10-year Capital Improvement Plan, is proposed to be funded using a combination of special assessments to benefiting properties, street reconstruction bond proceeds, and storm sewer funds.

Staff has not yet discussed the proposed improvements with local property owners. However, Staff has scheduled a neighborhood information meeting for November 7, 2018 for the purpose of explaining the proposed improvements and assessments in more detail, and to gather public input on the project, including any information which should be explored in more detail during development of plans and specifications. Staff will incorporate comments and present this information to Council during the Public Hearing on November 13, 2018.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

The preparation of this report was authorized by the Ramsey City Council on August 28, 2018. This project has been designated as City Improvement Project No. 19-03.

2.2 Program Overview

In support of the City's long-term Street Maintenance Program, the existing bituminous pavement section will be reconstructed. Damaged concrete curb and gutter will be replaced and minor storm sewer repairs will be made. Other appurtenant work will be completed as outlined in this report.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

The City uses the Pavement Surface Evaluation and Rating (PASER) system to rate pavement condition. A PASER rating is a numerical index between 1 and 10 indicating the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER rating of 10 represents brand new pavement, while a PASER rating of 1 represents a pavement section that has fallen into complete disrepair requiring full reconstruction.

In the summer of 2018, City Staff evaluated and rated the condition of the pavement along the Wood Pond Hills and Chestnut Ridge street segments. A PASER rating of 2 was assigned to 146th Avenue, Helium Street, and the northern half of Krypton Street. A PASER rating of 4 was assigned to the southern half of Krypton Street, including its termini cul-de-sac.

2.3 Scope

City of Ramsey Improvement project 19-03 proposes to reconstruct the existing bituminous pavement, to remove and replace damaged concrete curb and gutter sections, and to complete other appurtenant work on three street segments within the Wood Pond Hills and Chestnut Ridge residential neighborhood including; 146th Avenue between Nowthen Boulevard and Junkite Street, Helium Street between Sunwood Drive and 146th Avenue, and Krypton Street from Sunwood Drive to its termini cul-de-sc. These street segments total approximately 3,310 lineal feet (0.63 miles) in length.

The existing bituminous pavement is proposed to be reconstructed using the Full Depth Reclamation (FDR) process. This involves reclaiming the bituminous pavement section between the existing concrete curb and gutter sections, along with the existing aggregate base, then hauling and disposing of any excess reclaim material off site, spreading and compacting the remaining reclaim material on top of the reshaped and compacted subgrade, then placing 3 ½ -inches of new

bituminous pavement on top of the compacted reclaim material. The resulting pavement design would meet current City design standards for residential pavement sections.

A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Pavement, Soil, and Traffic Conditions

The streets proposed to be improved were constructed between 1992 and 1994 with approximately 2.5-inches of bituminous pavement, 4-inches of aggregate base, and surmountable concrete curb and gutter. The streets were all constructed to a width of 30-feet from face-of-curb to face-of-curb, and are all centered within a 60-foot wide right-of-way.

Pavement maintenance treatments applied to the street segments included crack seal and seal coat improvements in 1998 and 2005. Spot patching has been performed on an as-needed basis, and has been a yearly treatment recently. In 2018, Staff assigned a PASER rating of 2 on all the street segments with the exception of the southern half of Krypton Street, which received a rating of 4.

In September of 2018, City Staff recorded a traffic volume of 551 average annual daily traffic (AADT) on 146th Avenue west of Nowthen Boulevard, 284 AADT on 146th Avenue east of Junkite Street, 129 AADT on Helium Street south of Sunwood Drive, and 205 AADT on Krypton Street south of Sunwood Drive. The existing speed limit is 30 mph for these street segments.

Northern Technologies, LLC (NTI) was employed to complete a Geotechnical Exploration and Engineering Review for this project, which included ten (10) soil borings spaced evenly along 146th Avenue, Helium Street, and Krypton Street. The locations of the borings are shown in the Soil Boring Location Map in the Appendix of NTI's report, attached in ***Appendix C***.

The soil borings provide information on existing bituminous pavement and aggregate base course thicknesses, subgrade soil conditions, existing ground water elevations, and potential issues, which may be encountered during construction. All borings terminated at a nominal depth of 10 feet below the existing ground surface. There was groundwater observed in 1 of 10 borings at an elevation of approximately 854.50, 7 feet below existing ground. Based on the work proposed and the lack of groundwater at a depth of 10 feet below the existing ground surface on 9 of 10 borings, groundwater is not anticipated to be encountered during work completed with this proposed projects.

The soil borings generally indicate the existing bituminous pavement thickness ranges between 4 to 5 inches, and aggregate base thickness is 6 inches. The subgrade generally consists of poorly graded sand with silt. This poorly graded sand with silt layer was found below the existing aggregate base and generally extends to the bottom of the borings (10 feet).

Braun Intertec was employed to complete a ground penetrating radar (GPR) analysis for the project area, which included driving the GPR equipped vehicle throughout all street segments within the project area. A summary table and charts of the GPR Analysis are attached in ***Appendix C***. The GPR data determined a median bituminous pavement thickness of 2.5-inches, and a median aggregate base thickness of 4.1-inches. The median street pavement and base section thickness was 6.5-inches, with a minimum section of 3.6-inches located on Helium Street, 403 feet south of Sunwood Drive. GPR data was unable to be obtained for 146th Avenue.

3.2 Watermain

Watermain was installed under all street segments in Wood Pond Hills and Chestnut Ridge. Staff believes the existing watermain is in good condition, and that no repairs will be required prior to reconstructing the pavement. However, if plans and specifications are ordered for the proposed improvements, Staff proposes to hire a leak detection expert to ensure there are no detectable leaks. If leaks are detected, repairs would be made under a separate contract before work commences on this project. Leak detection testing is estimated to cost $1,000.

3.3 Sanitary Sewer

Sanitary sewer was installed under each of the street segments in Wood Pond Hills and Chestnut Ridge. Staff believes the existing sanitary sewer is in good condition, and that no repairs will be required prior to reconstructing the pavement. However, if plans and specifications are ordered for the proposed improvements, Staff proposes to hire a firm to televise the sewer to ensure the pipes are not deformed, cracked, or broken, and that all joints are sealed. If any issues are detected, repairs would be made under a separate contract before work commences on this project. Sewer televising for this project is estimated to cost $4,500.

3.4 Storm Sewer / Drainage

Storm sewer was installed under all street segments in Wood Pond Hills and Chestnut Ridge. Staff believes the existing storm sewer is in good condition, and that no repairs will be required prior to reconstructing the pavement. There are no plans to modify the storm sewer due to no increase in impervious area with this project. If plans and specifications are ordered for the proposed improvements, Staff proposes to hire a firm to televise the storm sewer to ensure the pipes are not deformed, cracked, or broken, and that all joints are sealed. If any issues are detected, repairs would be added to this project. Storm sewer televising for this project is estimated to cost $1,000.

3.5 Streets

3.5.1 Existing Typical Sections

The pavement width of 146th Avenue, Helium Street, and Krypton Street is 30-feet from face-of-curb to face-of-curb. The cul-de-sac on Krypton Street is 90-feet in diameter. The streets are generally centered within a 60-foot wide City-owned right-of-way, with a 120-foot wide right-of-way around the cul-de-sac on Krypton Street.

3.5.2 Maintenance History

146th Avenue was originally constructed in 1992 and 1993, Helium Street was originally constructed in 1992, and Krypton Street was originally constructed in 1992 and 1994. All street segments received crack seal and seal coat improvements in 1998 and 2005.

3.6 Land Use

Properties in the Wood Pond Hills and Chestnut Ridge neighborhoods are zoned single family residential.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

The street segments within the Wood Pond Hills and Chestnut Ridge neighborhood proposed to be reconstructed include 146th Avenue between Nowthen Boulevard and Junkite Street, Helium Street between Sunwood Drive and 146th Avenue, and Krypton Street from Sunwood Drive to its southern termini cul-de-sac.

The scope of the proposed surface improvements is shown in ***Figure 1*** in ***Appendix A***.

4.1.1 Street Improvements

The streets in Wood Pond Hills and Chestnut Ridge are proposed to be reconstructed to match their existing width of 30-feet. All damaged surmountable concrete curb and gutter is proposed to be removed and replaced in kind. A typical section for the proposed pavement street reconstruction improvements is shown in ***Figure 2*** in ***Appendix A***.

The proposed reconstructed bituminous pavement design is designed to accommodate a 7-ton design in accordance with the City of Ramsey's design standards. City Staff is proposing a pavement section design of 1 ½ -inches bituminous wear course, 2-inches bituminous base course, over 4-inches of existing aggregate base material after reshaping and compacting the base.

The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full street reconstruction due to the good condition of the majority of the existing 26-year old curb and gutter. Therefore, only the bituminous pavement is proposed to be reconstructed at this time as it may make sense to replace the pavement section at the same time the rest of the existing curb and gutter is replaced, which may be 30 or more years in the future.

4.1.2 Storm Sewer Improvements

The existing storm sewer is in good condition and is not proposed to be improved. The only proposed storm sewer improvements include resetting catch basin castings and grouting the catch basins. No stormwater quality treatment improvements are required for this project since the street is proposed to be reconstructed at its current width.

4.1.3 Geotechnical Considerations

Northern Technologies LLC (NTI) completed a Geotechnical Exploration and Engineering Review including ten (10) soil borings, generally evenly spaced along 146th Avenue, Helium Street, and Krypton Street. The locations of the borings are shown in the Boring

Location Map in the Appendix of NTI's report, attached in ***Appendix C***. NTI recommends stripping of the existing pavement and aggregate base course immediately prior to subgrade preparation and base aggregate installation to minimize weather induced instability of the silty subgrade soils which will be moisture-sensitive. Prior to installing the aggregate base, the existing subgrade should be scarified and re-compacted to a depth of at least 12 inches. A proof roll test should then be performed to determine soft or unstable subgrade areas. If rutting or localized unstable subgrade areas are observed, those areas should be sub cut, moisture-conditioned, and re-compacted or removed to a stable depth. Assuming AADT volumes of 600, and an estimated R-value of 30, NTI recommends a pavement section of 4 to 6 inches of aggregate base class 5 or class 6, and 4-inches of bituminous pavement. City Staff is in close agreement and proposes completing a full-depth reclamation of the existing pavement by placing 4-inches of aggregate base class 5 or reclaim material, and 3.5-inches of new bituminous pavement. 1 of 10 soil borings indicated a layer of clayey sand below the aggregate base, City Staff will be particularly observant of this area during the reclamation and proof rolling process, as it may require additional subgrade corrections.

The proposed improvements should have a service life of approximately 60-years, assuming maintenance such as overlays, crack sealing and seal coating is routinely performed.

4.1.4 Other Considerations

Driveways:
Existing driveway aprons may need to be reconstructed to varying degrees. The limits of construction will vary with each driveway apron based on the elevation of the street abutting the driveway and the driveway pavement type. During design, Staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects, the exact limits of construction will be determined in the field during construction. Right-of-entry forms will be obtained from private property owners where work is required outside City right-of-ways and easements.

Irrigation Systems:
Developed properties along the project corridor may have private irrigation systems. Staff will notify property owners of pending construction as far in advance as practical to allow them time to move their irrigation systems out of harm's way before work begins.

Parking Restrictions:
Parking is currently provided along both sides of the streets and is not currently restricted except for overnight parking per City code. During this project, parking will be restricted during allowable working hours.

Pavement Corings:
Existing pavement thicknesses have been found to be inconsistent throughout the City. It is now standard practice to have City Staff on-site during pavement installation to insure the proper quantities are being placed. As further conformation, Staff is proposing to collect

GPR data or to have pavement corings taken at the conclusion of all reconstruction projects. This is already a requirement on all State Aid projects, and will leave more data on the pavement section for future street maintenance projects.

4.2 Stormwater Treatment

Stormwater retention and/or treatment improvements are not required for this project.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Method

The existing bituminous pavement section will be reconstructed using the FDR process outlined within this report.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, Staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. No impacts to power poles or street lights are anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- MPCA General Stormwater Permit (NPDES)…..Grading and Storm Water

A stormwater permit from the Lower Rum River Watershed Management Organization will not be required with this project as street reconstruction projects are exempt.

4.8 Right-of-Ways / Easements

It is anticipated that all improvements will occur within existing City right-of-ways and/or easements, with the possible exception of tying into private driveways and yards. It is therefore not anticipated that the City will need to acquire additional permanent right-of-way or easements for this project. As such, costs for right-of-way or easement acquisitions are not included in the probable project costs.

City Staff will obtain required right of entries on a case by case basis.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2019 construction costs for the proposed improvements with 5-percent contingency costs, plus 23-percent indirect costs for administrative, engineering, financing and legal costs.

City Staff prepared the Feasibility Report in-house as part of Staff's normal duties.

NTI prepared the Geotechnical Exploration and Engineering Review, included in ***Appendix C***, at a cost of $3,950.00.

5.2 Funding

5.2.1 Assessments

A portion of the project costs is proposed to be recovered through special assessments levied against the 59 identified benefiting properties; 14 along 146th Avenue, 19 along Helium Street, and 26 along Krypton Street. Assessments are proposed to be collected for eligible improvements benefiting residential properties with direct access to the improved segments of Wood Pond Hills and Chestnut Ridge as described below. A preliminary assessment summary is included below in ***Table 1***.

Residential Assessments:
Special assessments are proposed to be levied against residential properties having direct access to improved streets. To be consistent with previous applications of the Special Assessments Policy, each residential property is proposed to be assessed using the "per lot" method.

Each residential property is preliminarily proposed to be assessed at the rate of $1,303.70 per lot. Since State Statute and the City Charter do not allow for assessments to exceed the benefit to the property, Staff requests Council authorization to order a benefit appraisal consultation for this project in accordance with the City's Special Assessment Policy.

The Preliminary Assessment Map and Roll are included in ***Appendix B***.

TABLE 1
Proposed Preliminary Assessments – 146th Avenue, Helium Street, and Krypton Street

STREET SEGMENT	ASSESSMENT PER LOT	No. OF LOTS	TOTAL ASSESSMENTS
146th Avenue	$1,303.70	14	$18,251.80
Helium Street	$1,303.70	19	$24,770.30
Krypton Street	$1,303.70	26	$33,896.20
TOTAL PROJECT ASSESSMENTS			**$76,918.30**

5.2.2 City Contribution

The City contribution to the project would include all funding in excess of the amount collected through special assessments to benefiting properties. No funds have been budgeted for this project. The City's share of eligible project costs related to surface (street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Stormwater Utility Funds are proposed to pay for all storm sewer improvements.

Table 2 illustrates the proposed project funding based on the design proposed within this report. This funding program assumes construction will occur in 2019.

TABLE 2
Proposed Project Funding

	ASSESSMENTS	CITY FUNDS	TOTAL
Surface	$ 75,673.40	$ 291,590.84	$ 367,264.24
Storm Sewer	$ 1,244.90	$ 3,727.38	$ 4,972.28
TOTAL	$ 76,918.30	$ 295,318.22	$ 372,236.52

Total Project Cost		**$ 372,236.52**
Less Special Assessments	-	$ 76,918.30
Subtotal	=	**$ 295,318.22**
Less City Bonding Funds	-	$ 291,590.84
Subtotal	=	**$ 3,727.38**
Less Stormwater Utility Funds	-	$ 3,727.38
TOTAL Remaining Cost	=	**$ 0**

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... August 28, 2018

Council Accepts Feasibility Report / Orders Public Hearing ..... October 23, 2018

Staff Conducts Neighborhood Information Meeting ..... November 7, 2018

Staff Publishes Notices of Public Hearing ..... October 26, November 2, 2018

Council Conducts Public Hearing / Authorizes Plans and Specifications ..... November 13, 2018

Staff Conducts Private Utility Coordination Meeting ..... December, 2018

Council Approves Plans and Specifications / Authorizes Ad for Bids ..... January 22, 2019

Staff Receives Bids ..... February 20, 2019

Council Awards Contract ..... February 26, 2019

Contractor Begins Construction ..... May, 2019

Contractor Completes Construction ..... August 16, 2019

Council Orders Assessment Hearing ..... September 10, 2019

Council Conducts Assessment Hearing ..... October 8, 2019

7. CONCLUSIONS AND RECOMMENDATIONS

City of Ramsey Improvement Project No. 19-03 proposes to reconstruct the existing bituminous pavement, remove and replace damaged concrete curb and gutter, and complete miscellaneous appurtenant work on the following street segments within the Wood Pond Hills and Chestnut Ridge residential subdivisions:

1. 146th Avenue (approx. 1160 linear feet) – Nowthen Boulevard to Junkite Street.
2. Helium Street (approx. 855 linear feet) – Sunwood Drive to 146th Avenue.
3. Krypton Street (approx. 1300 linear feet) – Sunwood Drive to south cul-de-sac.

It is the recommendation of City Staff that City Project No. 19-03 is feasible, necessary, and cost-effective from an engineering standpoint, and this project would best be constructed as a stand-alone project as proposed herein.

The following Staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Reconstruct the existing bituminous pavement using full-depth reclamation process, meeting the City's standard residential pavement section of 4-inches aggregate base class 5 (or reclaim), 2-inches new bituminous base course, and 1 ½- inches new bituminous wear course.

2. Staff recommends excluding private irrigation system work form this project. Instead, Staff will notify property owners of pending construction as far in advance as possible, and instruct them to relocate their irrigation system(s) away from the construction area during construction, then allow replacement in or near the original location after construction is complete.

3. Staff recommends holding a neighborhood information meeting on November 7, 2018 to inform property owners of the proposed improvements and to gather their input prior to competing plans and specifications and requesting Council approval to advertise for bids as outlined in the project schedule.

4. Order an assessment appraisal consultation to ensure special assessments do not exceed the benefit received as a result of the improvements.

The City Council is asked to act on the following items related to the proposed project:

1. Accept the preliminary residential special assessment rate of $1,303.70 per lot.

2. Authorize an assessment appraisal consultation to ensure all special assessments are commensurate with benefit received from the proposed improvements.

3. Adopt Resolution #18-221 accepting this Feasibility Report and ordering the Public Hearing for November 13, 2018.

APPENDIX A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

WOOD POND HILLS &
CHESTNUT RIDGE
PROJECT SCOPE
0
300
600
900
SCALE (FEET)
City of
RAMSEY

FIGURE 1

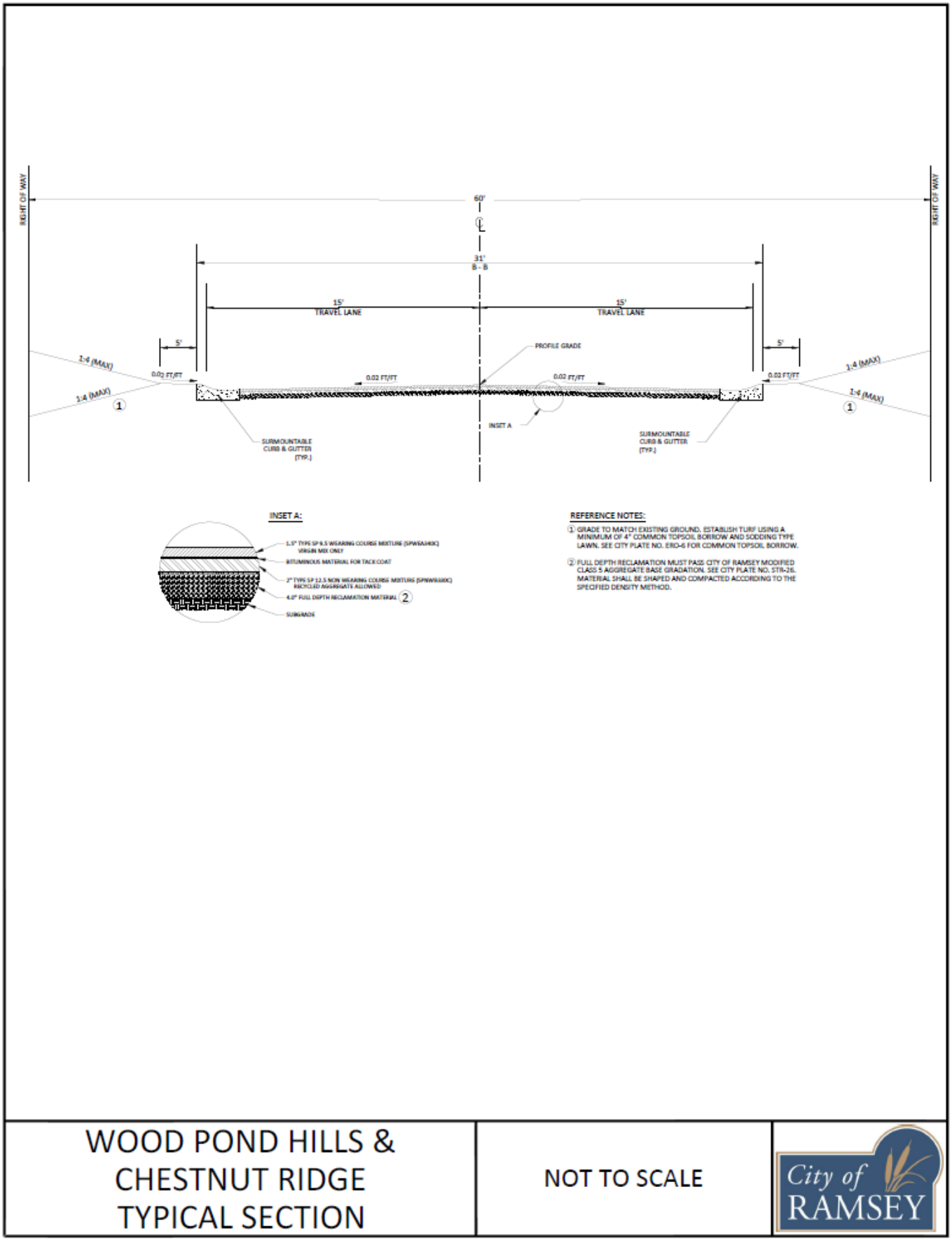

RIGHT OF WAY
60'
31'
B - B
15'
TRAVEL LANE
15'
TRAVEL LANE
5'
5'
PROFILE GRADE
1:4 (MAX)
1:4 (MAX)
0.02 FT/FT
0.02 FT/FT
0.02 FT/FT
0.02 FT/FT
1
1
INSET A
SURMOUNTABLE CURB & GUTTER (TYP.)
SURMOUNTABLE CURB & GUTTER (TYP.)
INSET A:
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) VIRGIN MIX ONLY
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB310C) RECYCLED AGGREGATE ALLOWED
6.0" FULL DEPTH RECLAMATION MATERIAL 2
SUBGRADE
REFERENCE NOTES:
1 GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" COMMON TOPSOIL BORROW AND SODDING TYPE LAWN. SEE CITY PLATE NO. ERO-6 FOR COMMON TOPSOIL BORROW.
2 FULL DEPTH RECLAMATION MUST PASS CITY OF RAMSEY MODIFIED CLASS 5 AGGREGATE BASE GRADATION. SEE CITY PLATE NO. STR-26. MATERIAL SHALL BE SHAPED AND COMPACTED ACCORDING TO THE SPECIFIED DENSITY METHOD.
WOOD POND HILLS & CHESTNUT RIDGE TYPICAL SECTION
NOT TO SCALE
City of RAMSEY

FIGURE 2

PROJECT SITE PICTURES

Picture 1: Krypton Street from Sunwood Drive

Picture 2: Krypton Street mid-block facing south

Picture 3: Helium Street from Sunwood Drive

Picture 4: Helium Street from 146th Avenue

Picture 5: 146th Avenue from Helium Street, facing west

Picture 5: 146th Avenue valley gutter at Helium Court

APPENDIX B

Opinion of Probable Costs (Preliminary Engineer's Estimate)
Preliminary Assessment Map
Preliminary Assessment Roll

19-03 WOOD POND HILLS & CHESTNUT RIDGE STREET RECONSTRUCTIONS					
Preliminary Engineer's Estimate					
Street Construction					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$ 9,000.00	$ 9,000.00
2	Remove Concrete Curb and Gutter	LF	750	$ 6.00	$ 4,500.00
3	Remove Concrete Pavement – Driveways	SF	80	$ 3.50	$ 280.00
4	Remove Bituminous Pavement – Driveways	SY	45	$ 8.00	$ 360.00
5	Remove Bituminous Pavement	SY	25	$ 8.00	$ 200.00
6	Remove Concrete Valley Gutter	SY	18	$ 20.00	$ 360.00
7	Sawing Concrete Pavement – Full Depth	LF	200	$ 4.00	$ 800.00
8	Sawing Bituminous Pavement – Full Depth	LF	300	$ 2.50	$ 750.00
9	Common Excavation (EV)	CY	20	$ 32.00	$ 640.00
10	Subgrade Preparation	RDST	33	$ 200.00	$ 6,600.00
11	Subgrade Corrections	LS	1	$ 50,000.00	$ 50,000.00
12	Water	MGAL	50	$ 35.00	$ 1,750.00
13	Bituminous Pavement Reclamation (Full Depth)	SY	10,286	$ 1.50	$ 15,429.00
14	Mill Bituminous Pavement (2' width x 1.5" depth)	SY	60	$ 15.00	$ 900.00
15	Curing Compound for Existing Concrete Curb and Gutter	LF	5,782	$ 1.15	$ 6,649.30
16	Haul and Dispose Bit Pavement Reclamation (LV)	CY	1,200	$ 10.00	$ 12,000.00
17	Bituminous Material for Tack Coat	GAL	720	$ 2.50	$ 1,800.00
18	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (1.5")	TON	849	$ 68.00	$ 57,732.00
19	Type SP 12.5 Non-Wearing Course Mixture (SPNWB330C) (2.0")	TON	1,132	$ 60.00	$ 67,920.00
20	Type SP 9.5 Wearing Course Mixture (SPWEA340C) Driveways (2.0")	TON	5	$ 68.00	$ 340.00
21	Adjust Valve Box	EA	10	$ 250.00	$ 2,500.00
22	Replace Broken Valve Box	EA	5	$ 250.00	$ 1,250.00
23	Adjust Frame and Ring Casting	EA	15	$ 550.00	$ 8,250.00
24	Concrete Curb & Gutter Design Surmountable	LF	650	$ 25.00	$ 16,250.00
25	Concrete Curb & Gutter Design B618	LF	100	$ 25.00	$ 2,500.00
26	6" Concrete Driveway Pavement	SY	9	$ 55.00	$ 495.00
27	7" Concrete Valley Gutter	SY	33	$ 85.00	$ 2,805.00
28	Landscape Restoration	LS	1	$ 1,500.00	$ 1,500.00
29	Traffic Control	LS	1	$ 2,000.00	$ 2,000.00
30	Storm Drain Inlet Protection	EA	13	$ 200.00	$ 2,600.00
31	Common Topsoil Borrow (LV)	CY	23	$ 50.00	$ 1,150.00
32	Sodding Type Lawn	SY	170	$ 18.00	$ 3,060.00
				Total Street Construction Cost	*$ 284,370.30*
				5% Contingency Cost	*$ 14,218.52*
				23% Indirect Cost	*$ 68,675.43*
				Total Street Project Cost	*$ 367,264.24*

Storm Sewer Construction					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Grout Catch Basin	EA	11	$ 350.00	$ 3,850.00
				Total Storm Sewer Construction Cost	*$ 3,850.00*
				5% Contingency Cost	*$ 192.50*
				23% Indirect Cost	*$ 929.78*
				Total Storm Sewer Project Cost	*$ 4,972.28*
				Total Estimated Project Cost	**$ 372,236.52**

WOOD POND HILLS & CHESTNUT RIDGE ASSESSABLE PROPERTIES

0 125 250 375

SCALE (FEET)

City of RAMSEY

PRELIMINARY ASSESSMENT ROLL – 19-03 WOOD POND HILLS & CHESTNUT RIDGE STREET RECONSTRUCTIONS							
PID	**NAME / OWNER**	**ADDRESS**	**CITY**	**STATE**	**ZIP**	**ASSESSABLE UNITS**	**PROPOSED ASSESSMENT**
253225220005	PRASKE TERESA	14729 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225220006	CASEY CHRISTINE	14715 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225220007	AUSPOS MICHAEL	14701 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225220008	DZANIC NURIJA	14685 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230008	AKENSON ANGELA	14671 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230009	SOLEM JAY	14657 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230010	POPEJOY JEREMY	14643 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230011	WILEY STEVEN	14629 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230012	KYLAS LLC	14615 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230013	2015-3 IH2 BORROWER LP	14601 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230014	MASSA STEVEN	14670 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230015	LUSSIER ANGELA	14656 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230016	SOLTIS JAY & KONOP KAREN	14642 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230017	HUNTER DAVID S & ALENA M	14628 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230018	COOLEY STEVEN A	14614 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230019	DINWIDDIE JONATHAN	14600 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230030	JOHNSON CARTER	5581 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230031	CAPPS RONNEY L & CAROLANN	5571 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
253225230054	BAKKEN GRANT	5560 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225110019	HUSPEK JASON	14714 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225110020	ABUMAYALEH YOUSEF	14700 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130021	LI HUISHEN & YING	14602 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130022	HOVAN JOHN J & LINDA F TRUSTEE	14588 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130023	RE0046814 PAUL	14574 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130024	MOBERG JULIE	14560 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130025	SWINNEY ADAM	14546 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130026	THOMAS SCOTT G & LISA M	14532 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130027	RINGOLD JAMES B & JEAN K	14531 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130028	REINERT MICHAEL	14545 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130029	ALTRINGER BARBARA	14559 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130030	JANISCH TODD	14573 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225130031	ROBINSON HOLLIE	14587 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140002	HAWKINS JOHN	14684 HELIUM ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140003	CANTU RAUL & CAROL J	14671 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140004	HOLST CRISTON K & ANN C	14685 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70

PID	NAME / OWNER	ADDRESS	CITY	STATE	ZIP	ASSESSABLE UNITS	PROPOSED ASSESSMENT
263225140005	COUILLARD BRADLEY	14701 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140006	MOLER RICHARD P & CAROL J	14715 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140007	KOSMECKI DAVID	14729 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140008	FREDRICK DAVID J & MICHELLE L	14615 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140009	ONEILL BRETT J & PATRICIA K	14629 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140010	LABONNE JOSEPH T & ANNETTE	14643 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140011	STONE GREGORY A & TINA H	14642 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140012	FRIESE KELLI	14670 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140013	ROBERTS EARL F & MOLLY H	14684 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140014	PRZYBILLA THOMAS U	14700 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140015	SEELEY ANGELA	14714 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140016	RAMSEY CITY OF		RAMSEY	MN	55303	1	$ 1,303.70
263225140048	LANTIS LANE	5681 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140049	GULINO EMILY	5671 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140050	OSTENSO KENNETH J & MICHELLE	5651 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140051	MANSAVAGE ERIN	5641 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140052	WHITSTONE CHRISTOPHER	5631 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140053	JACHYMOWSKI BRIAN	5621 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140054	REEDER CHRISTINA	5601 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140066	WERDER JONATHAN	14601 KRYPTON ST NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140080	HUTH JEFFREY	5680 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140081	SCHROECK TRUSTEE JASON & SCHROECK TRUSTEE SARA	5670 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140082	WOLFF DAVID	5650 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
263225140086	ERLANDSON MANDY C & BRIAN	5640 146TH AVE NW	RAMSEY	MN	55303	1	$ 1,303.70
TOTALS						**59**	**$ 76,918.30**

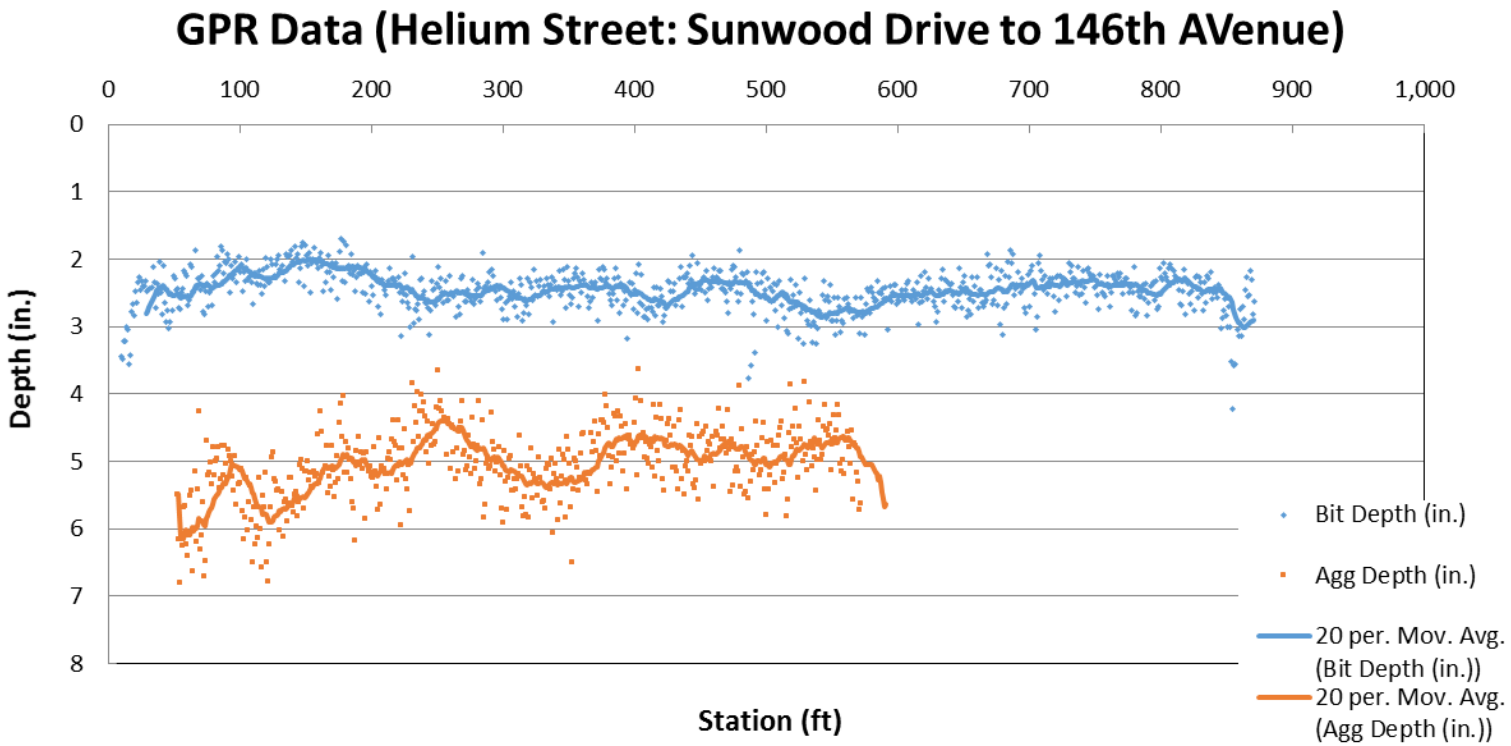
APPENDIX C

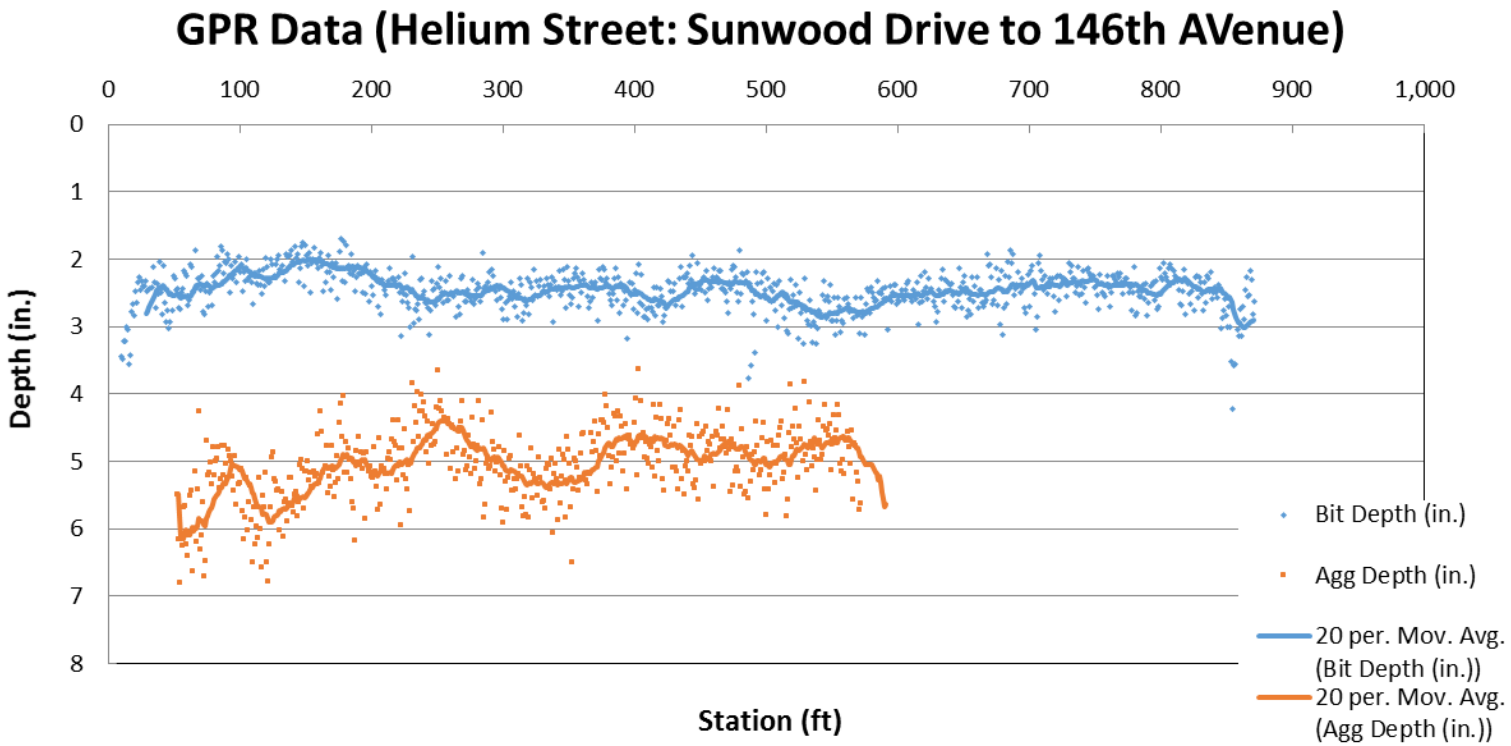
Street Segment Summary
Ground Penetrating Radar (GPR) Results
Geotechnical Exploration and Engineering Review

STREET SEGMENT SUMMARY

Street	Segment Description	Length	Width	Curb	2018 Rating	Year Built	Maint. 1	Maint. 2
146th Avenue	Nowthen Boulevard / Junkite Street	1,158	31	Concrete	4	1992 / 1993	SC 1 1998	SC 2 2005
Helium Street	Sunwood Drive / 146th Avenue	855	31	Concrete	4	1992	SC 1 1998	SC 2 2005
Krypton Street	Sunwood Drive / CDS	1,297	31	Concrete	3 / 5	1992 / 1994	SC 1 1998	SC 2 2005

Wood Pond Hills & Chestnut Ridge Estates GPR Summary										
Project Segment		Pavement			Aggregate			Section		
Street	Segment Description	Min	Max	Med	Min	Max	Med	Med	Min	Location
146th Avenue	CSAH 5 / Junkite Street	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	* GPR Data was not able to be obtained for 146th Ave.
Helium Street	Sunwood Drive / 146th Avenue	1.7	4.2	2.4	1.3	4.4	2.6	5.0	3.6	403 feet south of Sunwood Drive
Krypton Street	Sunwood Drive / CDS	1.6	5.0	2.5	3.8	8.4	5.6	7.8	6.0	1,100 feet south of Sunwood Drive
Project Summary		*1.6*	*5.0*	*2.5*	*1.3*	*8.4*	*4.1*	*6.5*	*3.6*	*Helium Street; 403 feet south of Sunwood Drive.*


GPR Data (Helium Street: Sunwood Drive to 146th AVenue)
0
100
200
300
400
500
600
700
800
900
1,000
0
1
2
3
4
5
6
7
8
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))
20 per. Mov. Avg. (Agg Depth (in.))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Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)
20 per. Mov. Avg. (Bit Depth (in.))
20 per. Mov. Avg. (Agg Depth (in.))

GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW

Wood Pond Hills and Chestnut Ridge Street Improvements

Ramsey

Minnesota

NTI Project No. 18.MSP06853.000

***Prepared For**:*

City of Ramsey
7550 Sunwood Drive
Ramsey, Minnesota 55303

NTI
NORTHERN TECHNOLOGIES, LLC

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Inver Grove Heights, MN 55076
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Unearthing confidence™

October 8, 2018

City of Ramsey
Attention: Mr. Joe Feriancek
7550 Sunwood Drive
Ramsey, Minnesota 55303

Subject: Geotechnical Exploration and Engineering Review
Wood Pond Hills and Chestnut Ridge Street Improvement Projects
Ramsey, Minnesota
NTI Project No. 18.MSP06853.000

Northern Technologies, LLC (NTI) has completed a total of ten (10) soil borings in the Wood Pond Hills and Chestnut Ridge areas. Our services were performed in accordance with our proposal dated September 4, 2018.

Soil samples obtained at the site will be held for 60 days at which time they will be discarded. Please advise us in writing if you wish to have us retain them for a longer period. You will be assessed an additional fee if soil samples are retained beyond 60 days.

We appreciate the opportunity to have been of service on this project. If there are any questions regarding the soils explored or our review and recommendations, please contact us at your convenience at (651) 389-4191.

Northern Technologies, LLC

Robert Hawkins, GIT
Staff Geologist

Steven D. Gerber, P.E.
Senior Engineer

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.

Steven D. Gerber
Date: 10/08/2018 Reg. No. 45298

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1.0 Scope of Services

Ten borings were performed within the project area. The scope of services included determining existing bituminous and aggregate base thicknesses, groundwater levels, subsurface conditions, and providing recommendations for site preparation, excavations, engineered fill and compaction, depths of unsuitable soils to be removed, groundwater management, potential difficulties during construction, utility construction, and pavement thickness design.

1.1 Project and Site Description

The project consists of the reconstruction of Helium Street, Junkite Street Krypton Street and 146th Avenue in Ramsey, Minnesota, along with associated utilities. NTI was not aware of invert elevations or other design details of the proposed utilities at the time this report was prepared.

The pavement sections are proposed to be designed with a 20-year design pavement life. NTI has assumed an AADT value of 600 for these residential streets.

2.0 Subsurface Exploration Summary

NTI performed the subsurface exploration program during the period of September 26, 2018 with a two-person crew using a truck-mounted CME-55 drill rig. Samples were generally collected in accordance with ASTM D 1586 "Standard Test Method for Standard Penetration Testing (SPT) and Split-Barrel Sampling of Soils." The boring locations and depths were determined by a representative of the City of Ramsey. The boring locations were marked in the field by NTI. The borings terminated at depths ranging from approximately 10. feet below the top of pavement. Elevations were determined using a Trimble GeoXH 6000 and rounded to the nearest one-half foot.

Please refer to the Boring Location Diagrams and the Boring Logs in Appendix C.

Groundwater was observed, in soils boring SB-8, at a depth of approximately 7 feet below the ground surface, correspond to an elevation of 854.5 feet.

The lack of observed groundwater in the remaining borings is likely due to the short duration for which the boreholes remained open. In addition, the seams of on-site clay and silt laden soils have the potential to be somewhat impervious and conducive to the development of zones of perched water at varying elevations and locations across the project area. Please refer to the boring log included in the appendices.

Table 1 summarizes the encountered subsurface conditions encountered.

Table 1: Pavement and Subgrade Summary[1]

Boring No.	Bituminous Pavement Thickness[2] (inches)	Apparent Aggregate Base Thickness[3] (inches)	Fill Subgrade Material[4]	Native Subgrade Material [5]
SB-1	4	8	SP-SM	SP
SB-2	4	6	SP-SM	SP-SM
SB-3	4	6	SM	SP-SM
SB-4	4	8	SP-SM	SP
SB-5	5	6	SP-SM	SP
SB-6	4	6	SP-SM	SP-SM
SB-7	4	6	SP-SM	SP-SM
SB-8	4	6	SP-SM	SP-SM
SB-9	4	6	SP	SP
SB-10	4	6	SC/SP-SM	SP-SM

1. Table summary is a generalization of subsurface conditions at the individual soil boring locations only. They may not reflect variations in subsurface strata occurring on site between boring locations. The general geologic origin of retained soil samples is listed on the boring logs.
2. Measured thickness of the pavement core.
3. Apparent aggregate base thickness, at time of our fieldwork, by visual inspection only and is not meant to confer conformance with DOT specifications.
4. Undocumented fill soils were encountered immediately under the aggregate base.
5. The native soils underlying the undocumented fill soils.

2.1 Groundwater and Groundwater Control

Groundwater was observed at the time of drilling. Groundwater was observed in one of the ten boreholes at a depth of approximately 7 feet below the top of pavement. The lack of observed groundwater at the remaining boring locations may be due to the short duration for which the boreholes remained open. In addition, the on-site clay and silt based soils have the potential to be somewhat impervious and conducive to the development of zones of perched water at varying elevations and locations across the project area.

2.2 Laboratory Test Program

Our analysis and recommendations of this report are based upon our interpretation of the standard penetration test resistance determined while sampling soils, laboratory test results, and experience with similar soils from other sites near the project. The results of such tests are summarized on the boring logs or attached laboratory test reports.

2.3 Utilities

The fill and native soils observed in soil borings were generally suitable for utility support. Due to the observed groundwater levels and depending on the installation depth of the utilities, temporary dewatering would likely be required during the utility trench excavations for deeper utilities, such as sanitary sewer. Stabilization of the trench subgrade may be required, in particular in locations with lean clay subgrade, in order to provide a stable platform for construction. Stabilization could consist of a one half to one foot layer of crushed rock or sand with a maximum 5 percent material passing the No. 200 sieve and 50 percent passing the No. 40 sieve.

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that unsuitable materials have been properly removed and adequate bearing support is provided by the exposed soils. The exposed soil at the base should be compacted with a vibratory roller to 95 percent standard Proctor dry density (ASTM D698). Such observations and testing should be performed prior to backfilling.

The on-site, non-organic soils are anticipated to be suitable for reuse if properly moisture conditioned and compacted. Replacement backfill required in utility trenches should consist of non-organic material similar to the surrounding soil. All import fill should be approved by NTI or the City's representative.

It is especially important that trench backfill for utility construction within paved areas be thoroughly compacted to minimize future pavement damage. We recommend that such soils be compacted in accordance with the recommendations noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

The stability of embankments along utility excavations is dependent on soil strength, site geometry, moisture content, and any surcharge load for excavated soils and equipment. We present cautionary remarks concerning stability of excavation sideslopes in the "Excavation Stability" section of this report.

The Contractor is solely responsible for assessing the stability of and executing underground utility and project excavations using safe methods. The contractor is also responsible for naming the "competent individual" as per Subpart P of 29 CFR 1926.6 (Federal Register - OSHA).

2.4 Pavement Recommendations

Full Reconstruction Option

The most conservative method of subgrade preparation would be to remove the undocumented fill soils and replace them in their entirety with properly compacted engineered fill. This method of subgrade preparation would provide the most uniform subgrade but would also be the most costly method of construction and would be a relatively a-typical method of subgrade preparation for improvements to existing municipal roadways.

If the City were willing to accept some risk in potential long term increased maintenance of the pavement section for the significant upfront savings, the roadway can be reconstructed over the existing fill.

The Contractor should be aware that the silty subgrade soils will be moisture-sensitive, and protecting them from inclement weather will aid in maintaining stability. The stripping of the existing pavement and aggregate base course should occur immediately prior to subgrade preparation and base aggregate installation to minimize weather-induced instability.

Prior to installing the aggregate base, the existing subgrade should be scarified and re-compacted to a depth of at least 12 inches. A proof roll test should then be performed to determine soft or unstable subgrade areas.

The proof roll should be performed with a tandem axle dump truck loaded to gross capacity (at least 20 tons). Acceptance criteria of the proof roll shall be limited to rut formation no more than one inch depth (front or rear axles) and no pumping (rolling) observed during the visual inspection. Proof roll tests should be observed by an experienced technician or geotechnical engineer prior to placement of the aggregate base course to verify the subgrade will provide adequate pavement support.

If rutting or localized unstable subgrade areas are observed, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth.

If imported fill is required in paved areas, it should consist of debris-free, non-organic, mineral soil similar in composition to the subgrade soils encountered in the surrounding areas. If sand is imported into areas that are underlain by relatively impervious fine grained soils, the sand layer must be drained with drain tile in order to prevent frost heave from water trapped within the imported sand layer during freezing temperatures. Individual lifts of engineered fill should be tempered for moisture content, placed, and compacted as noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

For a 20-year design pavement life, Tables 4 presents our thickness recommendations for flexible (bituminous) pavement. These recommendations were based upon the encountered subgrade conditions, estimated R-value of 30 for the existing subgrade soils, the assumed AADT volumes, and the City of Ramsey's typical pavement section for the respective project area.

Table 4: Flexible Pavement Thickness Design[1]
Interstate Area – Residential Area

Pavement Section	Calculated Required Pavement Section[2]	City's Typical Pavement Section
Bituminous Wear Course (inches)	2	1.5
Bituminous Base Course (inches)	2	2
Class 5 or 6 Aggregate Base (inches)	4 [3]	4

1. Assumed AADT volume of 600 and an average R-value of 30.
2. Assumed a minimum of 12 inches of engineered subgrade.
3. Clayey sand was observed in boring SB-10. We recommend increasing the subbase to 6 inches or using a geogrid in this area.

Pavement recommendations assume the subgrade soils and aggregate section below paved surfaces will drain to subsurface piping for eventual discharge into storm sewer, or above grade to ditching, or similar acceptable systems. Lack of surface and subsurface drainage will significantly reduce the capacity and longevity of the pavement systems indicated above.

We recommend pavements receive annual maintenance, as a minimum, to correct damages to the pavement structure, clean and infill cracks which develop, and repair or resurface areas which exhibit reduced subgrade performance. The lack of maintenance can lead to moisture infiltration of the pavement structure and softening of the subgrade soils. This, in turn, can degrade the performance of the pavement system and result in poorly performing pavements with shortened life expectancy.

Mill and Overlay Option

Portions of the roadway sections appear to have a sufficiently thick, in-place pavement section, which would lend itself to rehabilitation via mill and overlay techniques.

The existing pavement thickness generally about 4 to 5 inches thick which would likely be sufficient to perform a mill and overlay. We recommend that locally distressed pavement be removed and replaced with a full depth (6 inch) patch.

Full depth reclamation (FDR) would be feasible for this project area. Usually a blend of mineral aggregate base with the bituminous pavement is blended and the teeth of the reclaimers need to extend beyond the bituminous layers in order to prevent overheating.

The pavement could be milled off and removed and replaced with fresh bituminous pavement. The millings can be blended with on-site aggregate base, with imported aggregate base or remixed at the plant to provide fresh aggregate base. The blended material should contain no more than 50 percent bituminous millings. In general, locations suitable for FDR would have aggregate base that is about the same thickness as the pavement plus 3 to 4 inches remaining to support the weight of the heavy machinery required for FDR.

We recommend that the base be proof-rolled prior to placement of the new pavement materials to determine soft or unstable subgrade areas. The proof roll should be performed with a tandem axle dump truck loaded to gross capacity (at least 20 tons). Acceptance criteria of the proof roll shall be limited to rut formation no more than one inch (1”) depth (front or rear axles) and no pumping (rolling) observed during the visual inspection. Proof roll tests should be observed by an experienced technician or geotechnical engineer prior to placement of the aggregate base course to verify the subgrade will provide adequate pavement support.

If rutting or localized unstable subgrade areas are observed, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth. Excavations for soil corrections (if any) in paved areas should allow for a 2 foot oversize beyond the edges of the pavement.

If imported fill is required in paved areas, it should consist of debris-free, non-organic, mineral soil similar in composition to the subgrade soils encountered in the surrounding areas. If sand is imported into areas that are underlain by relatively impervious fine-grained soils, the sand layer must be drained with drain tile in order to prevent frost heave from water trapped within the imported sand layer during freezing temperatures. Individual lifts of engineered fill should be tempered for moisture content, placed, and compacted as noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

3.0 Excavation Stability

Excavation depth and sidewall inclination should not exceed those specified in local, state, or federal regulations. Excavations may need to be widened and sloped, or temporarily braced, to maintain or develop a safe work environment. Contractors must comply with local, state, and federal safety regulations including current OSHA excavation and trench safety standards. Temporary shoring must be designed in accordance with applicable regulatory requirements.

3.1 Engineered Fill & Winter Construction

The silt and clay laden soils encountered at the project locations will be susceptible to freezing if not provided adequate drainage, insulation, or coverage. Frozen soil should not be used as backfill. When the ambient air temperature falls below freezing for an extended period of time, frost forms, and soil near the surface grade expands. Settlement of the fill may occur as the frozen soils thaw.

If frost penetrates the soil prior to paving, soils must be thawed, scarified, and re-compacted as recommended in this report. Subgrade soils should be inspected prior to paving to verify frozen conditions are not present.

4.0 Closure

As the widely spaced, small diameter borings provide only a limited amount of data regarding the existing fill, the existing fill may contain soft zones, debris or significantly greater amounts of unsuitable materials than could be reasonably inferred from the boring information. Unsuitable materials may not be discovered during construction and may remain buried within the fill below the pavement, resulting in greater than anticipated settlements of the pavement. These risks cannot be eliminated without completely removing the fill, but can be reduced by thorough exploration and testing during site preparation and construction.

Our conclusions and recommendations are predicated on observation and testing of the earthwork directed by Geotechnical Engineer of Record. Our opinions are based on data assumed representative of the project area. However, the area coverage of borings in relation to the entire project is very small. For this and other reasons, we do not warrant conditions below the depth of our borings, or that the strata logged from our borings are necessarily typical of the site. Deviations from our recommendations by plans, written specifications, or field applications shall relieve us of responsibility unless our written concurrence with such deviations has been established.

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of the City of Ramsey for specific application to the proposed Wood Pond Hills and Chestnut Ridge Street Reconstructions. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, express or implied.

Northern Technologies, LLC

APPENDIX A

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

FIELD EXPLORATION PROCEDURES

GENERAL NOTES

WATER LEVEL SYMBOL

DESCRIPTIVE TERMINOLOGY

RELATIVE PROPORTIONS

PARTICLE SIZES

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

We visually examined recovered soil samples to estimate distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We then classified the soils according using the Unified Soil Classification System (ASTM D2488). A chart describing this classification system and general notes explaining soil sampling procedures are presented within appendices attachments.

The stratification depth lines between soil types on the logs are estimated based on the available data. In-situ, the transition between type(s) may be distinct or gradual in either the horizontal or vertical directions. The soil conditions have been established at our specific boring locations only. Variations in the soil stratigraphy may occur between and around the borings, with the nature and extent of such change not readily evident until exposed by excavation. These variations must be properly assessed when utilizing information presented on the boring logs.

We request that you, your design team or contractors contact NTI immediately if local conditions differ from those assumed by this report, as we would need to review how such changes impact our recommendations. Such contact would also allow us to revise our recommendations as necessary to account for the changed site conditions.

FIELD EXPLORATION PROCEDURES

Soil Sampling – Standard Penetration Boring:

Soil sampling was performed according to the procedures described by ASTM D-1586. Using this procedure, a 2 inch O.D. split barrel sampler is driven into the soil by a 140 pound weight falling 30 inches. After an initial set of six inches, the number of blows required to drive the sampler an additional 12 inches is recorded (known as the penetration resistance (i.e. “N-value”) of the soil at the point of sampling. The N-value is an index of the relative density of cohesionless soils and an approximation of the consistency of cohesive soils.

Soil Sampling – Power Auger Boring:

The boring(s) was/were advanced with a 6 inch nominal diameter continuous flight auger. As a result, samples recovered from the boring are disturbed, and our determination of the depth, extend of various stratum and layers, and relative density or consistency of the soils is approximate.

Soil Classification:

Soil samples were visually and manually classified in general conformance with ASTM D-2488 as they were removed from the sampler(s). Representative fractions of soil samples were then sealed within respective containers and returned to the laboratory for further examination and verification of the field classification. In addition, select samples were submitted for laboratory tests. Individual sample information, identification of sampling methods, method of advancement of the samples and other pertinent information concerning the soil samples are presented on boring logs and related report attachments.

GENERAL NOTES

DRILLING and SAMPLING SYMBOLS		*LABORATORY TEST SYMBOLS*	
SYMBOL	**DEFINITION**	**SYMBOL**	**DEFINITION**
C.S.	Continuous Sampling	W	Moisture content-percent of dry weight
P.D.	2-3/8" Pipe Drill	D	Dry Density-pounds per cubic foot
C.O.	Cleanout Tube	LL, PL	Liquid and plastic limits determined in accordance with ASTM D 423 and D 424
3 HSA	3 ¼" I.D. Hollow Stem Auger	Q_U	Unconfined compressive strength-pounds per square foot in accordance with ASTM D 2166-66
4 FA	4" Diameter Flight Auger		
6 FA	6" Diameter Flight Auger		
2 ½ C	2 ½" Casing		
4 C	4" Casing		
D.M.	Drilling Mud	Pq	Penetrometer reading-tons/square foot
J.W.	Jet Water	S	Torvane reading-tons/square foot
H.A.	Hand Auger	G	Specific Gravity – ASTM D 854-58
NXC	Size NX Casing	SL	Shrinkage limit – ASTM 427-61
BXC	Size BX Casing	Ph	Hydrogen ion content-meter method
AXC	Size AX casing	O	Organic content-combustion method
SS	2" O.D. Split Spoon Sample	M.A.	Grain size analysis
2T	2" Thin Wall Tube Sample	C*	One dimensional consolidation
3T	3" Thin Wall Tube Sample	Q_C	Triaxial Compression
		* See attached data Sheet and/or graph	

WATER LEVEL SYMBOL

Water levels shown on the boring logs were determined at the time and under the conditions indicated. In sand, the indicated levels can be considered relatively reliable for most site conditions. In clay soils, it is not possible to determine the ground water level within the normal scope of a test boring investigation, except where lenses or layers of more pervious water bearing soil are present; and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed soils may not indicate the true level of the ground water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

RELATIVE DENSITY		*CONSISTENCY*	
TERM	**N_{60} Value** (corrected)	**TERM**	**N_{60} Value** (corrected)
Very Loose	0 – 4	Soft	0-4
Loose	5 – 8	Medium	5-8
Medium Dense	9 – 16	Rather Stiff	9 – 15
Dense	16 – 30	Stiff	16 – 30
Very Dense	Over 30	Very Stiff	Over 30

RELATIVE PROPORTIONS

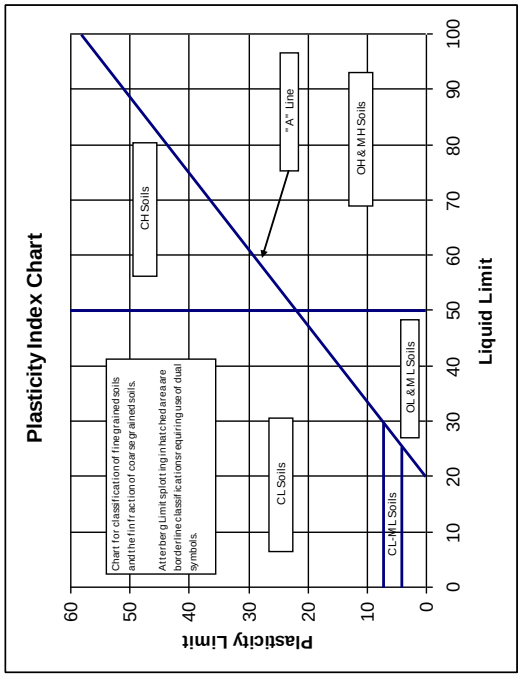
TERMS	**RANGE**
Trace	0 – 5%
A little	5 – 15%
Some	15 – 30%

PARTICLE SIZES

MATERIAL	**DESCRIPTION**	**U.S. SIEVE SIZE**
Boulders		Over 3"
Gravel	Coarse	3" to ¾"
	Medium	¾" to #4
Sand	Coarse	#4 to #10
	Medium	#10 to #40
	Fine	#40 to #200
Silt and Clay	Determined by Hydrometer Test	

CLASSIFICATION of SOILS for ENGINEERING PURPOSES

ASTM Designation D-2487 and D2488 (Unified Soil Classification System)

Major Divisions			Group Symbol	Typical Name	Classification Criteria		
Course Grained Soils More than 50% retained on No. 200 sieve *	Gravels 50% or more of coarse fraction retained on No. 4 sieve.	Clean Gravels	GW	Well –graded gravels and gravel-sand mixtures, little or no fines.	**Classification on basis of percentage of fines.** Less than 5% passing No. 200 Sieve: GW, GP, SW, SP. More than 12% passing No. 200 Sieve: GM, GC, SM, SC. From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of duel symbols.	Cu = D60 / D10 greater than 4. Cz = (D30)2 / (D10 x D60) between 1 & 3.	
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.		Not meeting both criteria for GW materials.	
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4.	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures.		Atterberg limits above "A" line with P.I. greater than 7.	
	Sands More than 50% of coarse fraction passes No 4 sieve.	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines.		Cu = D60 / D10 greater than 6. Cz = (D30)2 / (D10 x D60) between 1 & 3.	
			SP	Poorly-graded sands and gravelly sands, little or no fines.		Not meeting both criteria for SW materials.	
		Sands with Fines	SM	Silty sands, sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4.	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			SC	Clayey sands, sand-clay mixtures.		Atterberg limits above "A" line with P.I. > 7.	
Fine Grained Soils More than 50% passes No. 200 sieve *	Silts and Clays Liquid Limit of 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.			
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.			
			OL	Organic silts and organic silty clays of low plasticity.			
	Silts and Clays Liquid Limit greater than 50%.		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.			
			CH	Inorganic clays of high plasticity, fat clays.			
			OH	Organic clays of medium to high plasticity.			
	Highly Organic Soils		Pt	Peat, muck and other highly organic soils.			

APPENDIX B

GROUNDWATER ISSUES

PLACEMENT and COMPACTION OF ENGINEERED FILL

GROUNDWATER ISSUES

The following presents additional comment and soil specific issues related to measurement of groundwater conditions at your project site.

Note that our groundwater measurements, or lack thereof, will vary depending on the time allowed for equilibrium to occur in the borings. Extended observation time was not available during the scope of the field exploration program and, therefore, groundwater measurements as noted on the borings logs may or may not accurately reflect actual conditions at your site.

Seasonal and yearly fluctuations of the ground water level, if any, occur. Perched groundwater may be present within sand and silt lenses bedded within cohesive soil formations. Groundwater typically exists at depth within cohesive and cohesionless soils.

Documentation of the local groundwater surface and any perched groundwater conditions at the project site would require installation of temporary piezometers and extended monitoring due to the relatively low permeability exhibited by the site soils. We have not performed such groundwater evaluation due to the scope of services authorized for this project.

We anticipate that a system of sump pits and pumps located outside of the foundation areas would be suitable for control if perched groundwater were to be encountered. NTI cautions that such seepage may be heavy and will vary based on seasonal and annual precipitation, and ground related impacts in the vicinity of the project.

We anticipate that a well point system would be suitable for control of groundwater if excavations were to be advanced into the ground water table at depth in free draining granular soils. However, we caution such seepage from such formations and any water entry from excavations below the groundwater table may be heavy and will vary based on seasonal and annual precipitation, and ground related impacts in the vicinity of the project.

PLACEMENT and COMPACTION OF ENGINEERED FILL

Unless otherwise superseded within the body of the Geotechnical Exploration Report, the following criteria shall be utilized for placement of engineered fill on project. This includes, but is not limited to earthen fill placement to improve site grades, fill placed below structural footings, fill placed interior of structure, and fill placed as backfill of foundations.

Engineered fill placed for construction, if necessary should consist of natural, non-organic, competent soils native to the project area. Such soils may include, but are not limited to gravel, sand, or clays with Unified Soil Classification System (ASTM D2488) classifications of GW, SP, or SM. Use of silt or clayey silt as project fill will require additional review and approval of project Geotechnical Engineer of Record. Such soils have USCS classifications of ML, MH, ML-CL, MH-CH. Use of topsoil, marl, peat, other organic soils construction debris and/or other unsuitable materials as fill is not allowed. Such soils have USCS classifications of OL, OH, Pt.

Engineered fill, classified as clay, should be tempered such that the moisture content at the time of placement is equal to and no more than 3 percent above the optimum content for as defined by the appropriate proctor test. Likewise, engineered fill classified as gravel or sand should be tempered such that the moisture content at the time of placement is within 3 percent of the optimum content.

All engineered fill for construction should be placed in individual 8 inch maximum depth lifts. Each lift of fill should be compacted by large vibratory equipment until the in-place soil density is equal to or greater than the criteria established within the following tabulation.

	Compaction Criteria (% respective Proctor) [1]	
Type of Construction	**Clay**	**Sand or Gravel**
Engineered Fill placed as Pavement Subgrade (more than 3 feet below bottom of final grade)	Min. 95	Min. 95
Engineered Fill placed as Pavement Subgrade (less than 3 feet below bottom of final grade)	Min. 100	Min. 100
Engineered Fill placed as Pavement Aggregate Base	NA	Min. 100

1. Note 1 Unless otherwise required, compaction criteria shall be based on the Standard Proctor Test (ASTM D698).

Density tests should be taken during engineered fill placement to document earthwork has achieved necessary compaction of the material(s). Recommendations for interior fill placement and backfill of foundation walls are presented within other sections of this report.

APPENDIX C

BORING LOCATION DIAGRAM

SOIL BORING LOGS

N

Boring Location Diagram
Wood Pond Hills and Chestnut Ridge Street Reconstructions
Ramsey, Minnesota
NTI Project #: 18.MSP06853.000
NOTE: Boring locations are approximate.

Completed Boring Locations:

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-1

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 868 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches) 867.7	AU									
		1.0 APPARENT AGGREGATE BASE (8 Inches) 867.0	SS 1	89	10-10-10 (20)			4				6
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, trace gravel **(Undocumented Fill)**	SS 2	89	5-6-8 (14)							
		4.0 864.0										
5		POORLY GRADED SAND, (SP) brown, fine to medium grained, moist, very loose, trace gravel (Glacial Outwash)	SS 3	89	2-2-2 (4)			5				3
			SS 4	89	2-2-2 (4)							
		9.0 859.0										
10		SILTY SAND, (SM) brown, fine to medium grained, moist, medium dense, trace gravel (Glacial Till)	SS 5	89	4-6-6 (12)							
		10.5 857.5										

Bottom of borehole at 10.5 feet.

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BORING NUMBER SB-2

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 865 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches) 864.7	AU									
		0.8 APPARENT AGGREGATE BASE (6 Inches) 864.2										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel **(Undocumented Fill)**	SS 1	89	7-10-12 (22)							
			SS 2	89	8-8-9 (17)			3				
		4.0 861.0										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense, trace gravel (Glacial Outwash)	SS 3	89	5-6-6 (12)							
			SS 4	89	4-5-6 (11)							
10			SS 5	89	4-4-5 (9)							
		10.5 854.5										

Bottom of borehole at 10.5 feet.

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Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-3

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 865.5 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches)	865.2	AU									
		0.8 APPARENT AGGREGATE BASE (6 Inches)	864.7										
		SILTY SAND, (SM) dark brown, fine to medium grained, moist, trace gravel **(Undocumented Fill)**		SS 1	89	9-12-15 (27)			5				
				SS 2	89	8-14-14 (28)							
		4.0	861.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, dense to medium dense, trace gravel (Glacial Outwash)		SS 3	89	6-9-10 (19)							
				SS 4	78	4-5-6 (11)			5				
10				SS 5	89	4-4-5 (9)							
		10.5	855.0										

Bottom of borehole at 10.5 feet.

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BORING NUMBER SB-4

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 869.5 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches) 869.2	AU									
		1.0 APPARENT AGGREGATE BASE (8 Inches) 868.5	SS 1	89	10-14-17 (31)			4				
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel **(Undocumented Fill)**	SS 2	67	6-8-10 (18)							
		4.0 865.5										
5		POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, medium dense to loose, trace gravel (Glacial Outwash)	SS 3	89	4-5-8 (13)							
			SS 4	89	4-6-6 (12)							
10			SS 5	78	3-3-4 (7)							
		10.5 859.0										

Bottom of borehole at 10.5 feet.

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BORING NUMBER SB-5

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 875.5 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (5 Inches)	875.1	AU									
		0.9 APPARENT AGGREGATE BASE (6 Inches)	874.6	SS 1	89	9-9-10 (19)							
		2.0 POORLY GRADED SAND, (SP) brown, fine grained, moist, trace gravel **(Undocumented Fill)**	873.5	SS 2	89	8-6-6 (12)			3				4
		POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, medium dense to very loose, trace gravel (Glacial Outwash)											
5				SS 3	89	6-6-7 (13)							
				SS 4	89	2-2-3 (5)							
		NOTE: Fine to coarse grained below 9 feet.											
10				SS 5	89	2-2-2 (4)							
		10.5	865.0										

Bottom of borehole at 10.5 feet.

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Inver Grove Heights, MN, 55076
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BORING NUMBER SB-6

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 878 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches)	877.7	AU									
		0.8 APPARENT AGGREGATE BASE (6 Inches)	877.2	SS 1	89	7-10-12 (22)			3				
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel											
		2.0 **(Undocumented Fill)**	876.0	SS 2	78	10-8-8 (16)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense to dense, trace gravel (Glacial Outwash)											
		NOTE: Little gravel at 4 feet.											
5				SS 3	89	12-11-10 (21)							
				SS 4	89	7-8-10 (18)			3				
10				SS 5	89	6-8-9 (17)							
		10.5	867.5										

Bottom of borehole at 10.5 feet.

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BORING NUMBER SB-7

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 867 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches) 866.7	AU									
		0.8 APPARENT AGGREGATE BASE (6 Inches) 866.2										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel **(Undocumented Fill)**	SS 1	89	8-11-13 (24)			4				
			SS 2	89	10-13-13 (26)			4				
		4.0 863.0										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, dense, trace gravel (Glacial Outwash)	SS 3	89	5-9-9 (18)							
			SS 4	89	6-9-9 (18)							
		9.0 858.0										
10		POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, medium dense, trace gravel (Glacial Outwash)	SS 5	89	3-5-6 (11)							
		10.5 856.5										

Bottom of borehole at 10.5 feet.

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BORING NUMBER SB-8

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 861.5 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.00 ft / Elev 854.50 ft
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches) 861.2	AU									
		0.8 APPARENT AGGREGATE BASE (6 Inches) 860.7										
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, trace gravel **(Undocumented Fill)**	SS 1	89	10-14-14 (28)			5				9
			SS 2	89	8-11-13 (24)							
		4.0 857.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown to brown, fine to medium grained, moist, medium dense to loose, trace gravel (Glacial Outwash)	SS 3	89	5-5-6 (11)							
		▽	SS 4	89	2-3-3 (6)							
10			SS 5	89	2-3-4 (7)							
		10.5 851.0										

Bottom of borehole at 10.5 feet.

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6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-9

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 884.5 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches)	884.2	AU									
		0.8 APPARENT AGGREGATE BASE (6 Inches)	883.7	SS 1	89	10-12-12 (24)							
		POORLY GRADED SAND, (SP) brown, fine to medium grained, moist, trace gravel											
		2.0 **(Undocumented Fill)**	882.5	SS 2	89	5-7-7 (14)			3				3
		POORLY GRADED SAND, (SP) brown, fine to medium grained, moist, medium dense, trace gravel (Glacial Outwash)											
5				SS 3	89	5-5-6 (11)							
				SS 4	89	3-6-7 (13)							
10				SS 5	89	4-5-7 (12)							
		10.5	874.0										

Bottom of borehole at 10.5 feet.

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6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-10

CLIENT City of Ramsey
PROJECT NAME Wood Pond Hills & Chestnut Ridge Street Reconstruction
PROJECT NUMBER 18.MSP06853.000
PROJECT LOCATION Ramsey, MN
DATE STARTED 9/27/18 **COMPLETED** 9/27/18
GROUND ELEVATION 877 feet **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY RRH **CHECKED BY** SDG
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation determined using a Trimble GeoXH 6000 (NAVD 88 GeoID 09 datum).

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4 Inches)	876.7	AU									
		0.8 APPARENT AGGREGATE BASE (6 Inches)	876.2	SS 1	89	9-11-9 (20)			8				16
		CLAYEY SAND, (SC) dark brown to black, fine to medium grained, moist, trace gravel **(Undocumented Fill)**											
		2.0	875.0	SS 2	89	5-5-6 (11)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel **(Undocumented Fill)**											
		4.0	873.0										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist, loose, trace gravel (Glacial Outwash)		SS 3	89	3-3-4 (7)			8				
		6.5	870.5										
		POORLY GRADED SAND, (SP) brown, fine to medium grained, moist, loose to medium dense, trace gravel (Glacial Outwash)		SS 4	89	2-2-3 (5)							
10				SS 5	89	5-6-10 (16)							
		10.5	866.5										

Bottom of borehole at 10.5 feet.

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SPECIAL ASSESSMENTS POLICY AND PROCEDURES FOR PUBLIC IMPROVEMENTS AND MAINTENANCE COSTS

SECTION 1. General Policy Statement.
SECTION 2. Improvements and Maintenance Costs Eligible for Special Assessment.
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SECTION 1. GENERAL POLICY STATEMENT.

The purpose of this policy is to establish a fair and equitable manner of assessing the increase in market value (special benefit) associated with public improvements. The procedures used by the City for levying special assessments are those specified by the City Charter and Minnesota Statutes Chapter 429, which provide that all or a part of the cost of improvements may be assessed against benefiting properties.

Three basic criteria must be satisfied before a particular parcel can be assessed. The criteria are as follows:

1. The land must have received special benefit from the improvement.
2. The amount of the assessment must not exceed the special benefit.
3. The assessment must be uniform in relation to the same class of property within the assessment area.

It is important to recognize that the actual cost of extending an improvement past or through a particular parcel is not the controlling factor in determining the amount to be assessed. However, in many cases the method for assigning the value of the benefit received by the improvement, and therefore the amount to be assessed, will focus on calculating the proportionate cost of providing the improvement, provided the cost does not exceed the increase in property market value resulting from the improvement. The entire project shall be considered as a whole for the purpose of calculating and computing an assessment rate. In the event City staff has doubt as to whether the costs of the project may exceed the special benefits to the property, the City Council may obtain such appraisals as may be necessary to support the proposed assessment.

The assessment policy is intended to serve as a guide for a systematic assessment process in the City. There may be exceptions to the policy or unique circumstances or situations that may require special consideration and discretion by City staff and the City Council.

SECTION 2. IMPROVEMENTS AND MAINTENANCE COSTS ELIGIBLE FOR SPECIAL ASSESSMENT.

Subd. 1. Public improvements, and related acquisition, construction, extension, and maintenance of such improvements, authorized by Minnesota Statutes, Sections 429.021 and 459.14, subd. 7, that are eligible for special assessment within the City include the following:

1. Streets, sidewalks, pavement, curbs and gutters, including the beautification thereof.
2. Parking lots.
3. Water works systems and appurtenances, within and without the corporate limits.
4. Sanitary sewer and storm sewer systems including appurtenances, within and without the corporate limits.
5. Street boulevard trees.
6. Street lights, street lighting systems and special lighting systems.
7. Steam heating mains.
8. Parks, playgrounds, and recreational facilities, including the purchase of equipment, within or without the corporate limits.
9. Abatement of nuisances, including but not limited to, draining and filling swamps, marshes, and ponds on public and private property.
10. Dikes and other flood control works.
11. Retaining walls and area walls.
12. A pedestrian skyway system upon a petition pursuant to section 429.031, subdivision 3.
13. Underground pedestrian concourses.
14. Public malls, plazas or courtyards.
15. District heating systems.
16. Fire protection systems in existing buildings upon a petition pursuant to section 429.031, subdivision 3.
17. Highway sound barriers.
18. Gas and electric distribution facilities.

Subd. 2. The City is also authorized by ordinance adopted pursuant to Minnesota Statutes Section 429.101 to recover, through special assessment, certain costs, including the following:

1. Snow, ice, or rubbish removal from sidewalks.
2. Weed elimination from streets or private property.
3. Removal or elimination of public health or safety hazards from private property excluding any structure included under the provisions of Minnesota Statutes, sections 463.15 to 463.26.
4. Installation or repair of water service lines, street sprinkling, sweeping, or other dust treatment of streets.
5. The trimming and care of trees and the removal of unsound trees from any street.
6. The treatment and removal of insect infested or diseased trees on private property.
7. The repair of sidewalks and alleys.
8. The operation of a street lighting system.
9. The operation and maintenance of a fire protection or a pedestrian skyway system.

SECTION 3. INITIATION OF PUBLIC IMPROVEMENT PROJECTS.

Public improvement projects can be initiated in the following ways.

1. Public improvement projects may be initiated by petition of owners of not less than 50% in frontage of the property abutting the proposed improvement in accordance with the provisions of Section 8.4.2 of the City Charter.

2. Public improvements also may be initiated by the City Council when, in its judgment, such action is required and is in accordance with the provisions of Chapter 8 of the City Charter.

3. A resolution ordering any improvements initiated by the Council requires a four-fifths majority vote of all members of the Council. A resolution ordering any improvements petitioned for by owners of not less than 50% of abutting property owners requires a majority vote of all members of the Council. A resolution ordering any improvements initiated by all owners of abutting property, and assessing the entire cost against their property, may be adopted without a public hearing. The Council may consider the request of a Developer to construct the improvements and assess them.

SECTION 4. PUBLIC IMPROVEMENT PROCEDURE.

The following is the general procedure followed by the City Council for all public improvement projects from initiation of such a project through certification of the assessment roll to the County Auditor. Formats for the various reports and resolutions referenced in this section are made a part of the policies and procedures of the City**. Applicable state law and City Charter provisions take precedence over the following general procedure.**

1. Staff reviews the petition or Developer's request for submission to Council.
2. Council accepts or rejects the petition or request. If based upon a petition, the Council adopts a resolution declaring whether the required percentage of property owners signed the petition. If the petition or request is accepted, Council orders the preparation of a feasibility report.
3. Staff prepares the feasibility report. The report shall preliminarily evaluate whether the proposed improvement is necessary, cost-effective, and feasible and whether it should be made as proposed or in conjunction with another project. The report shall include an estimate of the cost of the improvement as proposed. Council may refer the report to the Planning and Zoning Commission.
4. Council accepts or rejects the feasibility report. If accepted, Council orders a public hearing on the improvements.
5. Staff posts and publishes the hearing notice and mails notices to affected property owners as provided in Minn. Stat. § 429.031(a).
6. Council conducts a public hearing.
7. Within six (6) months of the hearing date, but no sooner than sixty (60) days after per City Charter § 8.4.1, Council adopts or rejects a resolution ordering the improvement to be constructed and advertisement of bids. If adopted, staff prepares final plans, advertises for and opens bids as provided in Minn. Stat. § 429.041, prepares a bid tabulation, makes a recommendation to City Council for award, and prepares a proposed assessment roll. Bonds to finance project costs may be issued at any time after the improvements are ordered.

8. Council reviews the proposed assessment roll and orders an assessment hearing.
9. Staff publishes a hearing notice and mails notice of the hearing date and proposed assessments to the affected property owners as provided in Minn. Stat. § 429.061.
10. Council conducts the assessment hearing and adopts, revises, or rejects the resolution determining the amount of the total expense the City will pay, if any, and establishing the assessment roll. If adopted, Council authorizes certification of the assessment to the County Auditor.
11. Council awards contracts based on the bids received.
12. Staff certifies the assessment roll to the County Auditor.
13. Staff supervises construction and prepares payments.

SECTION 5. FINANCING OF PUBLIC IMPROVEMENTS.

The City encourages public improvement projects when the area benefiting and needing such improvements develop. Examples of this policy can be seen through the subdivision regulations, zoning ordinance, and building codes. Developers are required to provide the needed improvements and services before development occurs, thereby avoiding unexpected hardships on the property owners purchasing such property and the general public. However, it is recognized that certain areas of the City have developed without all needed public improvements (e.g. parks, water, sewer, and street improvements) and that methods must be found to provide these improvements without causing undue hardships on the general public or the individual property owners.

Special assessments are generally accepted as a means by which areas can obtain improvements or services; however, the method of financing assessment is a critical factor to both the City and the property owner. Full project costs spread over a very short term can cause an undue hardship on the property owner and, likewise, city costs and systems costs spread over a long period of time can cause an undue hardship on the City.

It is the policy of the City to not defer assessments except in cases where hardship to senior citizens 65 years of age or older, or persons retired by virtue of a permanent and total disability, would result. Also, the City Council may elect to defer assessments on undeveloped land for a specified length of time or until the lands are developed. Terms and conditions of any such deferral will be established in the resolution adopting the assessments.

SECTION 6. GENERAL ASSESSMENT POLICIES APPLICABLE TO ALL TYPES OF IMPROVEMENTS.

The cost of any improvement shall be assessed based upon benefits received. The following general principles shall be used as a basis of the City's assessment policy:

1. **Project Cost.** The "project cost" of an improvement includes the costs of all necessary construction work required to accomplish the improvement (direct costs), plus engineering, legal, administrative, financing and other contingent costs, including acquisition of right-of-way and other property (indirect costs). The finance charges include all costs of financing the project. These costs include, but are not limited to, financial consultant's fees, bond rating agency fee, bond attorney's fees, and capitalized interest. The interest charged to the project shall be included as financing charges.

2. **City Cost.** The "city cost" of an improvement is the amount of the total improvement expense the City will pay as determined by Council resolution. Where the project cost of an improvement is not entirely attributed to the need for service to the area served by the improvement, or where unusual conditions beyond the control of the owners of the property in the area served by the improvement would result in an inequitable distribution of special assessments, or for any other reason determined by the City, the City, through the use of other funds, may pay such "city cost."
3. **Assessable Cost.** The "assessable cost" of an improvement is equal to the "project cost" minus the "city cost."
4. **Interest.** The City will charge interest on special assessments at a rate specified in the resolution approving the assessment roll. If bonds were sold to finance the improvement project, the interest rate shall be equal to the interest rate of the bonds plus 2% (2% above bond rate), rounded to the nearest quarter of a percent. If no bonds were sold, the interest rate shall be set at the U.S. Treasury rate (10-year for 10 year assessment; 15-Year for 15 year assessment) plus 2 percentage points.
5. **Prepayment.** Property owners may pay their assessments in full, interest free, for a period of 30 days after the assessment hearing. After such period interest shall be computed from the date specified in the assessment resolution. The City will transmit a certified duplicate of the assessment roll with each installment, including interest, to the County Auditor, or in lieu of such certification, annually certify to the County Auditor by November 30 in each year, the total amount of installments of and interest on assessments on each parcel that are to become due in the following year.
6. **Extensions.** Where an improvement is designed for service of an area beyond that receiving the initial benefit, the City may pay for increased project costs due to such provisions for future service extensions. The City will levy assessments to cover this cost when a new improvement is installed as an extension of the existing improvement upon identification of such additional amount in the notice of hearing for the extensions or new improvements. As an alternative, the City may assess these costs to the area of future extension immediately based on the value of benefit received.
7. **Project Assistance.** If the City receives financial assistance from the Federal Government, the State of Minnesota, the County, or from any other source to defray a portion of the costs of a given improvement, such aid will be used first to reduce the "city cost" of the improvement. If the financial assistance received is greater than the "city cost," the remainder of the aid will be placed in the Public Improvement Revolving Fund to be applied towards other City projects.
8. **Assessable Property.** Property owned by the City and other political subdivisions including municipal building sites, parks and playgrounds, but not including public streets, alleys, and right-of-way, shall be regarded as being assessable on the same basis as if such property was privately owned. Private right-of-way shall be assessable.
9. **Individual Benefits.** The City may construct improvements specifically designed for or shown to be of benefit solely to one or more properties. The costs for these improvements will be assessed directly to such properties, and not included in the assessments for the remainder of the project. An example would be utility service lines running from the main lines to the property.
10. **Benefit Appraisals.** In the event that City staff has doubt as to whether the proposed assessments exceed the special benefits to the property(ies) in question, the City Council may order benefit appraisals or benefit appraisal consultations as deemed necessary to support the proposed assessments. As a general rule, benefit appraisals or benefit appraisal consultations may be ordered when the proposed assessment exceeds $5,000 for a standard city street

reconstruction project on a residential lot, or $20,000 per acre for commercial or industrial property.

11. **Condemnation Awards.** A property owner may elect to offset special assessments against condemnation awards. In such case, the property owner must execute an agreement (Net Assessment Agreement) with the City.
12. **Subgrade Corrections.** All costs relative to subgrade soil corrections deemed necessary to construct or reconstruct City streets will be considered a "city cost" and will not be assessed.
13. **Rural to Urban Conversion.** All costs relative to converting an existing rural street section to an urban street section by filling roadside drainage ditches and adding curb and gutter and storm sewer will be considered a "city cost" and will not be assessed.
14. **Oversizing.** All costs relative to oversizing an existing City street by increasing the width of the street and/or the load carrying capacity of the pavement section will be considered a "city cost" and will not be assessed.

SECTION 7. METHODS OF ASSESSMENT.

Subd. 1. General Statement. There are three different methods of assessment: adjusted front footage, area, and per lot. The feasibility report will recommend one or a combination of these methods for each project, based upon which method would best reflect the benefit received for the area to be assessed. The City Council will select the preferred method of calculating the assessments along with other applicable assessment criteria.

Subd. 2. Policy Statement. The following methods of assessment, as described and defined below, are hereby established as the preferred methods of assessment in the City.

A. "Adjusted Front Footage" Method of Assessment.

The "adjusted front footage" method of assessment is based on the quotient of the "assessable cost" divided by the total assessable frontage benefiting from the improvement. This method is typically applied to commercial, industrial, and multi-family residential properties. For the purpose of determining the "assessable frontage," all properties, including those owned by governmental entities, shall have their frontages included in such calculation.

The actual physical dimensions of a parcel abutting an improvement (i.e., street, sewer, water, etc.) shall not be construed as the frontage utilized to calculate the assessment for a particular parcel. Rather, an "adjusted front footage" will be determined. The purpose of this method is to equalize assessment calculations for lots of similar size. Individual parcels by their very nature differ considerably in shape and area. The following procedures will apply when calculating adjusted front footage. The selection of the appropriate procedure will be determined by the specified configuration of the parcel. All measurements will be scaled from available plat and section maps and will be rounded down to the nearest foot dimension with any excess fraction deleted.

1. *Rectangular Interior Lots.* The rectangular lot is defined as having no more than 2 feet of difference between the front and rear lot lines. The adjusted front footage is the actual front footage of the lot. For rectangular lots whose frontage is greater than its depth, the "odd shaped lot" method shall be used.

2. *Odd Shaped Lots.* For odd shaped lots such as exist on cul-de-sacs and curved streets where there is more than 2 feet of difference between the front and rear lot lines, and where the lots frontage is greater than its depth, the "odd shaped lot" method of determining the adjusted front footage shall be used. The adjusted front footage shall be computed by dividing the area of the lot by 12,000 square feet to determine the equivalent number of front footage units in the parcel. The number of units multiplied by 65 feet will give the adjusted front footage.

3. *Corner Lot Adjustment.* For street and trail assessments, the short side will be assessed the actual front footage. The long side will be assessed one-half the actual side footage. Sanitary sewer and watermain will only be assessed on the short side of a corner lot.

4. *Zonal Assessment.* When the street along the long side of a corner lot is improved, the cost shall be assessed equally to all lots within ½ block in each direction of the street improved. This method may be selected rather than the "corner lot adjustment".

5. *Double Fronting Lots.* When a lot has frontage on two streets, the lot is subject to assessments for improvements to both streets, consistent with this policy, regardless of the timing of the improvements.

B. "Area" Method of Assessment.

The "area" method of assessment is based on the number of square feet or acres within the boundaries of the appropriate property lines of the parcels benefiting from the project. This method is most often applied to commercial and industrial lots. The assessment rate (i.e., cost per square foot) shall be calculated by dividing the total assessable cost by the total assessable area. On large lots, the City Engineer may determine that only a portion of the lots receives the benefit and may select a lot depth for the calculations equal to the benefit received.

All properties included in the benefited area, including those owned by governmental entities, churches, etc., shall be assessable. The following items may not be included in area calculations: public right-of-ways, and natural waterways, swamps and lakes and other wetlands designated by the Minnesota Department of Natural Resources or the City. The City Engineer will make a recommendation on the boundaries or parameters of the benefited area in the feasibility report.

C. "Per Lot" Method of Assessment.

The "per lot" method of assessment is based on equal assessment of all lots within the benefited area. This method is typically applied to single-family residential lots with similar sizes and configurations. The "assessment per lot" shall be the quotient of the "assessable cost" divided by the total assessable lots or parcels benefiting from the improvement. For the purpose of determining the "lots" or "parcels" all parcels, including those owned by governmental entities, shall be included in such calculations.

SECTION 8. STANDARDS FOR PUBLIC IMPROVEMENT PROJECTS.

The following standards are hereby established by the City to provide a uniform guide for improvements within the City.

A. Surface Improvements

Surface improvements shall normally include all improvements visible on or above the ground within the right-of-way, and include, but are not limited to, trees, lighting, sidewalks, trails, signing, street and accessory improvements such as drainage ponds and facilities, parking lots, parks and playgrounds. Surface improvements shall also normally include aggregate or granular base materials for bituminous and concrete pavements.

Policy Statement. Prior to construction or completion of surface improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

When practicable, no surface improvements to less than both sides of a full block of street shall be approved except as necessary to complete partially completed improvements initiated previously. Concrete or bituminous curbing, or concrete curb and gutter, shall be installed at the same time as street surfacing.

B. Sub-Surface Improvements

Sub-surface improvements shall normally include such items as water distribution, sanitary sewer and storm sewer lines and appurtenant infrastructure, and electric and gas utilities.

Main lines are the publicly owned and maintained lines or facilities such as trunk lines, interceptors, mains, and laterals. Service lines are those privately owned lines or facilities extending from the main line to the property line.

Policy Statement. Sub-surface improvements shall be made to serve current and projected land use. All installations shall conform to applicable standards established by local, state and/or federal agencies of competent jurisdiction. All installations shall also comply, to the maximum extent feasible, with nationally recognized standards such as those of the American Insurance Association.

Service lines from the lateral or trunk utility to the property line of all planned service locations such as residences or buildings on properties whose owner has requested service shall be installed in conjunction with the construction of the mains.

C. Subgrade Improvements

Subgrade improvements shall normally include such items as subgrade corrections (removing layers/pockets of unsuitable soils and replacing them with aggregate base, select granular material, or other more suitable soils) and installation of geotextile fabrics.

Policy Statement. Prior to construction or completion of subgrade improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

SECTION 9. POLICIES OF REASSESSMENT.

The City shall design public improvements to last for a definite period. The life expectancy or service life shall be as stated in the policy statement of this section, or if different, shall be as stated in the resolution ordering improvement and preparation of plans.

Policy Statement

The following are the "life expectancies" or "service lives" of public improvements except as may be otherwise stated in the resolution ordering improvement and preparation of plans.

1. Sidewalks and Trails – 30 years.
2. Street improvements, including surfacing and curb and gutter – 60 years.
3. Ornamental street lighting – 30 years.
4. Water Mains – 60 years.
5. Sanitary Sewers – 60 years.
6. Storm Sewers – 60 years.

SECTION 10. ASSESSMENT COMPUTATIONS.

The following is the typical city assessment for various specified improvements. The City Council reserves the right to vary from the following computations when conditions warrant. All computations are subject to the criteria set forth in Section 1.

A. Street and Curb and Gutter Improvements

1. ***New Construction.*** New streets are assessed 100% to the abutting benefited properties. Street and curb and gutter improvements will normally be assessed by the adjusted front footage method for commercial, industrial and multi-family residential properties, or by the per lot method for single-family residential properties, however other methods including the area method may be utilized if conditions warrant. Cost of construction of streets shall be assessed based on the minimum design of 7-ton axle load in residential areas and 9-ton axle load in commercial and industrial areas. Oversizing costs that are incurred in excess of the above may be paid by: (1) State funds, (2) larger assessment rates to other benefited properties, (3) general obligation funds, or (4) any other method or combination of methods authorized by the City Council.
2. ***Reconstruction and Overlays.*** Street reconstructions and overlays, including the associated removal and replacement of curb and gutter, are assessed 25% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
3. ***Gravel Streets.*** Upgrading existing gravel streets by adding pavement, curb and gutter, and storm sewer are assessed 50% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
4. ***Seal Coats.*** Sealcoats are not assessed.
5. ***Alleys.*** Upgrading existing gravel alleys by adding pavement is assessed 50% to all lots abutting on the alley in the block being improved or as otherwise determined by Council ordered benefit appraisals. Reconstructing existing paved alleys is 25% assessed to all lots abutting on the alley or as otherwise determined by Council ordered benefit appraisals.

B. Sidewalks and Trails

1. ***New Construction.*** New sidewalks and trails are not assessed to the abutting property on which the sidewalk is located, but rather are funded 100% by the City. In new subdivisions, the City will require the developer to finance sidewalk and trail improvements rather than assessing the cost.
2. ***Reconstruction.*** Replacement sidewalks are assessed 25% to the abutting property owner and 75% City funded.

C. Storm Sewer Improvements

Storm sewers are assessed on a project-by-project basis. Storm sewers in new subdivisions are considered an assessable improvement on an area basis.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area storm sewer charges are levied to all unplatted property at the time of platting, to re-plats that have not been charged trunk area charges when the land was originally platted, and to re-plats that have been charged trunk area charges when the land was originally platted but where the use is increasing (only the cost difference based on current and prior use is charged). The charges will be set in the annual fee schedule approved by the City Council.

Normally, storm sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing storm sewers is paid for entirely through the Stormwater Utility Fund.

D. Sanitary Sewer Assessments

Assessments for sanitary sewer in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for sanitary sewers in commercial and industrial areas are based upon a standard size of 12-inch mains. Sanitary sewer assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances will be paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area sanitary sewer charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Normally, sanitary sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

Lateral benefit from major trunk sewers or interceptors is assessed to the properties benefited by the sewer. Any oversizing cost is assessed as described above.

The replacement of existing sewers is funded entirely by the City through the sewer enterprise funds.

Individual sanitary sewer service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private sanitary services, but do not have mainline sewers adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new mainline sanitary sewer, and 100% of the cost associated with replacing the service lines.

Any existing sanitary sewer service lines found to be defective as part of a project are replaced as part of the project and are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City sewer during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City sewer if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council. Connecting to City sewer requires a City water connection.

E. Watermain Assessments

Assessments for watermains in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for watermains in commercial and industrial areas are based upon the standard size of 12-inch mains. Watermain assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area water charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties shall be fully assessed to the benefiting property.

Normally, watermains are assessed on a per lot basis, but in certain situations the area or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing watermains is funded entirely by the City through the water enterprise funds.

Lateral benefit from major trunk watermains is assessed to properties benefited by the watermain. Lateral watermain assessments are based on the costs for an equivalent 8-inch diameter watermain for residential properties and for an equivalent 12-inch diameter watermain for commercial/industrial properties.

Individual water service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private water services, but do not have

mainline watermains adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new watermain but 100% of the cost associated with replacing their service lines.

Any existing water service lines found to be defective as part of the project, are replaced as part of the project and are assessed directly to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City water during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City water if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council.

F. Street Boulevard Trees

All street boulevard trees installed as part of new street constructions or in reconstructing existing streets shall be included as part of the overall project costs included in the assessment calculations.

G. Street Lights

All costs for new streetlights installed as part of constructing new streets or streetlights relocated as part of reconstructing streets are included in the overall project costs and included in the assessment calculations, unless otherwise directed by the City Council. In new subdivisions, the City will require the developer to finance street light improvements rather than assessing the cost.

H. Other Improvements

Based on the City Council's determination, any other eligible improvements may be fully assessed or assessed in part.

SECTION 11. DEFERMENT OF SPECIAL ASSESSMENTS.

Subd. 1. The Council may defer the payment of any special assessment on homestead property owned by a person who is 65 years of age or older, or who is retired by virtue of permanent and total disability, and the City Clerk is hereby authorized to record the deferment of special assessments where all of the following conditions are met:

1. The applicant must apply for the deferment not later than 90 days after the assessment is adopted by the City Council.
2. The applicant must be 65 years of age or older or retired by virtue of permanent and total disability at the time the assessment is adopted.
3. The applicant must be the owner of the property.
4. The applicant must occupy the property as his or her principal place of residence.
5. The average annual payment for assessments levied against the subject property exceed one percent of the adjusted gross income of the applicant as evidenced by the applicant's most recent federal income tax return. The average annual payment of an assessment shall be the total cost of the assessment divided by the number of years over which it is spread.

Subd. 2. The deferment shall be granted for as long a period of time as the hardship exists and the conditions in subdivision 1 remain true. It shall be the duty of the applicant to notify the City Clerk of any change in his or her status that would affect eligibility for deferment.

Subd. 3. The entire amount of deferred special assessments shall be due within sixty days after loss of eligibility by the applicant. If the special assessment is not paid within the sixty (60) days, the City Clerk shall add thereto interest accruing from the first date the applicant loses eligibility at the rate as defined in section 6.4 and the total amount of principal and interest shall be certified to the County Auditor for collection with taxes the following year. Should the applicant demonstrate to the satisfaction of the Council, that full repayment of the deferred special assessment would cause the applicant particular undue financial hardship, the Council may order that the applicant pay within sixty days a sum equal to the number of installments of deferred special assessments outstanding and unpaid to date, including principal and interest, with the balance thereafter paid according to the terms and conditions of the original special assessments.

Subd. 4. The option to defer the payment of special assessments shall terminate and all amounts accumulated plus applicable interest shall become due upon the occurrence of any one of the following:

1. The death of the owner when there is no spouse who is eligible for deferment.
2. The sale, transfer or subdivision of all or any part of the property.
3. Loss of homestead status on the property.
4. Determination by the Council for any reason that immediate or partial payment would impose no hardship.

State Law References(s): Minn. Stat. § 435.193, Senior Citizens or retired & disabled persons hardship special assessment deferral.

*Original Adoption: 12/9/14 by Resolution #14-12-250
*Amended: 1/13/15 by Resolution #15-01-016 – *Section 6 - #4 Interest to reflect interest rate on bonded projects*

CHAPTER 8. - PUBLIC IMPROVEMENTS AND SPECIAL ASSESSMENTS

Sec. 8.1. - Power to make improvements and levy assessments.

The city may make any type of local improvement not forbidden by law and levy special assessments to pay all or part of the cost of such local improvements. The total of the assessments for any local improvement may not exceed the cost of the local improvement, plus all costs and expenses connected therewith, including interest. No assessment shall exceed the benefit to the property assessed as measured by the increase in the market value of the property assessed as a result of the local improvement.

(Ord. of 1-25-1993)

Sec. 8.2. - Application of Charter.

All local improvement projects shall be carried out exclusively under the provisions of this Charter. The term "local improvement" as used in this section shall mean a public improvement financed partly or wholly from special assessments.

(Ord. of 1-25-1993)

Sec. 8.3. - Assessments for services.

The council may provide by ordinance that the cost of the city services to streets, sidewalks, or other public or private property may be assessed against property benefited and may be collected in the same manner as special assessments.

(Ord. of 1-25-1993)

Sec. 8.4. - Local improvement procedure.

When the city undertakes any local improvement to which the state local improvement code, Minn. Stats. chapter 429 applies, it shall comply with the provisions of that law, except as modified below. The council may by ordinance prescribe the procedure to be followed in making any other local improvement and levying assessments therefor.

8.4.1 *Sixty-day waiting period.* A period of 60 days shall elapse after the conclusion of the public hearing required by law to precede the ordering of the construction of a local improvement project (the "public hearing") before the actual ordering of the local improvement by the council and the council entering into a contract for the local improvement construction.

8.4.2 *Percentage of owners required.* When the local improvement has been petitioned for by the owners of not less than 50 percent in frontage of the real property abutting on streets named in the petition as the location of the local improvement the resolution ordering the local improvement by the council may be approved by vote of a majority of all members of the council. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council.

8.4.3 *Petition against the local improvement.* A proposed local improvement may be initiated by petition of the owners of real property abutting on the streets named in the petition. If, within 30 days of the conclusion of the public hearing, a petition against such local improvement is filed with the city administrator which petition is signed by a percentage of the owners of real property abutting on the streets named in the initiating petition as the location of the improvement which

percentage is greater than the percentage of owners of real property who signed the initiating petition, the council shall not make such local improvement at the expense of the abutting property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.4 *Counter petition in favor of the improvement.* If within 30 days of the filing with the city administrator of a petition against the local improvement as described in section 8.4.3 above, there is filed with the city administrator a petition in favor of the local improvement, signed by owners of real property abutting on the streets named in the initiating petition as the location of the improvement, in a percentage greater than the percent of owners of real property who signed the petition against the local improvement, then in such event the council may disregard the petition against the local improvement and proceed with the local improvement.

8.4.5 *Petition against council initiated improvement.* If the local improvement was initiated by council resolution without an initiating petition and, within 60 days of the conclusion of the public hearing, a petition is filed with the city administrator against such local improvement and which petition is signed by 60 percent or more of the owners of real property proposed to be assessed for and benefited by the local improvement, the council shall not make such local improvement at the expense of the benefited property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.6 *Withdrawal of name from petition.* Any person whose name appears on a petition to the council in favor of a local improvement, or on a petition to the council filed against a local improvement, may withdraw his/her name by a statement in writing filed with the city administrator before such petition is presented to the council or in person at a city council meeting before the city council accepts said petition.

8.4.7 *Filing of petition with city council.* All completed petitions filed with the city administrator as described herein shall be presented to the council by the city administrator at the council's next regularly scheduled meeting.

8.4.8 *One year before any further action.* When a proposed local improvement is disallowed pursuant to the petition process described in the foregoing sections, the council shall not vote on the same improvement within a period of one year after the public hearing on said improvement.

(Ord. of 1-25-1993; Ord. No. 06-22, § 2, 7-5-2006; Ord. No. 12-08, § 2, 6-26-2012; Ord. No. 14-07, § 2, 8-11-2014)

Sec. 8.5. - Computation of time.

Where the performance or doing of any act or matter is required by this Charter, and the period of time is prescribed and fixed by this Charter, the time shall be computed so as to exclude the first and include the last day of the prescribed or fixed period of time. When the last day of the period falls on a Saturday, Sunday, or a legal holiday, that day shall be omitted from the computation.

(Ord. of 1-25-1993)

Sec. 8.6. - Sewer and water projects.

This section applies to any local improvement project completed after January 1, 1996, which includes extending urban services (sewer and/or water) to an existing home or neighborhood.

8.6.1 *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.

8.6.2 *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.

8.6.3 *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.

(Ref. of 5-20-1996; Ord. of 1-24-2001)

CHAPTER 429

LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS

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429.01 [Repealed, 1953 c 398 s 13 subd 1]

429.011 DEFINITIONS.

Subdivision 1. **Application.** For the purpose of this chapter the terms defined in this section shall have the meanings ascribed to them.

Subd. 2. **Municipality; certain cities and towns.** "Municipality" means any city of the second, third, or fourth class however organized, or any statutory city or any town as defined in section 368.01.

Subd. 2a. **Municipality; certain counties.** "Municipality" also includes the following:

(1) a county in the case of construction, reconstruction, or improvement of a county state-aid highway;

(2) a county in the case of construction, reconstruction, or improvement of a county highway as defined in section 160.02 including curbs and gutters and storm sewers;

(3) a county exercising its powers and duties under section 444.075, subdivision 1;

(4) a county for expenses not paid for under section 403.113, subdivision 3, paragraph (b), clause (3);

(5) a county in the case of the abatement of nuisances; and

(6) a county operating an energy improvements financing program under section 216C.436 or 216C.437.

Subd. 2b. **Municipality; certain towns.** "Municipality" also includes any town not having the powers granted herein pursuant to any other law in the case of construction, reconstruction or improvement of a town road including curbs and gutters and storm sewers and in the case of those improvements designated in section 429.021, subdivision 1, clauses (1), (2), (4), (5), (6), (7), (8), and (10).

Subd. 3. **Council.** "Council" means the body of the city having general legislative powers, the town board of the town, or the county board of a county.

Subd. 4. **Clerk.** "Clerk" means the chief clerical officer of the municipality.

Subd. 5. **Improvement.** "Improvement" means any type of improvement made under authority granted by section 429.021, and in the case of a county is limited to the construction, reconstruction, or improvement of a county state-aid highway or county highway including curbs and gutters and storm sewers, and to the purchase, installation, or maintenance of signs, posts, and markers for addressing related to the operation of enhanced 911 telephone service.

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Subd. 6. **Newspaper.** "Newspaper" means the official newspaper of the municipality, or if there is no official newspaper, a legal newspaper of general circulation in the municipality.

Subd. 7. **Street.** "Street" means any street, alley, or other public way, or any part thereof.

Subd. 8. **Utilities commission.** "Utilities commission" means the municipal board or commission, other than the council, which exercises any authority or control over the operation of any municipally owned public utility.

Subd. 9. **Pedestrian skyway system.** "Pedestrian skyway system" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, elevated above ground, within and without the public right-of-way, and through or above private property and buildings, and includes overpasses, bridges, passageways, walkways, concourses, hallways, corridors, arcades, courts, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, services, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 10. **Underground pedestrian concourse.** "Underground pedestrian concourse" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, below ground, within and without the public right-of-way, and through or below private property, and includes tunnels, passageways, walkways, concourses, hallways, corridors, arcades, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 11. **Special lighting system.** "Special lighting system" means lights or light displays of any type located within or without the public right-of-way.

Subd. 12. **Acquire.** "Acquire" includes, but is not limited to, the obtaining by purchase, condemnation, or leasing rights or interests in the areas above or below the surface of the ground of real property or structures or improvements thereon.

Subd. 13. **Public mall, plaza, or courtyard.** "Public mall, plaza, or courtyard" means any wholly or partly opened or enclosed public area adjacent to or attached to a wall, fence, commercial structure, hotel, or any other building and designed as a place for passive recreation, public entertainment, exhibition and education, or a pedestrian walk.

Subd. 14. **Fire protection system.** "Fire protection system" means pipes, standpipes, sprinklers, control systems and other devices and equipment installed in or outside a building for the primary purpose of eliminating or reducing the spread of fire in the building or providing for safe evacuation of the building, whether the devices and equipment are publicly or privately owned.

Subd. 15. **Highway sound barriers.** "Highway sound barriers" means sound abatement walls erected along highways to reduce noise levels attributable to vehicular traffic.

Subd. 16. **On-site water contaminant improvements.** "On-site water contaminant improvements" means pipes, wells, and other devices and equipment installed in or outside a building for the primary purpose of eliminating water contamination caused by lead or other toxic or health threatening substances in the water, whether the improvements so installed are publicly or privately owned.

History: *1953 c 398 s 1; 1961 c 338 s 1; 1969 c 741 s 1-3; 1971 c 617 s 1-4; 1973 c 123 art 5 s 7; 1973 c 636 s 1; 1973 c 702 s 22; 1974 c 233 s 1; 1976 c 147 s 1; 1978 c 634 s 1,2; 1979 c 330 s 1; 1983 c 9 s 1;*

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1984 c 478 s 1; 1984 c 591 s 1; 1986 c 315 s 1; 1987 c 138 s 1; 1988 c 564 s 1; 1994 c 614 s 5; 2000 c 490 art 5 s 29,30; 2009 c 88 art 2 s 31; 2010 c 389 art 7 s 4; 2018 c 155 s 34

429.02 [Repealed, 1953 c 398 s 13 subd 1]

429.021 LOCAL IMPROVEMENTS, COUNCIL POWERS.

Subdivision 1. **Improvements authorized.** The council of a municipality shall have power to make the following improvements:

(1) To acquire, open, and widen any street, and to improve the same by constructing, reconstructing, and maintaining sidewalks, pavement, gutters, curbs, and vehicle parking strips of any material, or by grading, graveling, oiling, or otherwise improving the same, including the beautification thereof and including storm sewers or other street drainage and connections from sewer, water, or similar mains to curb lines.

(2) To acquire, develop, construct, reconstruct, extend, and maintain storm and sanitary sewers and systems, including outlets, holding areas and ponds, treatment plants, pumps, lift stations, service connections, and other appurtenances of a sewer system, within and without the corporate limits.

(3) To construct, reconstruct, extend, and maintain steam heating mains.

(4) To install, replace, extend, and maintain street lights and street lighting systems and special lighting systems.

(5) To acquire, improve, construct, reconstruct, extend, and maintain water works systems, including mains, valves, hydrants, service connections, wells, pumps, reservoirs, tanks, treatment plants, and other appurtenances of a water works system, within and without the corporate limits.

(6) To acquire, improve and equip parks, open space areas, playgrounds, and recreational facilities within or without the corporate limits.

(7) To plant trees on streets and provide for their trimming, care, and removal.

(8) To abate nuisances and to drain swamps, marshes, and ponds on public or private property and to fill the same.

(9) To construct, reconstruct, extend, and maintain dikes and other flood control works.

(10) To construct, reconstruct, extend, and maintain retaining walls and area walls.

(11) To acquire, construct, reconstruct, improve, alter, extend, operate, maintain, and promote a pedestrian skyway system. Such improvement may be made upon a petition pursuant to section 429.031, subdivision 3.

(12) To acquire, construct, reconstruct, extend, operate, maintain, and promote underground pedestrian concourses.

(13) To acquire, construct, improve, alter, extend, operate, maintain, and promote public malls, plazas or courtyards.

(14) To construct, reconstruct, extend, and maintain district heating systems.

(15) To construct, reconstruct, alter, extend, operate, maintain, and promote fire protection systems in existing buildings, but only upon a petition pursuant to section 429.031, subdivision 3.

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(16) To acquire, construct, reconstruct, improve, alter, extend, and maintain highway sound barriers.

(17) To improve, construct, reconstruct, extend, and maintain gas and electric distribution facilities owned by a municipal gas or electric utility.

(18) To purchase, install, and maintain signs, posts, and other markers for addressing related to the operation of enhanced 911 telephone service.

(19) To improve, construct, extend, and maintain facilities for Internet access and other communications purposes, if the council finds that:

(i) the facilities are necessary to make available Internet access or other communications services that are not and will not be available through other providers or the private market in the reasonably foreseeable future; and

(ii) the service to be provided by the facilities will not compete with service provided by private entities.

(20) To assess affected property owners for all or a portion of the costs agreed to with an electric utility, telecommunications carrier, or cable system operator to bury or alter a new or existing distribution system within the public right-of-way that exceeds the utility's design and construction standards, or those set by law, tariff, or franchise, but only upon petition under section 429.031, subdivision 3.

(21) To assess affected property owners for repayment of voluntary energy improvement financings under section 216C.436, subdivision 7, or 216C.437, subdivision 28.

Subd. 2. **Combining improvements.** An improvement on two or more streets or two or more types of improvement in or on the same street or streets or different streets may be included in one proceeding and conducted as one improvement.

Subd. 3. **Relation to charter and other laws.** When any portion of the cost of an improvement is defrayed by special assessments, the procedure prescribed in this chapter shall be followed unless the council determines to proceed under charter provisions; but this chapter does not prescribe the procedure to be followed by a municipality in making improvements financed without the use of special assessments.

If the council determines to proceed under charter provisions for special assessments, such provisions shall be deemed to include a requirement that notices of proposed assessments inform property owners of the procedures they must follow under the charter in order to appeal the assessments to district court. The notices shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality.

Charter provisions shall also be deemed to require that when the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as may be authorized by the charter, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement.

History: *1953 c 398 s 2; 1965 c 877 s 1; 1971 c 617 s 5; 1973 c 201 s 1; 1974 c 233 s 2; 1974 c 314 s 1; 1976 c 195 s 1; 1978 c 518 s 1; 1979 c 330 s 2; 1981 c 334 s 5; 1984 c 548 s 4; 1984 c 582 s 3; 1984 c 591 s 2; 1984 c 633 s 2; 1987 c 138 s 2; 1997 c 219 s 5; 2000 c 490 art 5 s 31; 2000 c 493 s 5; 2005 c 67 s 1; 2010 c 216 s 21; 2018 c 155 s 35*

429.03 [Repealed, 1953 c 398 s 13 subd 1]

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429.031 PRELIMINARY PLANS, HEARINGS.

Subdivision 1. **Preparation of plans, notice of hearing.** (a) Before the municipality awards a contract for an improvement or orders it made by day labor, or before the municipality may assess any portion of the cost of an improvement to be made under a cooperative agreement with the state or another political subdivision for sharing the cost of making the improvement, the council shall hold a public hearing on the proposed improvement following two publications in the newspaper of a notice stating the time and place of the hearing, the general nature of the improvement, the estimated cost, and the area proposed to be assessed. The two publications must be a week apart, and the hearing must be at least three days after the second publication. Not less than ten days before the hearing, notice of the hearing must also be mailed to the owner of each parcel within the area proposed to be assessed and must contain a statement that a reasonable estimate of the impact of the assessment will be available at the hearing, but failure to give mailed notice or any defects in the notice does not invalidate the proceedings. For the purpose of giving mailed notice, owners are those shown as owners on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. For properties that are tax exempt or subject to taxation on a gross earnings basis and are not listed on the records of the county auditor or the county treasurer, the owners may be ascertained by any practicable means, and mailed notice must be given them as provided in this subdivision.

(b) Before the adoption of a resolution ordering the improvement, the council shall secure from the city engineer or some other competent person of its selection a report advising it in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement. The report must also include the estimated cost of the improvement as recommended. A reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels, must be available at the hearing. No error or omission in the report invalidates the proceeding unless it materially prejudices the interests of an owner.

(c) If the report is not prepared by an employee of a municipality, the compensation for preparing the report under this subdivision must be based on the following factors:

(1) the time and labor required;

(2) the experience and knowledge of the preparer;

(3) the complexity and novelty of the problems involved; and

(4) the extent of the responsibilities assumed.

(d) The compensation must not be based primarily on a percentage of the estimated cost of the improvement.

(e) The council may also take other steps prior to the hearing, including, among other things, the preparation of plans and specifications and the advertisement for bids that will in its judgment provide helpful information in determining the desirability and feasibility of the improvement.

(f) The hearing may be adjourned from time to time, and a resolution ordering the improvement may be adopted at any time within six months after the date of the hearing by vote of a majority of all members of the council when the improvement has been petitioned for by the owners of not less than 35 percent in frontage of the real property abutting on the streets named in the petition as the location of the improvement. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council; provided that if the mayor of the municipality is a member of the council but has

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no vote or votes only in case of a tie, the mayor is not deemed to be a member for the purpose of determining a four-fifths majority vote.

(g) The resolution ordering the improvement may reduce, but not increase, the extent of the improvement as stated in the notice of hearing.

Subd. 2. **Approval by park board or utilities commission.** A resolution ordering a park improvement may be adopted only by a four-fifths vote of the council and shall also be approved by the park board, if there is one; provided, that if the mayor of the municipality is a member of the council but has no vote or votes only in case of a tie, the mayor shall not be deemed to be a member for the purpose of determining such four-fifths majority vote. A resolution ordering an improvement of the water, sewer, steam heating, street lighting or other facility over which a utilities commission has jurisdiction shall also be approved by the utilities commission.

Subd. 3. **Petition by all owners.** Whenever all owners of real property abutting upon any street named as the location of any improvement shall petition the council to construct the improvement and to assess the entire cost against their property, the council may, without a public hearing, adopt a resolution determining such fact and ordering the improvement. The validity of the resolution shall not be questioned by any taxpayer or property owner or the municipality unless an action for that purpose is commenced within 30 days after adoption of the resolution as provided in section 429.036. Nothing herein prevents any property owner from questioning the amount or validity of the special assessment against the owner's property pursuant to section 429.081. In the case of a petition for the municipality to own and install a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petition must contain or be accompanied by an undertaking satisfactory to the city by the petitioner that the petitioner will grant the municipality the necessary property interest in the building to permit the city to enter upon the property and the building to construct, maintain, and operate the fire protection system, pedestrian skyway system, or on-site water contaminant improvements. In the case of a petition for the installation of a privately owned fire protection system, a privately owned pedestrian skyway system, or privately owned on-site water contaminant improvements, the petition shall contain the plans and specifications for the improvement, the estimated cost of the improvement and a statement indicating whether the city or the owner will contract for the construction of the improvement. If the owner is contracting for the construction of the improvement, the city shall not approve the petition until it has reviewed and approved the plans, specifications, and cost estimates contained in the petition. The construction cost financed under section 429.091 shall not exceed the amount of the cost estimate contained in the petition. In the case of a petition for the installation of a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petitioner may request abandonment of the improvement at any time after it has been ordered pursuant to subdivision 1 and before contracts have been awarded for the construction of the improvement under section 429.041, subdivision 2. If such a request is received, the city council shall abandon the proceedings but in such case the petitioner shall reimburse the city for any and all expenses incurred by the city in connection with the improvement.

History: *1953 c 398 s 3; 1955 c 811 s 1; 1957 c 430 s 1; 1961 c 525 s 1,2; 1963 c 771 s 1; 1965 c 877 s 2; 1967 c 57 s 1,2; 1973 c 123 art 5 s 7; 1984 c 548 s 5; 1984 c 582 s 4; 1984 c 591 s 3; 1984 c 633 s 3; 1986 c 444; 1994 c 614 s 6; 1996 c 402 s 1; 2000 c 490 art 5 s 32*

429.035 IMPROVEMENTS, PETITION.

When any petition for the making of any improvement in any statutory city, town, or city of the second, third, or fourth class, however organized, for the cost of which special assessments may be, in whole or in part, levied therefor, is presented to the governing body of the municipality, this body shall, by resolution,

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determine whether or not the petition has been signed by the required percentage of owners of property affected thereby.

History: *(1918-33) 1927 c 311 s 1; 1953 c 398 s 12; 1961 c 338 s 2; 1973 c 123 art 5 s 7*

429.036 APPEAL FROM DETERMINATION OF LEGALITY OF PETITION.

Any person, being aggrieved by this determination, may appeal to the district court of the county in which the property is located by serving upon the clerk of the municipality, within 30 days after the adoption and publication of the resolution, a notice of appeal briefly stating the grounds of appeal and giving a bond in the penal sum of $250, in which the municipality shall be named as obligee, to be approved by the clerk of the municipality, conditioned that the appellant will duly prosecute the appeal, pay all costs and disbursements which may be adjudged against the appellant, and abide by the order of the court. The clerk shall furnish the appellant a certified copy of the petition, or any part thereof, on being paid by appellant of the proper charges therefor. The appeal shall be placed upon the calendar of the next general term commencing more than 30 days after the date of serving the notice and filing the bond and shall be tried as are other appeals in such cases. Unless reversed upon the appeal, the determination of the governing body as to the sufficiency of the petition shall be final and conclusive.

History: *(1918-34) 1927 c 311 s 2; 1986 c 444*

429.04 [Repealed, 1953 c 398 s 13]

429.041 COUNCIL PROCEDURE.

Subdivision 1. **Plans and specifications, advertisement for bids.** When the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as authorized by subdivision 2, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement. The council shall cause plans and specifications of the improvement to be made, or if previously made, to be modified, if necessary, and to be approved and filed with the clerk, and if the estimated cost exceeds the amount in section 471.345, subdivision 3, shall advertise for bids for the improvement in the newspaper or recognized industry trade journal as defined in section 331A.01, subdivision 11, and for such length of time as it may deem advisable. If the estimated cost exceeds twice the amount in section 471.345, subdivision 3, publication shall be made no less than three weeks before the last day for submission of bids once in the newspaper and at least once in either a newspaper published in a city of the first class or a recognized industry trade journal. The advertisement shall specify the work to be done, shall state the time when the bids will be publicly opened for consideration by the council, which shall be not less than ten days after the first publication of the advertisement when the estimated cost is less than twice the amount in section 471.345, subdivision 3, and not less than three weeks after such publication in other cases, and shall state that no bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the clerk, for such percentage of the amount of the bid as the council may specify. In providing for the advertisement for bids the council may direct that the bids shall be opened publicly by two or more designated officers or agents of the municipality and tabulated in advance of the meeting at which they are to be considered by the council. Nothing herein shall prevent the council from advertising separately for various portions of the work involved in an improvement, or from itself, supplying by such means as may be otherwise authorized by law, all or any part of the materials, supplies, or equipment to be used in the improvement or from combining two or more improvements in a single set of plans and specifications or a single contract.

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Subd. 2. **Contracts; day labor.** In contracting for an improvement, the council shall require the execution of one or more written contracts and bonds, conditioned as required by law. The council shall award the contract to the lowest responsible bidder or it may reject all bids. If any bidder to whom a contract is awarded fails to enter promptly into a written contract and to furnish the required bond, the defaulting bidder shall forfeit to the municipality the amount of the defaulter's cash deposit, cashier's check, bid bond, or certified check, and the council may thereupon award the contract to the next lowest responsible bidder. When it appears to the council that the cost of the entire work projected will be less than the amount in section 471.345, subdivision 3, or whenever no bid is submitted after proper advertisement or the only bids submitted are higher than the engineer's estimate, the council may advertise for new bids or, without advertising for bids, directly purchase the materials for the work and do it by the employment of day labor or in any other manner the council considers proper. The council may have the work supervised by the city engineer or other qualified person but shall have the work supervised by a registered engineer if done by day labor and it appears to the council that the entire cost of all work and materials for the improvement will be more than the lowest amount in section 471.345, subdivision 4. In case of improper construction or unreasonable delay in the prosecution of the work by the contractor, the council may order and cause the suspension of the work at any time and relet the contract, or order a reconstruction of any portion of the work improperly done, and where the cost of completion or reconstruction necessary will be less than the amount in section 471.345, subdivision 3, the council may do it by the employment of day labor.

Subd. 2a. **Best value alternative.** As an alternative to the procurement method described in subdivision 2, the council may issue a request for proposals and award the contract to the vendor or contractor offering the best value as described in section 16C.28, subdivision 1, paragraph (a), clause (2), and paragraph (c).

Subd. 3. **Day labor; detailed report.** When the council has performed construction work by day labor, it shall cause a detailed report to be filed with the clerk and certified by the registered engineer or other person in charge, if there is no registered engineer. The report shall show:

(a) the complete cost of the construction;

(b) final quantities of the various units of work done;

(c) materials furnished for the project and the cost of each item thereof;

(d) cost of labor, cost of equipment hired, and supervisory costs.

The report shall have attached a certificate by the registered engineer or other person in charge that the work was done according to the plans and specifications, or, if there were any deviations from them, an itemized statement of those deviations.

Subd. 4. **Alternate procedure on street improvements.** As to any improvement or improvements consisting of grading, graveling, or bituminous surfacing of streets and alleys, the council may proceed in the manner provided in this chapter, except that it may

(1) order the work done by day labor, regardless of the estimated cost of such improvement or improvements,

(2) use municipal equipment or hire equipment and purchase materials for all such improvements to be done by day labor in any 12-month period by advertising once therefor, such advertisement to call for bids for the furnishing of equipment, if the municipality does not use its own equipment, and for materials at unit prices based on the quantities which the council estimates will be required, and

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(3) contract at one time on a unit price basis for part or all of the street improvements to be constructed by the municipality during the current year, including improvements which may thereafter be ordered constructed.

Subd. 5. **Cooperation with state or local government.** When an improvement is made under a cooperative agreement with the state or another political subdivision by the terms of which the state or other subdivision is to construct or contract to construct the improvement, it shall not be necessary to comply with subdivisions 1 and 2.

Subd. 6. **Percentage payment on engineer's estimate.** In case the contractor properly performs the work, the council shall, from month to month before completion of the work, pay the contractor not to exceed 95 percent of the amount already earned under the contract, upon the estimate of the engineer or other competent person selected by the council, and the contract shall so provide, and shall further agree that when the work is 95 percent or more completed upon the recommendation of the engineer such portions of the retained price shall be released as the governing body of the municipality determines are not required to be retained to protect the municipality's interest in satisfactory completion of the contract. Failure to pay any amount due and payable under the terms of the contract within 30 days of a monthly estimate or 90 days after the final estimate of the amount earned shall obligate the municipality to pay to the contractor simple interest on the past due amount at an annual rate equal to the monthly index of long term United States bond yields for the month prior to the month in which this obligation is incurred plus an additional one percent per annum. Interest shall not be imposed with respect to any amount which a municipality may legally withhold as a result of breach of contract or other contractual claim or if the delay is caused by the contractor.

Subd. 7. **Modification of contracts.** After work has been commenced on an improvement undertaken pursuant to a contract awarded on a unit price basis the council may, without advertising for bids, authorize changes in the contract so as to include additional units of work at the same unit price if the cost of the additional work does not exceed 25 percent of the original contract price. Original contract price means that figure determined by multiplying the estimated number of units required by the unit price.

History: *1953 c 398 s 4; 1957 c 430 s 2,3; 1961 c 525 s 3,4; 1973 c 123 art 5 s 7; 1976 c 156 s 1; 1977 c 278 s 1; 1978 c 518 s 2; 1980 c 464 s 8; 1985 c 174 s 3; 1986 c 444; 1993 c 38 s 1,2; 2001 c 5 s 1,2; 2004 c 278 s 6,7; 2007 c 148 art 3 s 25; 2009 c 152 s 18,19; 2013 c 46 s 2*

429.05 [Repealed, 1953 c 398 s 13 subd 1]

429.051 APPORTIONMENT OF COST.

The cost of any improvement, or any part thereof, may be assessed upon property benefited by the improvement, based upon the benefits received, whether or not the property abuts on the improvement and whether or not any part of the cost of the improvement is paid from the county state-aid highway fund, the municipal state-aid street fund, or the trunk highway fund. The area assessed may be less than but may not exceed the area proposed to be assessed as stated in the notice of hearing on the improvement, except as provided below. The municipality may pay such portion of the cost of the improvement as the council may determine from general ad valorem tax levies or from other revenues or funds of the municipality available for the purpose. The municipality may subsequently reimburse itself for all or any of the portion of the cost of a water, storm sewer, or sanitary sewer improvement so paid by levying additional assessments upon any properties abutting on but not previously assessed for the improvement, on notice and hearing as provided for the assessments initially made. To the extent that such an improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made but which are not initially assessed therefor, the municipality may also reimburse itself by adding all or any

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of the portion of the cost so paid to the assessments levied for any of such later extensions or improvements, provided that notice that such additional amount will be assessed is included in the notice of hearing on the making of such extensions or improvements. The additional assessments herein authorized may be made whether or not the properties assessed were included in the area described in the notice of hearing on the making of the original improvement.

In any city of the fourth class electing to proceed under a home rule charter as provided in this chapter, which charter provides for a board of water commissioners and authorizes such board to assess a water frontage tax to defray the cost of construction of water mains, such board may assess the tax based upon the benefits received and without regard to any charter limitation on the amount that may be assessed for each lineal foot of property abutting on the water main. The water frontage tax shall be imposed according to the procedure and, except as herein provided, subject to the limitations of the charter of the city.

History: *1953 c 398 s 5; 1955 c 842 s 1; 1957 c 40 s 1; 1959 c 490 s 1; 1961 c 286 s 1*

429.052 STREET OR ROAD IMPROVEMENTS OUTSIDE MUNICIPAL BOUNDARIES.

A municipality may construct street or road improvements outside its jurisdiction with the consent of the affected township, or if the property is located in unorganized territory, the county. When property is brought within the corporate limits of the municipality, the municipality may subsequently reimburse itself for all or any portion of the cost of the improvement for which municipal funds have been expended, by levying an assessment upon any property abutting on, but not previously assessed for, the improvement. No assessment may be so levied unless the property to be assessed was given notice and hearing of the improvements under section 429.031 at the time the improvement was ordered, and subsequently in accordance with the notice, hearing, and appeal rights, provided for under sections 429.061 and 429.081.

History: *2005 c 152 art 1 s 12*

429.06 [Repealed, 1953 c 398 s 13 subd 1]

429.061 ASSESSMENT PROCEDURE.

Subdivision 1. **Calculation, notice.** At any time after the expense incurred or to be incurred in making an improvement shall be calculated under the direction of the council, the council shall determine by resolution the amount of the total expense the municipality will pay, other than the amount, if any, which it will pay as a property owner, and the amount to be assessed. If a county proposes to assess within the boundaries of a city for a county state-aid highway or county highway, including curbs, gutters, and storm sewers, the resolution must include the portion of the cost proposed to be assessed within the city. The county shall forward the resolution to the city and it may not proceed with the assessment procedure nor may the county allocate any cost under this section for property within the city unless the city council adopts the resolution approving the assessment. Thereupon the clerk, with the assistance of the engineer or other qualified person selected by the council, shall calculate the proper amount to be specially assessed for the improvement against every assessable lot, piece or parcel of land, without regard to cash valuation, in accordance with the provisions of section 429.051. The proposed assessment roll shall be filed with the clerk and be open to public inspection. The clerk shall thereupon, under the council's direction, publish notice that the council will meet to consider the proposed assessment. Such notice shall be published in the newspaper at least once and shall be mailed to the owner of each parcel described in the assessment roll. For the purpose of giving mailed notice under this subdivision, owners shall be those shown to be such on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. Such publication and mailing shall be no less than two weeks prior to such meeting of the council. Except as to the owners of tax-exempt

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property or property taxes on a gross earnings basis, every property owner whose name does not appear on the records of the county auditor or the county treasurer shall be deemed to have waived such mailed notice unless the owner has requested in writing that the county auditor or county treasurer, as the case may be, include the name on the records for such purpose. Such notice shall state the date, time, and place of such meeting, the general nature of the improvement, the area proposed to be assessed, the total amount of the proposed assessment, that the proposed assessment roll is on the file with the clerk, and that written or oral objections thereto by any property owner will be considered. The notice must also state that no appeal may be taken as to the amount of any assessment adopted pursuant to subdivision 2, unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The notice shall also state that an owner may appeal an assessment to district court pursuant to section 429.081 by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. The notice shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality. In addition, the notice mailed to the owner must state in clear language the following information:

(1) the amount to be specially assessed against that particular lot, piece, or parcel of land;

(2) adoption by the council of the proposed assessment may be taken at the hearing;

(3) the right of the property owner to prepay the entire assessment and the person to whom prepayment must be made;

(4) whether partial prepayment of the assessment has been authorized by ordinance;

(5) the time within which prepayment may be made without the assessment of interest; and

(6) the rate of interest to be accrued if the assessment is not prepaid within the required time period.

Subd. 2. **Adoption; interest.** At such meeting or at any adjournment thereof the council shall hear and pass upon all objections to the proposed assessment, whether presented orally or in writing. The council may amend the proposed assessment as to any parcel and by resolution adopt the same as the special assessment against the lands named in the assessment roll. Notice of any adjournment of the hearing shall be adequate if the minutes of the meeting so adjourned show the time and place when and where the hearing is to be continued.

The council may consider any objection to the amount of a proposed assessment as to a specific parcel of land at an adjourned hearing upon further notice to the affected property owner as it deems advisable. At the adjourned hearing the council or a committee of it may hear further written or oral testimony on behalf of the objecting property owner and may consider further written or oral testimony from appropriate city officials and other witnesses as to the amount of the assessment. The council or committee shall prepare a record of the proceedings at the adjourned hearing and written findings as to the amount of the assessment. The amount of the assessment as finally determined by the council shall become a part of the adopted assessment roll. No appeal may be taken as to the amount of any assessment adopted under this section unless written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by this subdivision are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

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If the adopted assessment differs from the proposed assessment as to any particular lot, piece, or parcel of land, the clerk must mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the council in interest rates or prepayment requirements from those contained in the notice of the proposed assessment.

The assessment, with accruing interest, shall be a lien upon all private and public property included therein, from the date of the resolution adopting the assessment, concurrent with general taxes; but the lien shall not be enforceable against public property as long as it is publicly owned, and during such period the assessment shall be recoverable from the owner of such property only in the manner and to the extent provided in section 435.19. Unless otherwise provided in the resolution, all assessments shall be payable in equal annual installments extending over such period, not exceeding 30 years, as the resolution determines, payable on the first Monday in January in each year, but the number of installments need not be uniform for all assessments included in a single assessment roll if a uniform criterion for determining the number of installments is provided by the resolution. Assessments on property located in a targeted neighborhood as defined in Laws 1987, chapter 386, article 6, section 4, may be payable in variable annual installments if the resolution provides for a variable payment. The first installment of each assessment shall be included in the first tax rolls completed after its adoption and shall be payable in the same year as the taxes contained therein; except that the payment of the first installment of any assessment levied upon unimproved property may be deferred until a designated future year, or until the platting of the property or the construction of improvements thereon, upon such terms and conditions and based upon such standards and criteria as may be provided by resolution of the council. If special assessments against the property have been deferred pursuant to this subdivision, the governmental unit shall record with the county recorder in the county in which the property is located a certificate containing the legal description of the affected property and of the amount deferred. In any event, every assessment the payment of which is so deferred, when it becomes payable, shall be divided into a number of installments such that the last installment thereof will be payable not more than 30 years after the levy of the assessment. All assessments shall bear interest at such rate as the resolution determines. To the first installment of each assessment shall be added interest on the entire assessment from a date specified in the resolution levying the assessment, not earlier than the date of the resolution, until December 31 of the year in which the first installment is payable, and to each subsequent installment shall be added interest for one year on all unpaid installments; or alternatively, any assessment may be made payable in equal annual installments including principal and interest, each in the amount annually required to pay the principal over such period with interest at such rate as the resolution determines, not exceeding the maximum period and rate specified above. In the latter event no prepayment shall be accepted under subdivision 3 without payment of all installments due to and including December 31 of the year of prepayment, together with the original principal amount reduced only by the amounts of principal included in such installments, computed on an annual amortization basis. When payment of an assessment is deferred, as authorized in this subdivision, interest thereon for the period of deferment may be made payable annually at the same times as the principal installments of the assessment would have been payable if not deferred; or interest for this period may be added to the principal amount of the assessment when it becomes payable; or, if so provided in the resolution levying the assessment, interest thereon to December 31 of the year before the first installment is payable may be forgiven.

Subd. 3. **Transmitted to auditor, prepayment.** After the adoption of the assessment, the clerk shall transmit a certified duplicate of the assessment roll with each installment, including interest, set forth separately to the county auditor of the county to be extended on the proper tax lists of the county; but in lieu of such certification, the council may in its discretion direct the clerk to file all assessment rolls in the clerk's office and to certify annually to the county auditor, on or before November 30 in each year, the total amount of installments of and interest on assessments on each parcel of land in the municipality which are to become due in the following year. If any installment and interest has not been so certified prior to the year when it

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is due, the clerk shall forthwith certify the same to the county auditor for collection in the then succeeding year; and if the municipality has issued improvement warrants to finance the improvement, it shall pay out of its general funds into the fund of the improvement interest on the then unpaid balance of the assessment for the year or years during which the collection of such installment is postponed. All assessments and interest thereon shall be collected and paid over in the same manner as other municipal taxes. The owner of any property so assessed may, at any time prior to certification of the assessment or the first installment thereof to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the municipal treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption thereof; and, except as hereinafter provided, the owner may at any time prior to November 15 of any year, prepay to the treasurer of the municipality having levied said assessments, the whole assessment remaining due with interest accrued to December 31 of the year in which said prepayment is made. If the assessment roll is retained by the municipal clerk, the installment and interest in process of collection on the current tax list shall be paid to the county treasurer and the remaining principal balance of the assessment, if paid, shall be paid to the municipal treasurer. The council may by ordinance authorize the partial prepayment of assessments, in such manner as the ordinance may provide, prior to certification of the assessment or the first installment thereof to the county auditor.

Subd. 4. **Collection, tax-exempt property.** On the confirmation of any assessments the clerk shall mail to the county auditor a notice specifying the amount payable by any county, to the clerk or recorder of any other political subdivision a notice specifying the amount payable by the political subdivision and to the owner of any right-of-way, at its principal office in the state, a notice specifying the amount payable on account of any right-of-way. The amount payable on account of any right-of-way or public property shall be payable to the municipality's treasurer and shall be payable in like installments and with like interest and penalties as provided for in reference to the installments payable on account of assessable real property, except that interest accruing shall not begin to run until the notice provided in this subdivision has been properly given and 30 days thereafter have elapsed. The governing body of any such political subdivision shall provide for the payment of these amounts and shall take appropriate action to that end. If the assessment is not paid in a single installment, the municipal treasurer shall annually mail to the owner of any right-of-way and, as long as the property is publicly owned, to the owner of any public property a notice stating that an installment is due and should be paid to the municipal treasurer of the municipality which levied the special assessment. The municipality may collect the amount due on account of the right-of-way of any railroad or privately owned public utility by distress and sale of personal property in the manner provided by law in case of taxes levied upon personal property or by suit brought to enforce the collection of this indebtedness unless a different method of collecting such amounts is provided for by any contract between the owner of any right-of-way and the municipality.

Subd. 5. **Special assessments; administrative expenses.** Notwithstanding any general or special law to the contrary, a municipality shall pay to the county auditor all administrative expenses incurred by the county under subdivision 3 for each special assessment of any local improvement certified by the municipality to the county auditor.

History: *1953 c 398 s 6; 1955 c 811 s 2; 1957 c 510 s 2; 1957 c 699 s 1; 1961 c 77 s 1; 1961 c 525 s 5-7; 1963 c 771 s 2-4; 1965 c 877 s 3; 1969 c 1045 s 1; 1969 c 1095 s 1; 1974 c 314 s 2; 1976 c 195 s 2; 1976 c 324 s 18; 1980 c 509 s 164; 1980 c 560 s 5; 1980 c 607 art 11 s 1,2; 1984 c 478 s 2; 1984 c 543 s 50; 1Sp1985 c 16 art 1 s 3; 1986 c 315 s 2; 1986 c 444; 1986 c 473 s 10,11; 1987 c 344 s 3; 1987 c 386 art 6 s 2; 1991 c 342 s 8; 1993 c 375 art 5 s 33; art 17 s 17; 2005 c 4 s 106*

429.07 [Repealed, 1953 c 398 s 13]

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429.071 SUPPLEMENTAL ASSESSMENTS; REASSESSMENT.

Subdivision 1. **Supplemental assessments.** The council may make supplemental assessments to correct omissions, errors, or mistakes in the assessment relating to the total cost of the improvement or any other particular. A supplemental assessment shall be preceded by personal or mailed notice to the owner of each parcel included in the supplemental assessment and a hearing as provided for the original assessment.

Subd. 2. **Reassessment.** When an assessment is, for any reason whatever, set aside by a court of competent jurisdiction as to any parcel or parcels of land, or in event the council finds that the assessment or any part thereof is excessive or determines on advice of the municipal attorney that the assessment or proposed assessment or any part thereof is or may be invalid for any reason, the council may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to such parcel or parcels.

Subd. 3. **Reapportionment upon land division.** When a tract of land against which a special assessment has been levied is thereafter divided or subdivided by plat or otherwise, the council may, on application of the owner of any part of the tract or on its own motion equitably apportion among the various lots or parcels in the tract all the installments of the assessment against the tract remaining unpaid and not then due if it determines that such apportionment will not materially impair collection of the unpaid balance of the original assessment against the tract. The council may, and if the special assessment has been pledged to the payment of improvement warrants shall, require the owner or owners, as a condition of such apportionment, to furnish a satisfactory surety bond fully protecting the municipality against any loss resulting from failure to pay any part of the reapportionment assessment when due. Notice of such apportionment and of the right to appeal shall be mailed to or personally served upon all owners of any part of the tract. Within 30 days after the mailing or service of the notice of such apportionment any such owner may appeal as provided in section 429.081.

Subd. 4. **Reassessment, tax-forfeited land.** When a parcel of tax-forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were canceled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount remaining unpaid on the original assessment.

History: *1953 c 398 s 7; 1957 c 366 s 1; 1961 c 525 s 8; 1965 c 877 s 4; 1976 c 259 s 1*

429.08 [Repealed, 1953 c 398 s 13 subd 1]

429.081 APPEAL TO DISTRICT COURT.

Within 30 days after the adoption of the assessment, any person aggrieved, who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal to the district court by serving a notice upon the mayor or clerk of the municipality. The notice shall be filed with the court administrator of the district court within ten days after its service. The municipal clerk shall furnish appellant a certified copy of objections filed in the assessment proceedings, the assessment roll or part complained of, and all papers necessary to present the appeal. The appeal shall be placed upon the calendar of the next general term commencing more than five days after the date of serving the notice and shall be tried as other appeals in such cases. The court shall either affirm the assessment or set it aside and order a reassessment as provided in section 429.071, subdivision 2. If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court and judgment entered therefor. All

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objections to the assessment shall be deemed waived unless presented on such appeal. This section provides the exclusive method of appeal from a special assessment levied pursuant to this chapter.

History: *1953 c 398 s 8; 1961 c 525 s 9; 1978 c 749 s 2; 1980 c 607 art 11 s 3; 1Sp1986 c 3 art 1 s 82*

429.09 [Repealed, 1953 c 398 s 13]

429.091 FINANCING.

Subdivision 1. **Authority.** At any time after one or more improvements are ordered as contemplated in section 429.031, the council may issue obligations in such amount as it deems necessary to defray in whole or in part the expense incurred and estimated to be incurred in making the improvement or improvements, including every item of cost of the kinds authorized in section 475.65. In the event of any omission, error, or mistake in any of the proceedings required precedent to the ordering of any improvement, the validity of the obligations shall not be affected thereby. The council shall cause all further actions and proceedings to be taken with due diligence that are required for the construction of each improvement financed wholly or partly from the proceeds of obligations issued hereunder, and for the final and valid levy of special assessments and the appropriation of any other funds needed to pay the obligations and interest thereon when due.

Subd. 2. **Types of obligations permitted.** The council may by resolution adopted prior to the sale of obligations pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest. Such obligations shall be called improvement bonds and the council shall pay the principal and interest out of any fund of the municipality when the amount credited to the specified fund is insufficient for the purpose and shall each year levy a sufficient amount to take care of accumulated or anticipated deficiencies, which levy shall not be subject to any statutory or charter tax limitation. Obligations for the payment of which the full faith and credit of the municipality is not pledged shall be called assessment revenue notes or, in the case of bonds for fire protection, revenue bonds and shall contain a promise to pay solely out of the proper special fund or funds pledged to their payment. It shall be the duty of the municipal treasurer to pay maturing principal and interest on warrants or revenue bonds out of funds on hand in the proper funds and not otherwise.

Subd. 3. **Method of issuance.** All obligations shall be issued in accordance with the provisions of chapter 475, except as provided in this subdivision.

An election shall be required for bonds if less than 20 percent of the cost of the improvement to the municipality is to be assessed against benefited property.

If the full faith, credit, and taxing power of the municipality is not pledged and the bonds are issued to finance a fire protection system, a public sale shall not be required and the obligations may

(1) mature at any time or times within 30 years from date of issue; or 40 years or the useful life of the asset, whichever is less, for municipal water and wastewater treatment systems and essential community facilities financed or guaranteed by the United States Department of Agriculture;

(2) mature in the amount or amounts;

(3) be sold at a price equal to the percentage of their par value, plus accrued interest; and

(4) bear interest at the rate or rates,

as agreed by the purchaser and the municipality, notwithstanding any limitation of interest rate or cost or of the amounts of annual maturities contained in any other law.

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The maturities shall be such as in the opinion of the council are warranted by the anticipated collections of assessments and ad valorem levies for the municipality's share of the cost; except that the council may in its discretion issue and sell temporary improvement bonds maturing and subject to further conditions as set forth in subdivision 5. All obligations shall state upon their face the purpose of the issue and the fund from which they are payable. The amount of any obligations issued hereunder shall not be included in determining the net indebtedness of any municipality under the provisions of any law limiting such indebtedness.

Subd. 4. **Funds.** The proceeds from the sale of each issue of obligations and from collections of special assessments levied and other moneys appropriated for each improvement to be financed wholly or partly from such proceeds shall be credited to a separate construction fund which shall be used solely to defray expenses of such improvements and payment of principal and interest due upon the obligations prior to completion and payment of all costs of the improvements so financed. Any balance of the proceeds of bonds remaining therein may be used to pay the cost, in whole or in part, of any other improvement instituted pursuant to this chapter. A separate account shall be maintained in the construction fund to record expenditures for each improvement, and when the total cost thereof has been paid all subsequent collections of special assessments levied for the improvement shall be credited and paid into the debt service fund for the obligations issued to finance the improvement, as provided in section 475.61. Any taxes levied for improvements financed by an issue of obligations shall be credited directly to the debt service fund.

Subd. 5. **Temporary improvement bonds.** In anticipation of the issuance of improvement bonds, the council may by resolution issue and sell temporary improvement bonds maturing within not more than three years from their date of issue to pay any part or all of the cost of one or more improvements. To the extent that the principal of and interest on the temporary improvement bonds cannot be paid when due from receipts of special assessments, taxes, or other funds appropriated for the purpose, they shall be paid from the proceeds of improvement bonds or additional temporary improvement bonds which the council shall offer for sale in advance of their maturity but the indebtedness funded by an issue of temporary improvement bonds shall not be extended by the issue of additional temporary improvement bonds for more than six years from the date of the first issue. The holders of any temporary improvement bonds shall have and may enforce, by mandamus or other appropriate proceedings, all rights respecting the levy and collection of sufficient special assessments and taxes to pay the cost of the improvements financed by them which are granted by law to holders of improvement bonds, except the right to require the levies to be collected prior to the maturity of the temporary improvement bonds. If any temporary improvement bonds are not paid in full at maturity, the holders may require the issuance in exchange for them, at par, of new temporary improvement bonds maturing within one year from their date of issue (but not subject to any other maturity limitation), and bearing interest at the maximum rate permitted by law.

Subd. 6. **Investment of other municipal funds.** Funds of a municipality may be invested in its temporary improvement bonds in accordance with the provisions of section 118A.04, and may be purchased upon their initial issue, but shall be purchased only from funds which the council determines will not be required for other purposes before the maturity date, and shall be resold before maturity only in case of emergency. If purchased from a debt service fund securing other bonds, the holders of those bonds may enforce the municipality's obligations on the temporary improvement bonds in the same manner as if they held the temporary improvement bonds.

Subd. 7. **General obligation temporary improvement bonds.** The council may by resolution adopted prior to the sale of any temporary improvement bonds pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest, in addition to all provisions made for their security in subdivision 5. In this event the bonds shall be designated as general obligation temporary improvement

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bonds, and the council shall levy taxes for their payment in accordance with section 475.61. Proceeds of improvement bonds or temporary improvement bonds not yet sold may be treated as pledged revenues, in reduction of the tax otherwise required by section 475.61 to be levied prior to delivery of the obligations.

Subd. 7a. **Revolving fund bonds.** The council may by resolution establish a revolving fund for the payment of the costs of any improvement or any waterworks systems, sewer systems, or storm sewer systems described in section 444.075, the costs of facilities to maintain streets and water, sewer, and storm sewer systems and for the payment of any obligations issued to pay the costs of the facilities and systems referred to in this subdivision or to refund obligations issued for those purposes. The council may create within the revolving fund a separate construction account into which the municipality may deposit the proceeds of any obligations payable from the fund, the proceeds of any special assessments collected with respect to any improvement, any net revenues of a waterworks, sewer system, or storm sewer system described in section 444.075 or any other available funds of the municipality appropriated to it. Amounts on deposit in the construction account may be used to pay the costs of any improvement or any waterworks, sewer system, or storm sewer system described in section 444.075 or any street or water, sewer, or storm sewer maintenance facilities. No funds may be expended for an improvement unless at least 20 percent of the costs of each such improvement is to be assessed against benefited property. No funds may be expended for a waterworks, sewer system, or storm sewer system, other than a sewer system described in section 115.46, or maintenance facilities unless the council estimates that the costs will be recovered from the net revenues of the system or any combined waterworks, sewer systems, or storm sewer systems operated by the municipality. The council may also create a separate debt service account within the revolving fund for the payment of principal of and interest on any obligations payable therefrom. Notwithstanding subdivision 4, the council is not required to pledge any particular assessments or other revenues to the payment of the obligations. Collections of special assessments or net revenues may be deposited in either the construction account or the debt service account as the council or an officer designated by the council may determine, having due regard for anticipated collections of special assessments and net revenues from improvements or waterworks, sewer systems, or storm sewer systems financed in whole or in part from the construction account, and taxes levied for the payment of the obligations. The council may issue obligations that are payable primarily from the debt service account for the purpose of providing funds to defray in whole or in part any expenses incurred or estimated to be incurred in making the improvement or improvements or in constructing the waterworks, sewer system, or storm sewer system, including every item of cost of the kinds authorized by section 475.65, and street and water, sewer, and storm sewer maintenance facilities or to refund obligations previously issued under this section or section 115.46 or 444.075. The obligations may be general obligations to which the full faith and credit of the municipality are pledged. If the special assessments to be levied and net revenues estimated to be available for their payment are estimated to be at least 20 percent of the principal amount of the obligations, the obligations may be issued without an election and shall not be included in determining the net indebtedness of the municipality under the provisions of any law limiting net indebtedness. The cost of a maintenance facility that may be financed under this subdivision is limited only to the portion of the facility that is fairly allocable to the maintenance of streets and water, sewer, and storm sewer systems.

Subd. 8. **Application; limitations under federal tax law.** Sections 474A.01 to 474A.21 apply to any issuance of obligations under this section which are subject to limitation under a federal tax law as defined in section 474A.02, subdivision 8.

History: *1953 c 398 s 9; 1955 c 811 s 3-5; 1957 c 385 s 1; 1965 c 877 s 5; 1976 c 324 s 19-21; 1981 c 171 s 1-4; 1984 c 548 s 6; 1984 c 582 s 5,6,23; 1984 c 591 s 4,5; 1984 c 633 s 4; 1Sp1985 c 14 art 8 s 63; 1986 c 465 art 1 s 3; 1987 c 344 s 4,5; 1992 c 545 art 2 s 4; 1996 c 297 s 1; 1996 c 399 art 2 s 12; 2000 c 260 s 57; 2001 c 214 s 11*

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429.10 [Repealed, 1953 c 398 s 13]

429.101 UNPAID SPECIAL CHARGES MAY BE SPECIAL ASSESSMENTS.

Subdivision 1. **Ordinances.** (a) In addition to any other method authorized by law or charter, the governing body of any municipality may provide for the collection of unpaid special charges as a special assessment against the property benefited for all or any part of the cost of:

(1) snow, ice, or rubbish removal from sidewalks;

(2) weed elimination from streets or private property;

(3) removal or elimination of public health or safety hazards from private property, excluding any structure included under the provisions of sections 463.15 to 463.26;

(4) installation or repair of water service lines, street sprinkling or other dust treatment of streets;

(5) the trimming and care of trees and the removal of unsound trees from any street;

(6) the treatment and removal of insect infested or diseased trees on private property, the repair of sidewalks and alleys;

(7) the operation of a street lighting system;

(8) the operation and maintenance of a fire protection or a pedestrian skyway system;

(9) inspections relating to a municipal housing maintenance code violation;

(10) the recovery of any disbursements under section 504B.445, subdivision 4, clause (5), including disbursements for payment of utility bills and other services, even if provided by a third party, necessary to remedy violations as described in section 504B.445, subdivision 4, clause (2); or

(11) [Repealed, 2004 c 275 s 5]

(12) the recovery of delinquent vacant building registration fees under a municipal program designed to identify and register vacant buildings.

(b) The council may by ordinance adopt regulations consistent with this section to make this authority effective, including, at the option of the council, provisions for placing primary responsibility upon the property owner or occupant to do the work personally (except in the case of street sprinkling or other dust treatment, alley repair, tree trimming, care, and removal, or the operation of a street lighting system) upon notice before the work is undertaken, and for collection from the property owner or other person served of the charges when due before unpaid charges are made a special assessment.

(c) A home rule charter city, statutory city, county, or town operating an energy improvements financing program under section 216C.436 or 216C.437 has the authority granted to a municipality under paragraph (a) with respect to energy improvements financed under that section.

Subd. 2. **Procedure for assessment.** Any special assessment levied under subdivision 1 shall be payable in a single installment, or by up to ten equal annual installments as the council may provide, except that a special assessment made under an energy improvements financing program under subdivision 1, paragraph (c), may be repayable in up to 20 equal installments. With these exceptions, sections 429.061, 429.071, and 429.081 shall apply to assessments made under this section.

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Subd. 3. **Issuance of obligations.** (a) After a contract for any of the work enumerated in subdivision 1 has been let, or the work commenced, the council may issue obligations to defray the expense of any such work financed in whole or in part by special charges and assessments imposed upon benefited property under this section.

(b) Section 429.091 shall apply to such obligations with the following modifications:

(1) such obligations shall be payable not more than two years from the date of issuance;

(2) the amount of such obligations issued at one time in a municipality shall not exceed the cost of such work during the ensuing six months as estimated by the council;

(3) a separate improvement fund shall be set up for each of the enumerated services referred to in subdivision 1 and financed under this section.

(c) Proceeds of special charges as well as special assessments and taxes shall be credited to such improvement fund.

History: *1953 c 398 s 10; 1955 c 811 s 6; 1963 c 771 s 5; 1965 c 323 s 2; 1973 c 337 s 1; 1974 c 340 s 1,2; 1984 c 548 s 7; 1984 c 582 s 7; 1984 c 591 s 6; 1984 c 633 s 5; 1986 c 444; 1Sp2003 c 21 art 11 s 29; 2004 c 275 s 2; 2008 c 366 art 6 s 42; 2010 c 216 s 22; 2013 c 85 art 8 s 6; 2018 c 155 s 36*

429.11 [Repealed, 1953 c 398 s 13]

429.111 CHARTER PROVISIONS, EFFECT.

Any city operating under a home rule charter may proceed either under this chapter or under its charter in making an improvement unless a home rule charter or amendment adopted after April 17, 1953, provides for making such improvement under this chapter or under the charter exclusively.

History: *1953 c 398 s 11; 1955 c 811 s 7; 1976 c 44 s 39*

429.12 [Repealed, 1953 c 398 s 13]

429.13 [Repealed, 1953 c 398 s 13]

429.14 [Repealed, 1953 c 398 s 13]

429.15 [Repealed, 1953 c 398 s 13]

429.16 [Repealed, 1953 c 398 s 13]

429.17 [Repealed, 1953 c 398 s 13]

429.18 [Repealed, 1953 c 398 s 13]

429.185 [Repealed, 1949 c 314 s 3]

429.19 [Renumbered 429.035]

429.20 [Renumbered 429.036]

429.21 [Repealed, 1953 c 398 s 13]

429.22 [Repealed, 1953 c 398 s 13]

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429.23 [Repealed, 1953 c 398 s 13]

429.24 [Repealed, 1953 c 398 s 13]

429.25 [Repealed, 1953 c 398 s 13]

429.27 [Repealed, 1953 c 398 s 13]

429.28 [Repealed, 1953 c 398 s 13]

429.29 [Repealed, 1953 c 398 s 13]

429.30 [Renumbered 435.36, subdivision 1]

429.31 [Renumbered 435.36, subd 2]

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

CC Regular Session **7. 7.**

Meeting Date: 09/10/2019

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #19-219 Approving Proposals for Topographic Survey and Geotechnical Report for Improvement Project #20-01, Variolite Street Reconstruction

Purpose/Background:

Purpose:

The purpose of this case is adopt Resolution #19-219 approving proposals for completing topographic survey and a Geotechnical Report for Improvement Project #20-01, Variolite Street Reconstruction.

Background:

Attached are copies of the Requests for Proposals issued by City Staff for the requested topographic survey and Geotechnical Report as needed to prepare plans and specifications for Improvement Project #20-01, Variolite Street Reconstruction.

Proposal Summaries

Topographic Survey Request for Proposal

On August 1, 2019 City Staff sent RFP's to three firms to complete a topographic survey of Variolite Street, from Alpine Drive to 173rd Avenue. The survey shall extend to the right-of-way and far enough onto adjacent streets to properly match grades with the final road design. The deadline for submittal of proposals was Wednesday, August 21, 2019. The City received two proposals as follows;

Hakanson Anderson lump sum total = $12,800
Bolton & Menk lump sum total = $20,620

City Staff recommends approving the Hakanson Anderson proposal at a cost of $12,800.

Geotechnical Report Request for Proposal

On August 1, 2019 City Staff sent RFP's to four firms for the preparation and delivery of a geotechnical report along Variolite Street from Alpine Drive to 173rd Avenue, including 61 soil borings. The deadline for submittal of proposals was Wednesday, August 21, 2019. The City received three proposals as follows;

Terracon Consultants total fee proposal = $19,915*
Northern Technologies total fee proposal = $29,750
Braun Intertec total fee proposal = $42,160

*Terracon Consultants proposal did not reflect the Cities desire to complete the soil borings and road corings under traffic. The crews will be on-site 2-3 weeks to complete the work, and Staff does not feel it would be practical to have road closures of Variolite Street for this extended period of time, and that the work may be safely completed with lane shifts and/or flagging operations. Staff reached out to Terracon to confirm the intent of their traffic control unit price but did not receive a response.

City Staff recommends approving the Northern Technologies proposal for a total cost of $29,750. Their proposal includes a $25 per lineal foot line item for soil boring additional depth beyond the standard 10-feet. This may be required to explore noted groundwater concerns and poor soils along the road alignment.

Notification:

Notifications were not required for this case.

Observations/Alternatives:

Alternatives:

Alternative #1 – Adopt Resolution #19-219 approving proposals from Hakanson Anderson for the topographic survey, and from Northern Technologies Inc. for a Geotechnical Report, for Improvement Project #20-01, Variolite Street Reconstruction.

Alternative #2 – Deny adoption of Resolution #19-219 at this time.

Funding Source:

All costs associated with the work requested in the attached Requests for Proposals shall be paid from Municipal State Aid (MSA) Funds, which has a current balance in excess of $2,500,000.

Recommendation:

Staff recommends Alternative #1.

Action:

Adopt Resolution #19-219 approving proposals from Hakanson Anderson for the topographic survey, and from Northern Technologies Inc. for a Geotechnical Report, for Improvement Project #20-01, Variolite Street Reconstruction.

Attachments

Resolution 19-219
Hakanson Anderson Proposal
NTI Proposal

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/05/2019 03:41 PM
Form Started By: Bruce Westby		Started On: 09/03/2019 08:44 AM
Final Approval Date: 09/05/2019		

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

RESOLUTION #19-219

RESOLUTION APPROVING ENGINEERING PROPOSALS FOR TOPOGRAPHIC SURVEY AND GEOTECHNICAL REPORT FOR IMPROVEMENT PROJECT #20-01, VARIOLITE STREET RECONSTRUCTION

WHEREAS, the City of Ramsey proposes to reconstruct Variolite Street between Alpine Drive and 173rd Avenue in the year 2020; and

WHEREAS, in order to prepare plans and specifications for said improvements, topographic survey work and geotechnical work will be required; and

WHEREAS, City Staff requested proposals from Engineering consultants for said topographic survey and geotechnical work; and

WHEREAS, a total of three proposals were received in response to the Request for Proposals for topographic survey and Staff recommends approving the proposal from Hakanson Anderson and Associates in the amount of $12,800; and

WHEREAS, a total of two proposals were received in response to the Request for Proposals for geotechnical work and Staff recommends approving the proposal from Northern Technologies Inc. in the amount of $29,750.

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 of and authorizes Staff to execute the proposal from Hakanson Anderson and Associates for the requested topographic survey in the amount of $12,800.

2. That the Ramsey City Council hereby approves of and authorizes Staff to execute the proposal from Northern Technologies Inc. for the requested geotechnical work in the amount of $29,750.

The motion of 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 10th day of September, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860 Fax: 763/427-0520
www.haa-inc.com

40 YEARS

August 13, 2019

Joe Feriancek
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

SENT VIA EMAIL: jferiancek@ci.ramsey.mn.us

RE: Professional Land Surveying Services – City of Ramsey Project 20-01, Variolite Street

Dear Mr. Feriancek:

Thank you for the opportunity to submit a proposal for survey topographic services on the above said City of Ramsey project. We have broken down the scope of service and cost per project as follows:

1. Topographic Survey

   A. Compute street rights of way and adjacent lots.

   B. Horizontal and Vertical Control
      1) G.P.S. horizontal control and level loop through control points.

   C. Field Survey
      1) Elevations at edge of bituminous roadways at 50 ft stations, and or grade breaks along with cross sections of adjacent ditch section at 50ft stations.

      2) Location and elevations on, driveway edges and corners to the right-of-way along with driveway culverts. Locations and elevations of trees/tree lines, landscaping, mailboxes, signage, fence lines, utilities, etc. in right-of-way.

      3) Location of pavement striping and off-street bituminous trails

Hakanson Anderson proposes to conduct the above for a fixed fee of the following:

Project 20-01
Topography.....$12,800.00

We will deliver electronic files of our topographic survey points in an Excel/CSV format for your use in plotting/drafting the survey. Our survey CAD and field technicians will be available to assist you in any way we can in the transfer and interpretation of the points and codes. Our cost is conditioned upon the following considerations:

- Utilities will be located by contacting Gopher State One call. The surveyor will not physically locate the underground utilities but will locate markings left on the ground by the utility or their representative. Since this a non-excavate request we cannot guarantee that the utilities will be field located. If maps are supplied, we will forward those onto you. No extra field work to locate markings are done after the first locate request is included.

In review of our schedule we can start the field surveys the beginning of September and will work diligently to complete the surveys. The final topographic survey will be delivered on or before Friday, October 11, 2019.

Thank you for the opportunity to submit this proposal. If you have any questions, please feel free to contact us. If you wish to proceed please sign the acceptance below and return to us.

Sincerely,
Hakanson Anderson

Brian Person P.L.S., Vice President

ACCEPTANCE OF PROPOSAL: The above fees and conditions are satisfactory and hereby accepted. Hakanson Anderson is authorized to do the work as specified. Invoices for the above work will be issued on a monthly basis and at the completion of the project. If a balance remains after thirty (30) days, interest will be accrued at a rate of 1.5% per month on the unpaid balance.

Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for their contributions. It is the policy of Hakanson Anderson to file liens in accordance with Minnesota Statute 514.011 against real estate property in the event that invoices for services are not paid.

Accepted by: _____ Date: _____
Name/Title

Hakanson Anderson

PROPOSAL

Hakanson Anderson accepts the terms and conditions herein and agrees to complete all work described herein in the lump sum not-to-exceed amount of $ 12,800, and to deliver the final Topographic Survey to the City by Friday, October 11, 2019.

Contractor Name	Hakanson Anderson
Owner or representative	Brian Person
Phone(s)	763-852-0486
E-mail	brian@haa-inc.com
Signature	
Date	8/13/19

NTI
NORTHERN TECHNOLOGIES, LLC

6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651.389.4191 F: 651.389.4190
www.NTIgeo.com

Unearthing confidence™

August 19, 2019

City of Ramsey
Attention: Joe Feriancek
7550 Sunwood Drive Northwest
Ramsey, MN 55303

RE: Proposal for Geotechnical Services
20-01 Variolite Street Reconstruction
Ramsey, Minnesota
NTI Proposal P9544

We are pleased to submit our proposal to perform Geotechnical Services for the above referenced project. The purpose of this study is to collect representative soil samples, analyze the subsurface soil and groundwater conditions and to furnish a detailed geotechnical engineering report with appropriate design and construction recommendations.

The proposed project consists of the reconstruction of 2.25 miles of Variolite Street in Ramsey, Minnesota.

SCOPE OF WORK

The following is our proposed work scope based on the request for proposal provided by the City of Ramsey.

NTI will mark the proposed boring locations based upon information provided in the request for proposal documents and also periodic field stationing stakes that are to be provided by a representative of the city. We will make you aware of these field activities before proceeding to the site to allow you the option to notify any pertinent parties prior to NTI's field work.

NTI will contact the Minnesota "One-Call" system for clearance of public utilities within the area of the soil borings.

NTI will then mobilize a truck mounted drill to the site to drill 61 borings each to a depth of approximately 10 feet below existing grade.

The total lineal feet of drilling proposed is 610 feet. Borings may be terminated early if soil/bedrock conditions resulting in practical auger refusal are encountered prior to the proposed termination depths. If soft soils or organic soils are encountered near termination we will continue drilling a reasonable depth until a minimum of five (5) feet of suitable stable soils are observed.

Soil sampling in the borings will be performed at 2-1/2-foot intervals. Soil sampling will be performed in general accordance with ASTM D 1586.

A geotechnical engineer will visually classify field-collected samples in general accordance with ASTM D 2488. Each soil sample's color, relative moisture, SPT N-value, relative density, consistency and estimated compressive strength will be documented on soil boring logs.

We will measure for the presence of groundwater or lack thereof when we complete each soil boring. We will backfill the soil borings with soil cuttings or high solids bentonite grout to comply with current Minnesota Department of Health Regulations.

We will perform laboratory tests on selected soil samples, this may include:

1. Plastic/liquid limit tests on cohesive soils.
2. Moisture tests.
3. Gradations.
4. Organic content tests.

Upon completion of the field and laboratory work, a geotechnical engineering report will be prepared. The report will include the logs of the borings, photographs of the cores, location drawing and the results of the field and laboratory tests. In addition, the report will include our engineering opinions and recommendations regarding:

1. Site preparation and excavation recommendations.
2. Engineered fill and compaction recommendations.
3. Anticipation and management of groundwater for design and construction.
4. Recommendation for utility installations.
5. Potential construction difficulties regarding excavation and backfill.
6. Estimated R-Value for use in bituminous pavement design.
7. Recommended pavement design thickness.

NTI's engineers are also available to provide geotechnical guidance to the design team, evaluate value engineered alternatives, review earthwork, groundwater control, and other civil plans and specifications as an additional service. NTI's engineers, special inspectors and technicians are available to provide construction and materials testing services once the project construction begins. This provides professional continuity of services throughout the design and construction of the project.

DELIVERABLES

NTI will provide an electronic PDF copy of the final report to the client. Two bound hard copies are available upon request.

COST

We will perform the base geotechnical exploration and report described above in accordance with the attached proposal bid form.

Our fees assume that the soil can be disposed of on site, such as by thin spreading near the borehole. Additional fees may apply for handling the spoils or for containerizing (drumming) spoils. Environmental hazard testing may be required for disposal to a landfill, if needed.

NTI's fees assume that the work may be performed with standard construction Personal Protective Equipment (PPE), including hard hats, safety glasses, hearing protection and visibility equipment such as vests. If additional PPE is required, such as for drilling in an environmentally contaminated area or in a confined space, additional fees will apply.

SCHEDULE

Upon receiving authorization to proceed, the field work will typically begin in approximately 10 to 15 business days and will take approximately 5 days to complete. The report will be issued to you within 7 to 10 business days of completion of the field work. Boring logs and verbal information regarding our findings can be provided within 2 to 3 days after the field work has been completed.

ACCEPTANCE

Please indicate your acceptance of this proposal by signing on the signature block below and returning a copy to us. This proposal is effective until October 30, 2019.

We thank you for the opportunity of submitting this proposal and look forward to working with you through both the design and construction phase of this project. If you have any questions regarding this proposal, please contact the undersigned at 763-433-9175.

NORTHERN TECHNOLOGIES, LLC

Richard S. Jett, EIT
Staff Engineer

Ryan M. Benson, P.E.
Vice President

CITY OF RAMSEY

By:_____

Printed Name:_____

Title:_____

Date:_____

REQUEST FOR PROPOSAL
20-01 VARIOLITE STREET
STREET RECONSTRUCTION
Geotechnical Report
City of Ramsey

ISSUE DATE
August 1, 2019

PROPOSAL MUST BE RECEIVED BY:
10:00 am on Wednesday August 21, 2019

DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Att: Joe Feriancek
763-433-9893

INTRODUCTION: The City of Ramsey (City) is requesting proposals for the preparation and delivery of a geotechnical report along Variolite Street as shown in the attached exhibit. Variolite Street is a 2.25 mile collector street with an ADT of 1,300 and a 50 mph speed limit. The scope of this work includes:

- 61 soil borings per the attached exhibit
- A standard geotechnical report including construction feasibility for public utilities and pavement section
- Logs of soil borings with descriptions of nomenclature used for defining the site soils
- Estimated subgrade support strength parameters for design of the bituminous roadways and recommendations for soil corrections
- Recommendations for earthwork associated with installation of storm sewer, watermain, and sanitary sewer
- Recommendations for management of groundwater for design of structures and pavements

SOIL BORING REQUIREMENTS: Soil borings to a depth of 10-feet will be taken at stationing shown on the attached "Boring Hole Location" exhibit. Soil borings will alternate between drive lanes. Cores of the existing bituminous pavement will be required. Cores will be taken to verify thickness and structural integrity of the existing pavement and base. Pictures of the cores will be included in the final report. In the area identified as Groundwater Investigation Area on the attached exhibit, borings must be deep enough to locate groundwater. Any additional depth beyond 10-feet will be paid per lineal foot. The Contractor must perform sufficient survey work to locate holes approximately 5 feet horizontally and approximately 0.5 feet vertically. The Contractor is responsible for locating all utilities prior to starting boring operations.

SOIL BORING LOG REQUIREMENTS: A field boring log will be prepared by the Contractor for each boring with a copy included in the final report. The field boring logs will include the following information:

- The project identification number
- Location of the boring referenced by centerline stationing using the Anoka County Coordinate System with NAD 83
- Boring log number
- Method of drilling and sampling, diameter of bore hole
- Date, name of driller and crew
- Ground surface elevation and ground water elevation measured to the nearest 0.5 feet
- Definition of all symbols that are not otherwise self-explanatory
- Classification, thickness, color, moisture condition (dry, moist, wet, saturated), composition and degree of compactness
- Field number of any samples taken, type of sample and depth taken
- Depth at which obstacles were encountered in advancing the boring
- Any other unusual conditions encountered during drilling and sampling

SCHEDULE: A written schedule of the work shall be submitted identifying all work components and showing work start and completion dates required to comply with the schedule. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The final Geotechnical Report must be delivered to the City by Friday, October 11, 2019.

PROPOSAL SUBMITTAL: An itemized quote shall be submitted for the proposed work using the form at the end of this Request for Proposal (RFP).

COMMUNICATION WITH THE CITY: If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the RFP.

SUBMISSION: A signed copy of the attached proposal form is request by **10:00 A.M. Friday, August 21, 2019.** Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Joe Feriancek, Engineer Technician. E-mail quotes will be accepted and may be sent to jferiancek@cityoframsey.com.

PROPOSAL UNDERSTANDING: By submitting a proposal, the Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no condition will any costs of preparation of the proposal be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 8:00 p.m., Monday through Friday.

WORK AND STAGING AREAS: The Contractor shall confine their work activities within City owned properties and right of way. No equipment shall be left on City streets outside normal

working hours. Traprock Commons Park located at 15650 Traprock Street, has access to Variolite Street and is available for staging.

TRAFFIC CONTROL: Work shall be conducted in conformance with the specifications set forth herein and in accordance with the Minnesota Department of Transportation Standard Specifications for Construction, 2018 Edition, which is incorporated by reference to these specifications.

PAYMENT: Payment will be made upon submittal of an invoice to the City on a net 30 day basis following City acceptance of the work. An IC 134 form will be required prior to final payment.

BASIS OF PAYMENT: Payment shall be made for the work on the basis specified below. The cost of any additional labor, materials, permits, tools and supplies which have not been specifically identified in this section for payment, but required to complete the project as per the plans and specifications shall be considered incidental to the project.

1. *Mobilization* – Payment shall be made on a lump sum basis for the mobilization of equipment.

2. *Geotechnical Report* – Payment shall be made on a lump sum basis as compensation for all development of the geotechnical report meeting the requirements outlined in this RFP.

3. *Soil Boring* – Payment shall be made on a per each basis as compensation for all equipment, material and labor costs required for the soil boring and all required documentation of soil borings as outlined in this RFP.

4. *Soil Boring Additional Depth* – Payment shall be made on a per lineal foot basis as compensation for all equipment, material and labor costs required for soil boring at depth beyond 10-feet. The cost of meeting any Minnesota Department of Health requirements for abandonment of geotechnical soil bore holes, including holes deeper than 15-feet are incidental to this pay item.

5. *Traffic Control* – Payment shall be made on a lump sum basis as compensation for all equipment, material, and labor costs required for the installation and maintenance of traffic control measures (signage, barricades, flashers, flaggers, etc.), as directed by the Engineer, for any local traffic disruptions or temporary closures.

PROPOSAL

This proposal is submitted to the City of Ramsey for City Improvement Project #20-01 Variolite Street Reconstruction Geotechnical Report. That Northern Technologies, LLC accepts the terms and conditions herein and agrees to deliver the final Geotechnical Report to the City by Friday, October 11, 2019, and to complete all work described herein for the following unit prices or lump sum:

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	$1,000	$1,000
2	Geotechnical Report	LS	1	$3,500	$3,500
3	Soil Boring	EA	61	$250	$15,250
4	Soil Boring Additional Depth	LF	1	$25	TBD
5	Traffic Control	LS	1	$10,000	$10,000
	Total Bid Lines 1-5				$29,750

Contractor Name	Northern Technologies, LLC
Owner or representative	Ryan Benson
Phone(s)	651-389-4181
E-mail	RyanB@NTIGeo.com
Signature	
Date	8/19/2019