

City of Ramsey
Agenda
City Council Work Session
Tuesday, April 23, 2019
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Topics for Discussion

1. Discuss Lawful, Non-Conforming Status and Potential Enforcement Action for 15415 St. Francis Blvd NW
2. Discuss Staffing for the Administrative Intern
3. Review Options for Cleanup Project Cost Share for River Walk Village; Case of Village Bank

3. Topics for Future Discussion

1. Review Future Topics/Calendar

4. Mayor/Council/Staff Input

5. Adjournment

Meeting Date: 04/23/2019

Information

Title:

Discuss Lawful, Non-Conforming Status and Potential Enforcement Action for 15415 St. Francis Blvd NW

Purpose/Background:

Purpose

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

Background

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

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

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

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

Staff is requesting formal authorization of the following process:

1. City Staff is authorized to seek an administrative search warrant to conduct a complete and thorough inspection of the Subject Property and to accurately document any and all violations of City Code.
2. Upon receipt of said administrative search warrant, City Staff will complete an inspection of the Subject Property to document any and all violations of City Code.
3. Upon completion of the inspection of the Subject Property, City Staff will send a First Notice of Violation to the owner of the Subject Property outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of \$250

will accompany the First Notice of Violation.

4. Once the fourteen (14) day timeframe has expired, City Staff will conduct a second inspection of the Subject Property to document any and all City Code violations.
5. If City Code violations are documented, a Second Notice of Violation will be sent to the owner of the Subject Property once again outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of \$250 will accompany the Notice of Violation.
6. If City Code violations are still present, City Staff shall seek a declaratory action with the District Court with the assistance of the City Attorney.
7. Upon receipt of a declaratory action from District Court, the City will proceed with scheduling an abatement of the Subject Property to remove correct any remaining City Code violations.
 1. If the escalating fine action is unsuccessful through the standard first and second notices of violation, Staff would recommend abatement of the violation. This will be an expensive abatement. The cost will need to be fronted by the City and recouped by an assessment against the property. The cost of this abatement may exceed the City's total annual budget for abatement activities.

Timeframe:

20 minutes.

Funding Source:

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

Responsible Party(ies):

City Planner, Community Development Director

Outcome:

This case is an opportunity to ask questions and seek clarification before action is taken via resolution outlining the process of enforcement moving forward.

Attachments

DRAFT Res 19-096

Historical Aerials

Older Aerials

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Kathy Schmitz	04/18/2019 12:06 PM
Tim Gladhill	Tim Gladhill	04/18/2019 02:55 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 04:18 PM
Form Started By: Kathy Schmitz		Started On: 04/18/2019 11:11 AM
Final Approval Date: 04/18/2019		

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

RESOLUTION #19-096

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

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

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

("Subject Property"); and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS OF FACT

1. That the City recognizes the lawful non conforming rights on the property and understands those rights to be limited to the area identified in Exhibit A.
2. That any motor vehicles or items related to the Business are limited to the area identified within Exhibit A.
3. That any motor vehicles or items related to the Business that are outside of the area identified within Exhibit A are subject to code enforcement action, up to and including abatement.

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

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

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

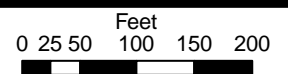
Exhibit 1: Lawful Nonconforming Area (red)



2006 Aerial



LOGIS, Hennepin County



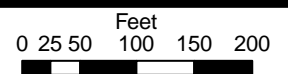
2011 Aerial



2014 Aerial



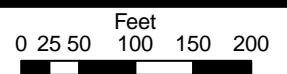
RA_City_Cadte_AN_Aerial_2014_LOGIS



2016 Aerial



LOGS, Arok a County





2017 Aerial



5516

5517

15415

Scale 1:600



Aerial Photo: Flown Spring of 2014







APPROX.
SCALE
1" = 200'



N
W
E
S
ANOKA COUNTY
SURVEYOR
APPROX
SCALE
1"=200'



APPROX
SCALE
1"=200'

Meeting Date: 04/23/2019

Information

Title:

Discuss Staffing for the Administrative Intern

Purpose/Background:

The purpose of this discussion is to seek the City Council's direction as to whether or not staff should supplement the Administrative Intern's hours using internal resources.

Current Staffing Plan

Tonight's consent agenda includes a case to hire an Administrative Intern, effective May 13th. Last year the Administrative Intern was able to begin working in April. This year is different, we have an intern starting in May and a full-time employee, the Communications and Events Coordinator, that spends a greater amount of time on City communications than in the past. This employee is eligible for overtime wages; however, staff would like to avoid overtime expenses if possible.

Internal Resources

The current part-time Recreation Specialist is the City's former Administrative Intern. She currently works 20 hours per week under the direction of the Parks and Assistant Public Works Superintendent, Mark Riverblood. Staff believes that the current Recreation Specialist could supplement the role of the new intern by applying her experience from last year, outside of her normal schedule as the Recreation Specialist. If approved, this employee would report to the Communications and Events Specialist. Also, there would be no additional funding needed and the time that the Recreation Specialist worked on intern duties would be paid at \$14.00 per hour, not the Recreation Specialist rate. Staff spoke with the Recreation Specialist's supervisor, Mr. Mark Riverblood and he is supportive of the proposal.

Happy Days Festival

Before the hire of the current Communications and Events Coordinator, the former Communications and Events Specialist received high level assistance from the Economic Development Manager/Assistant City Administrator, as well as hands-on support immediately prior to the event. As we move forward in the Happy Days planning process the additional hours could help fill the gap with the later start date of the new intern, as well as supplement on an ongoing basis until just after the Happy Days festival is over. When planning for such a large-scale event it is crucial to have as many working hands available as possible. Aside from contract negotiations, Happy Days Committee Meetings and budget management, Happy Days requires full time attention as it pertains to answering phone calls, email, managing applications and inquiries, managing meetings with vendors, measuring the site, running errands, preparing orders, filing documents, designing marketing material, printing and mailing, etc.

Staff Recommendation

It is Staff's recommendation to increase the Recreation Specialist's hours from 20 hours per week to up to 40 hours per week; up until September 15, 2019, and not to exceed the current budget.

Timeframe:

Funding Source:

There is no additional funding needed. If approved, even with the additional hours added to the Recreation Specialist's schedule, the City will not be required to offer health insurance.

Responsible Party(ies):

Colleen Lasher, Administrative Services Director

Outcome:

For the City Council to approve or deny, by consensus, supplementing the Administrative Intern position with additional hours.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/17/2019 05:51 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 04:04 PM
Form Started By: Megan Thorstad		Started On: 04/15/2019 10:59 AM
Final Approval Date: 04/18/2019		

CC Work Session

2. 3.

Meeting Date: 04/23/2019

Information

Title:

Review Options for Cleanup Project Cost Share for River Walk Village; Case of Village Bank

Purpose/Background:

This case is also scheduled for the Regular Agenda this evening. The case for Regular Agenda is attached here for reference. The purpose of Work Session Review is to provide time and space to ask clarifying questions prior to in depth review and policy direction.

Timeframe:

15 minutes.

Funding Source:

A majority of the cleanup costs associated with this project would be the responsibility through the issuance of grant funds from other agencies. A local match is required for these grants. Please see the Regular Agenda Case for specifics.

Responsible Party(ies):

Community Development Director
Economic Development Manager

Outcome:

General direction on cost-share model, if desired.

Attachments

Regular Session Case

Form Review

Inbox

Kurt Ulrich

Form Started By: Tim Gladhill

Final Approval Date: 04/18/2019

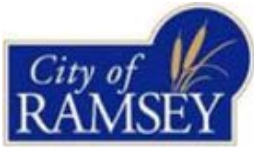
Reviewed By

Kurt Ulrich

Date

04/18/2019 02:35 PM

Started On: 04/18/2019 01:26 PM



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

CC Regular Session

7. 4.

Meeting Date: 04/23/2019

By: Tim Gladhill, Community Development

Information

Title:

Consider Funding Options for Clean Up Project for River Walk Village; Case of Village Bank

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

Purpose/Background:

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

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

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

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

Notification:

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

Observations/Alternatives:

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

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

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

Funding Source:

Under the proposed cost share proposal,

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

Recommendation:

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

Action:

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

Attachments

Site Location Map

Plan Set

Resolution #19-101 Metropolitan Council

Resolution #19-102 Department of Employment and Economic Development

Debris Field

Form Review

Inbox

Kurt Ulrich

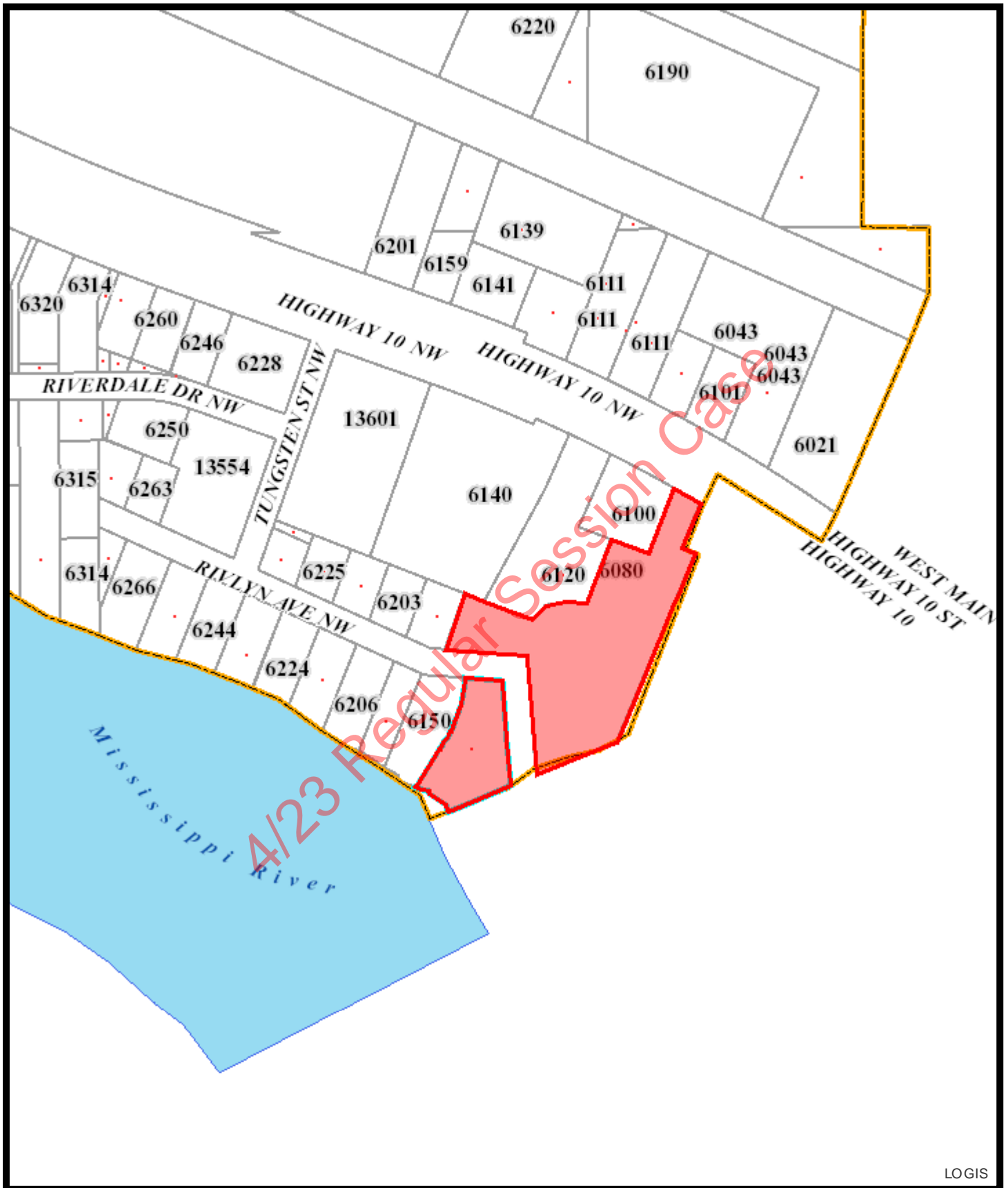
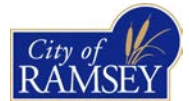
Form Started By: Tim Gladhill

Reviewed By

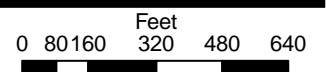
Date

Started On: 03/29/2019 11:23 AM

Site Location Map



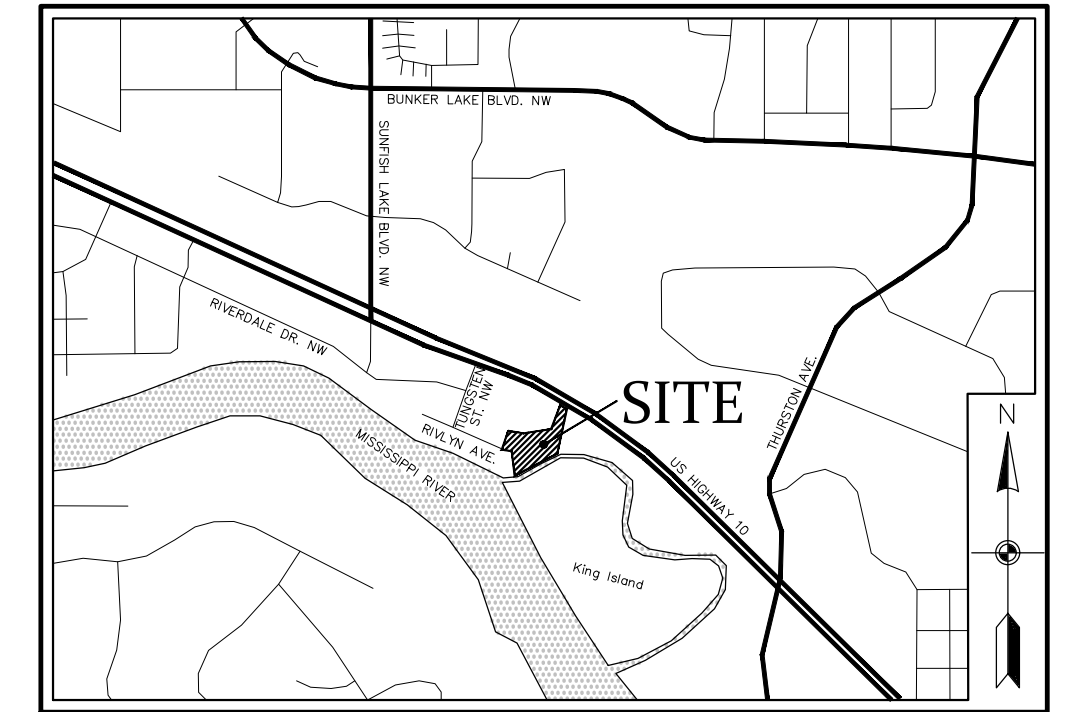
LOGIS



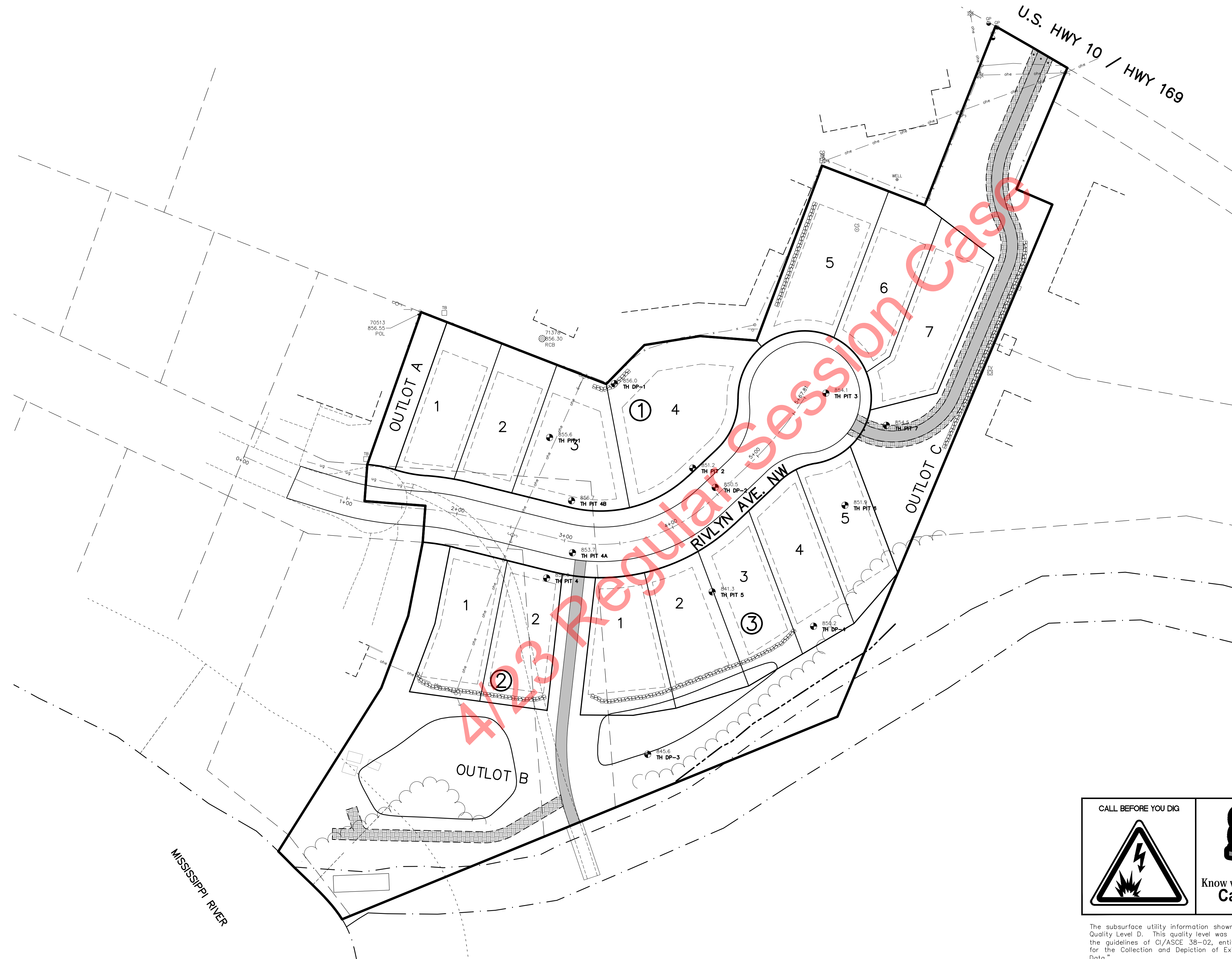
RIVER WALK VILLAGE

RAMSEY, MINNESOTA

VICINITY MAP

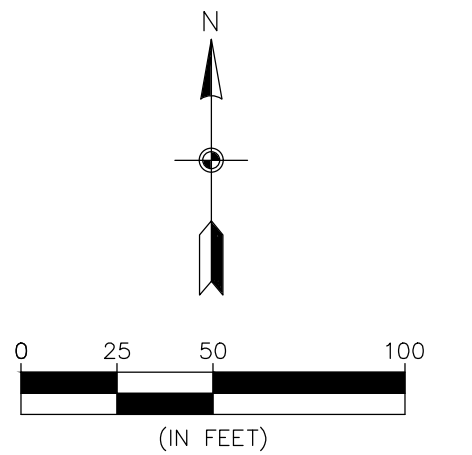


NOT TO SCALE



SHEET INDEX

- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT
- 4. REMOVALS PLAN
- 5. SITE PLAN
- 6. GRADING & EROSION CONTROL PLAN
- 7-9. DETAILS
- L1. LANDSCAPE PLAN
- T1. TREE PRESERVATION PLAN

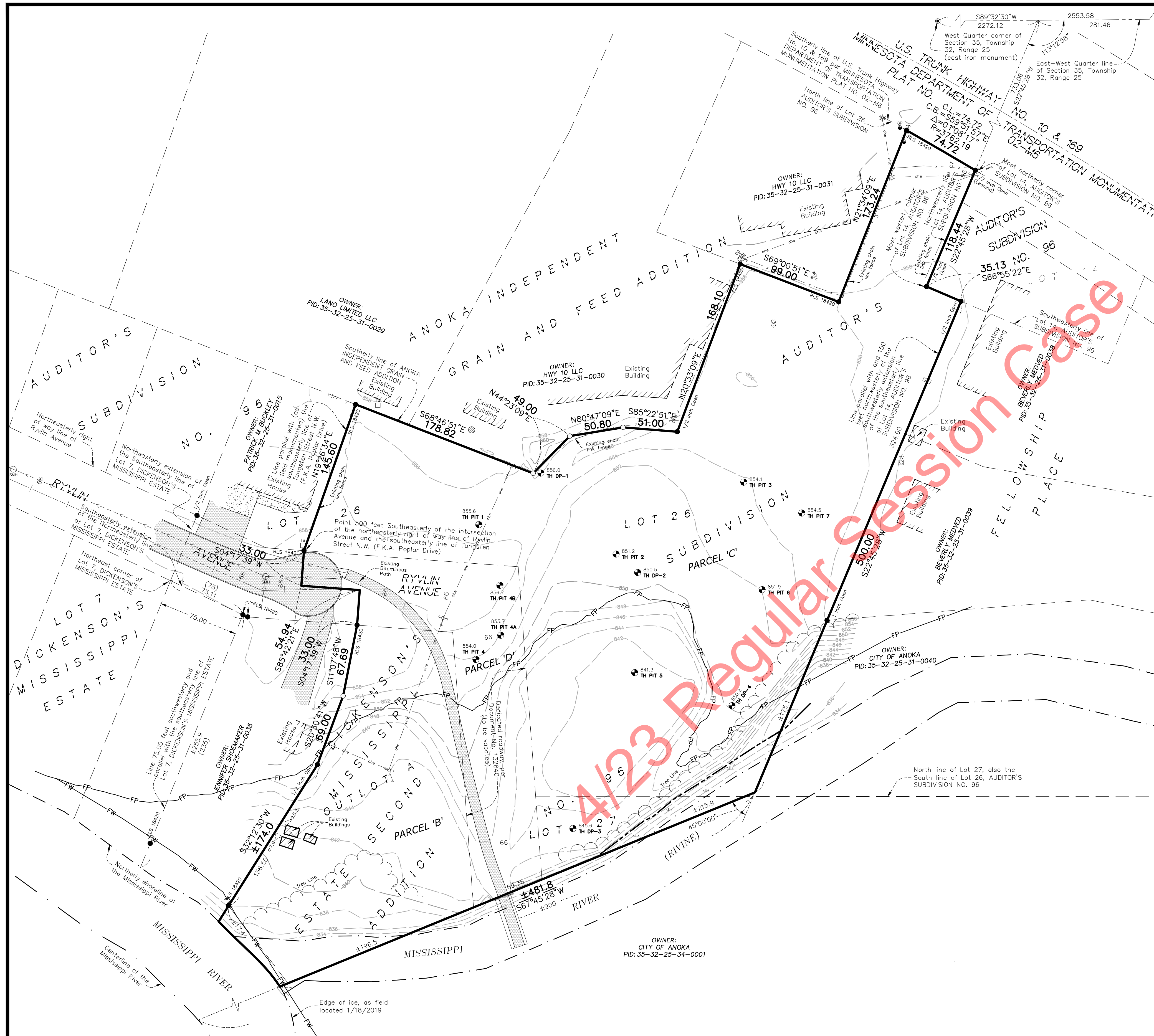


CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

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

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



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 Northernly 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 Rivlin 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 Northernly 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.

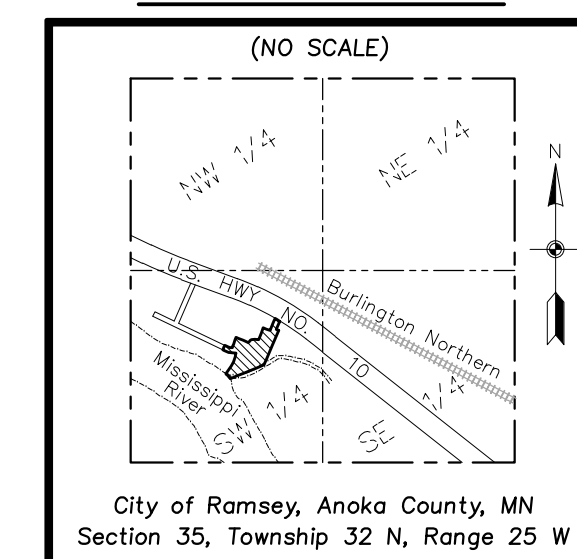
PARCEL D (proposed public roadway to be vacated):

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

GENERAL NOTES:

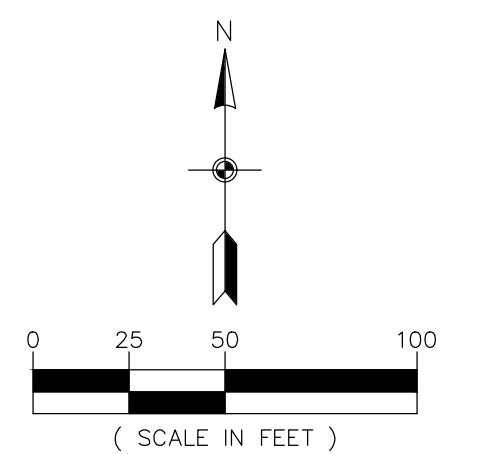
- 1) The field work for this survey was completed on January 18, 2019.
- 2) Bearings shown are based on the East-West Quarter line of Section 35, Township 32, Range 25, Anoka County, Minnesota, which is assumed to bear N89°32'30"E.
- 3) Surveyed property address:
Parcel B - unassigned situs, Ramsey, 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



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



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 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

VILLAGE BANK
 9298 Central Avenue NE
 Blaine, MN, 55434

RIVER WALK VILLAGE
 Ramsey, Minnesota

EXISTING CONDITIONS

Save Date: 04/04/19 11:03:13 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cadd\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 Northwesterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Ryvlin Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

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

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

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

PARCEL D (proposed public roadway to be vacated):

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

GENERAL NOTES:

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

SITE DATA

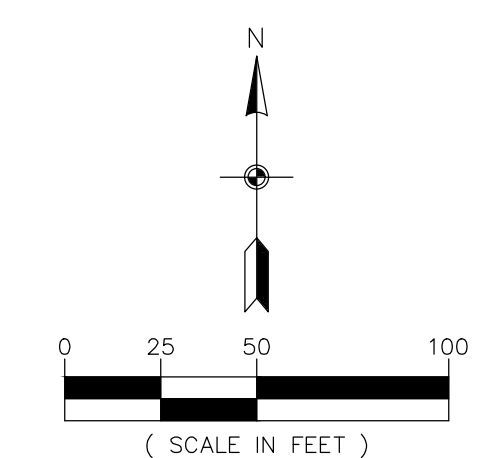
TOTAL SITE AREA	±5.55 AC.	EXISTING ZONING	R-1: MUSA
TOTAL ROW AREA	±0.77 AC.	EXISTING ZONING	E-1
TOTAL OUTLOT AREA	±2.14 AC.	PROPOSED ZONING	PUD
OUTLOT A	±0.08 AC.		
OUTLOT B	±1.42 AC.	UTILITIES	AVAILABLE
OUTLOT C	±0.64 AC.		
TOTAL LOT AREA	±2.64 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
SMALLEST LOT	±6,676 S.F.	FRONT	25 FT.
LARGEST LOT	±13,545 S.F.	SIDE (GARAGE)	7.5 FT.
AVERAGE LOT	±8,215 S.F.	SIDE (HOUSE)	7.5 FT.
TOTAL NUMBER OF LOTS	14	REAR SETBACK	30 FT.
GROSS DENSITY	2.52 LOTS/AC.		

LEGEND

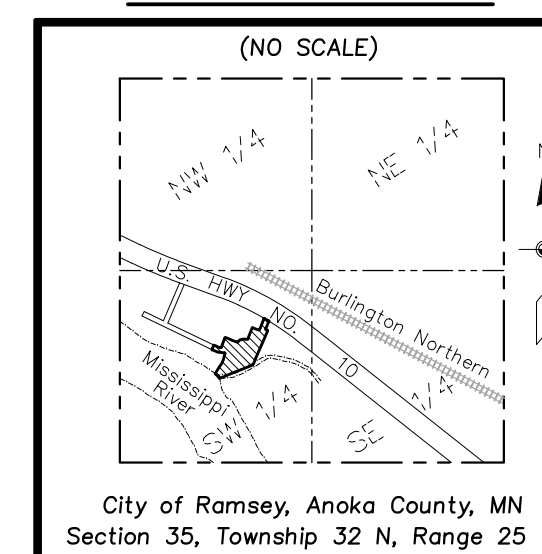
- - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- - Denotes Wet Land

BENCHMARK

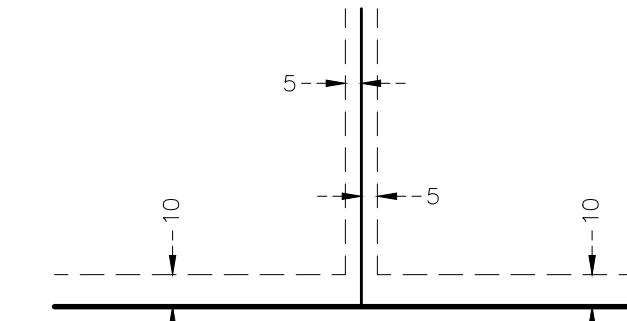
1. MNDOT GSD Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
2. MNDOT GSD Station #775, Named "E 257" Elev.= 863.67



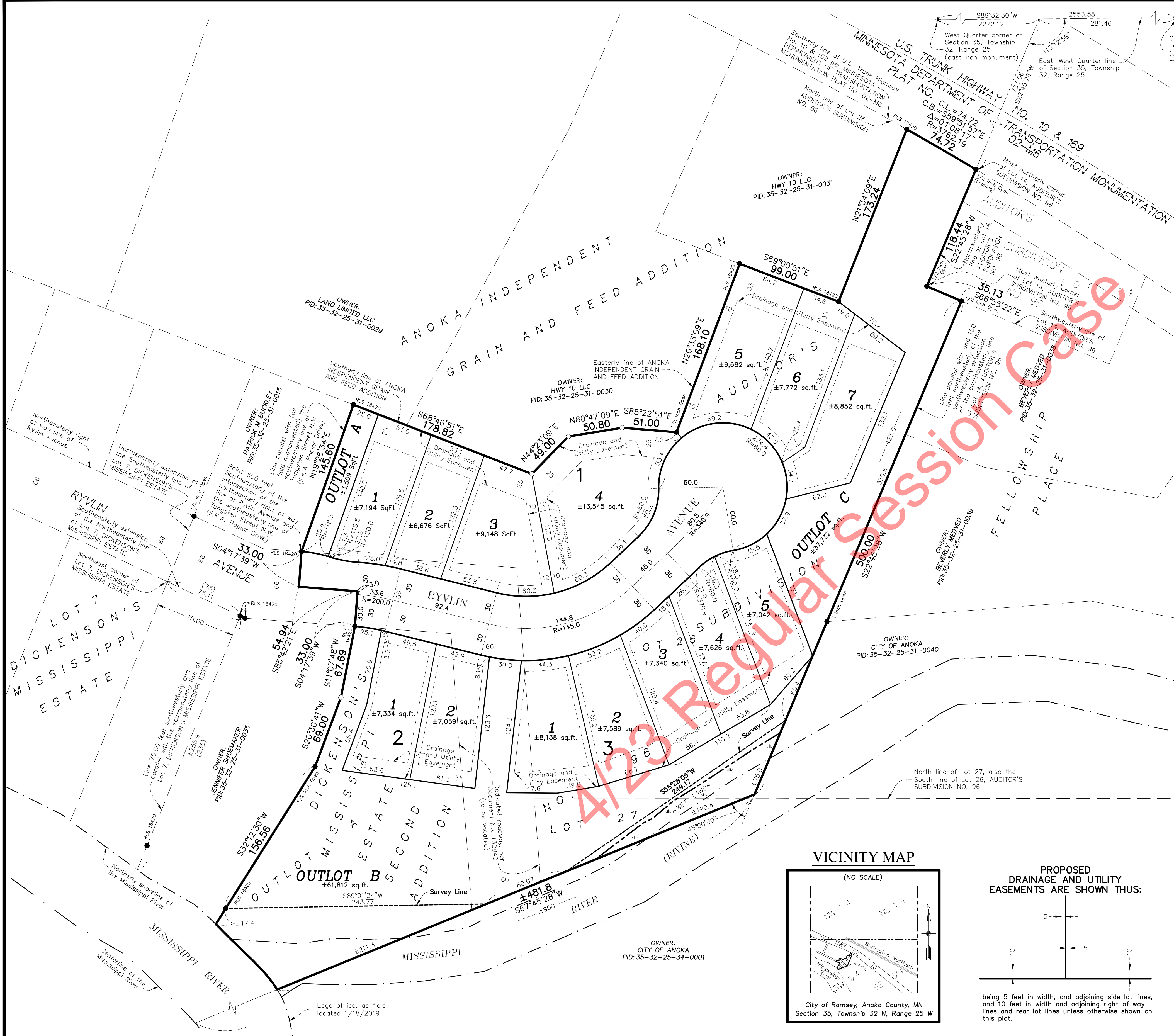
VICINITY MAP



PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



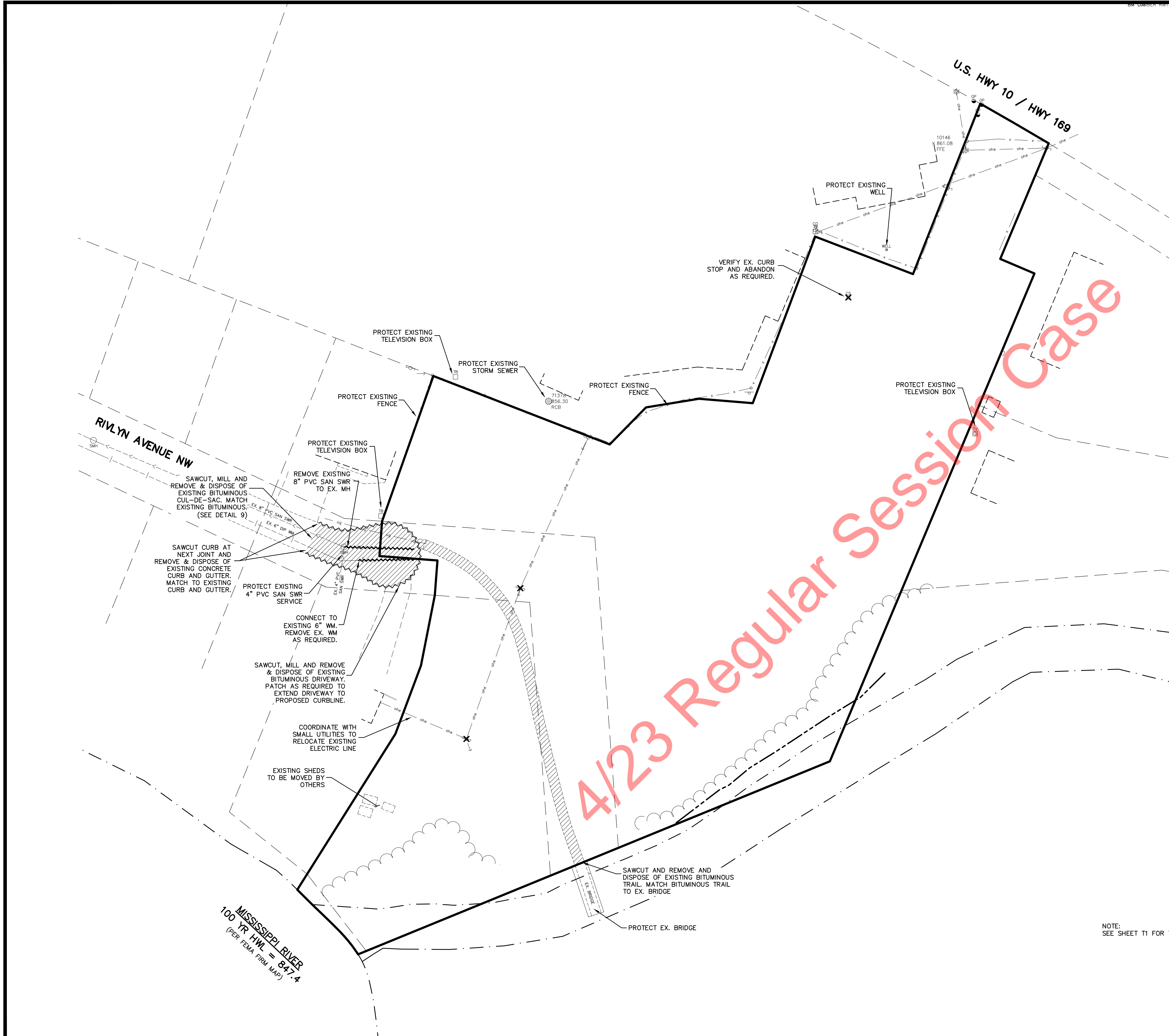
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



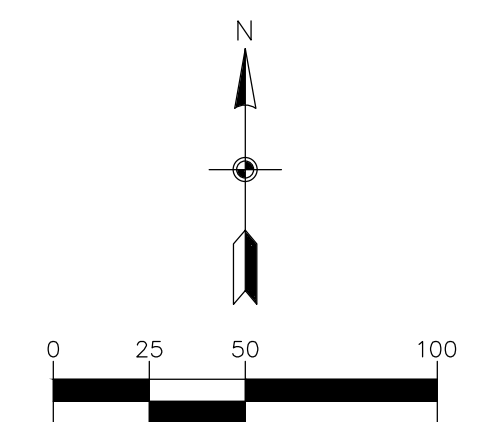
	3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 01/25/19 License #: 40361	DRAWN BY: KCM ISSUE DATE: 1/25/19 FILE NO.: 1825	Revisions: 1. Per City Comments - 4/04/19	VILLAGE BANK 9298 Central Avenue NE Blaine, MN, 55434	RIVER WALK VILLAGE Ramsey, Minnesota	PRELIMINARY PLAT	3 of 9
	Save Date: 04/04/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad\3d\survey\preliminary\7802_pp.dwg							

REMOVALS PLAN LEGEND

	EXISTING	REMOVAL
LIGHT POLE		✕
SANITARY MANHOLE		✕
MISCELLANEOUS SIGN		✕
EXISTING SPOT ELEVATION	1,0000.0	(SEE TREE PRESERVATION PLAN)
EXISTING TREE		✕
TELEVISION BOX		✕
FIRE HYDRANT		✕
FLUSHING HYDRANT		✕
GATE VALVE		✕
CLEANOUT		✕
ELECTRIC BOX		✕
GAS METER		✕
CATCH BASIN		✕
RAIN GUARDIAN		✕
ELECTRIC METER		✕
TELEPHONE BOX		✕
UTILITY POLE		✕
FLARED END SECTION		✕
STORM MANHOLE		✕
SERVICE		✕
SOIL BORING/TEST HOLE		✕
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		



NOTE:
SEE SHEET T1 FOR TREE REMOVALS



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



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Print Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 1/25/19 License #: 25063

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

Revisions:
1. 4/4/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

REMOVALS PLAN

Save Date: 04/04/19 F:\jobs\7801 - 7820\7802 - Highway 10 ramsey\cad\c3d\engineering\preliminary\7802_remove.dwg

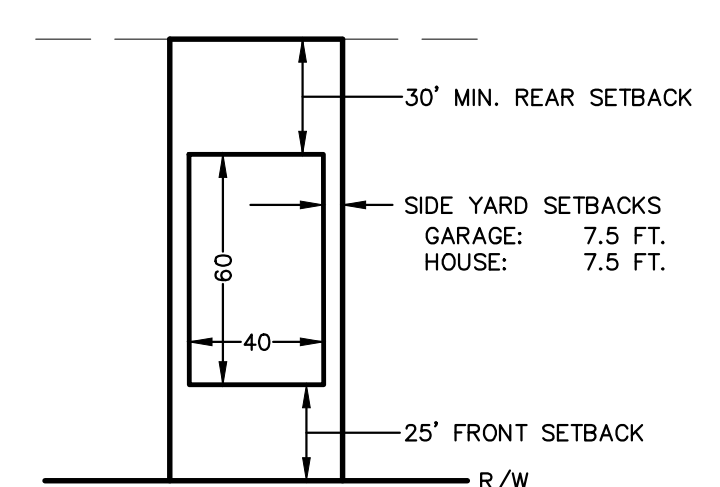
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION (W/ RIP RAP)		
STORM MANHOLE		
BREAKAWAY BOLLARD SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY		
FEMA FLOODPLAIN		

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		

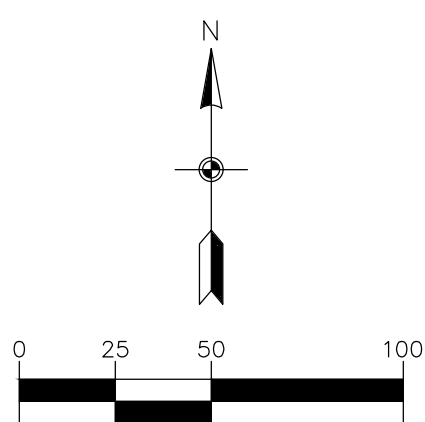
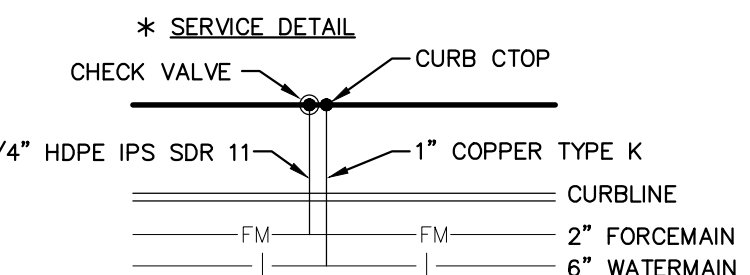
CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY		
FEMA FLOODPLAIN		

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

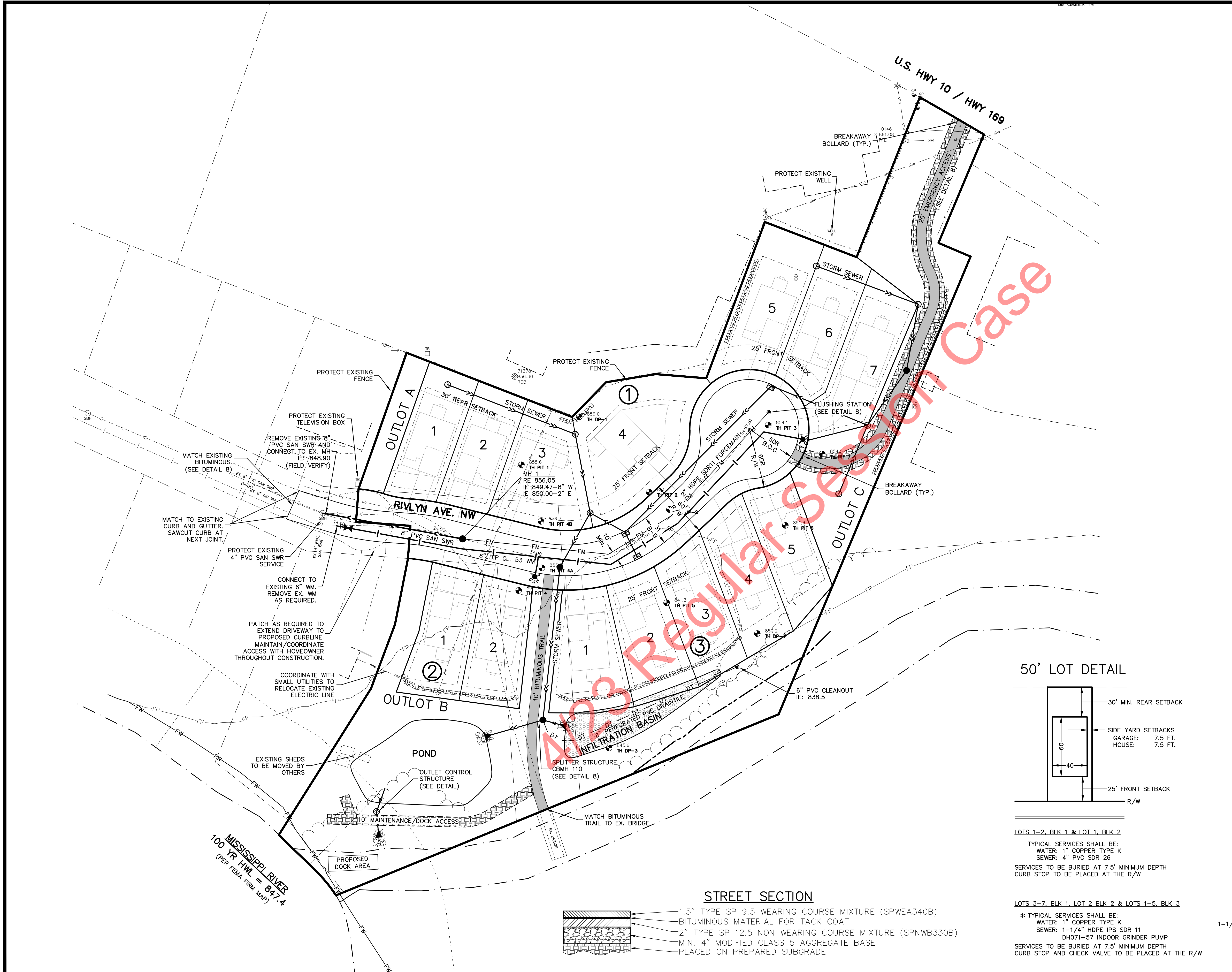
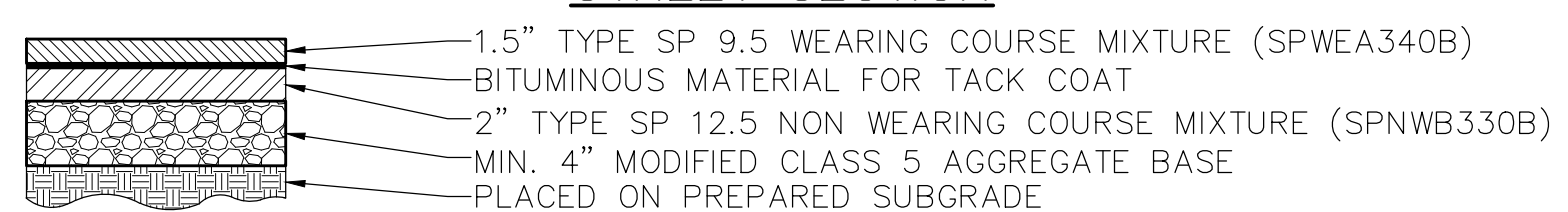
LOTS 3-7, BLK 1, LOT 2, BLK 2 & LOTS 1-5, BLK 3
 TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 1-1/4" HDPE IPS SDR 11
 DHO71-57 INDOOR GRINDER PUMP
 SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
 CURB STOP AND CHECK VALVE TO BE PLACED AT THE R/W



BENCHMARK

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

STREET SECTION



LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controlling Elevation		Method
									UF	LO	
1	1	SOG	858.5	858.5	858.5	853.0	-	833.0	-	854.0	EOF
1	2	SOG	858.5	858.5	858.5	853.0	-	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	-	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	-	833.0	-	854.0	EOF
1	5	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

NOTES

- SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
- STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
- ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)



LEGEND

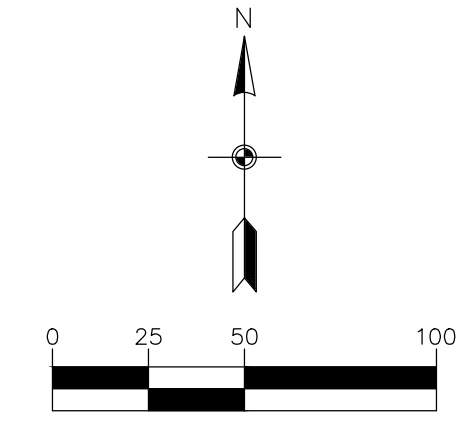
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
MAINTENANCE ACCESS	---	---
INFILTRATION BASIN	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
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	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---

WETLAND FIL SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

- FLOODPLAIN MITIGATION = 4,675 C.Y.
- FLOODPLAIN FILL = 4,160 C.Y.



BENCHMARK

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



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Revisions:
1. 4/4/19 per City Comments

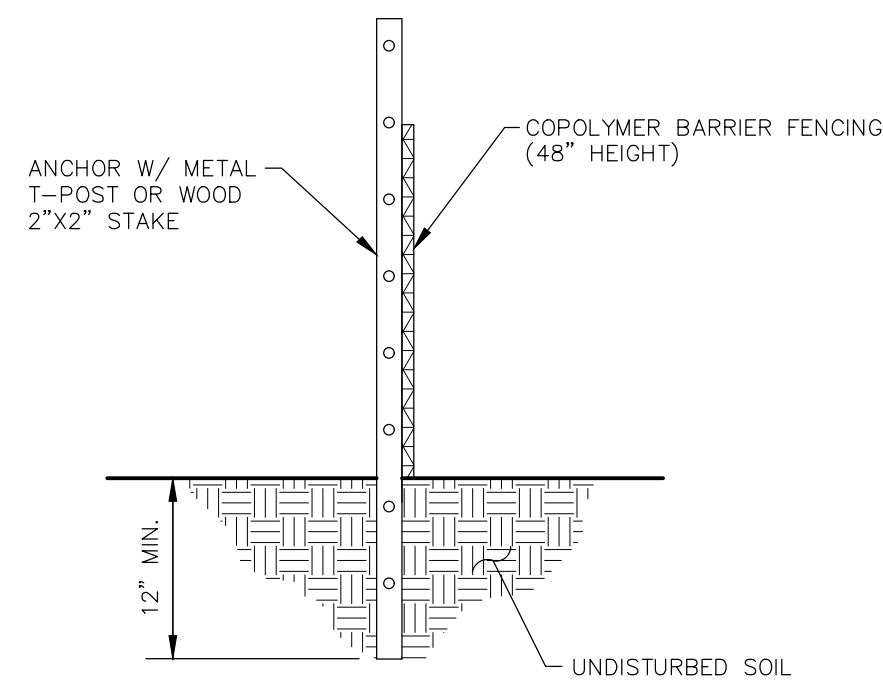
VILLAGE BANK
9298 Central Avenue NE
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RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

Save Date: 04/04/19 | F:\Jobs\7801 - 7820\7802 - Highway 10 ramsey\cad\c3d\engineering\preliminary\7802_grade.dwg

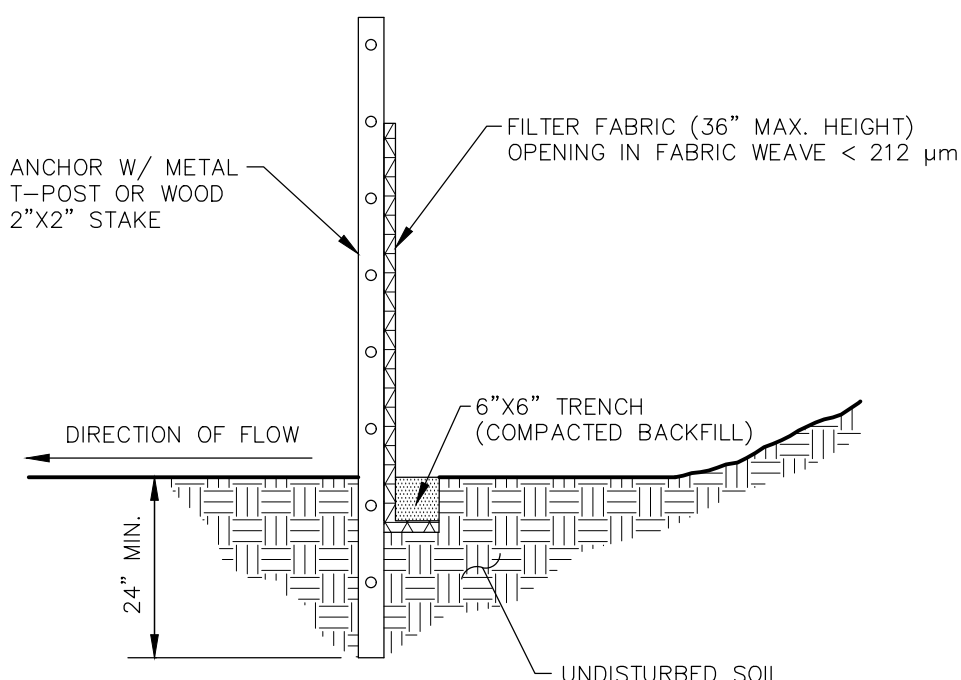
TREE FENCE



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.

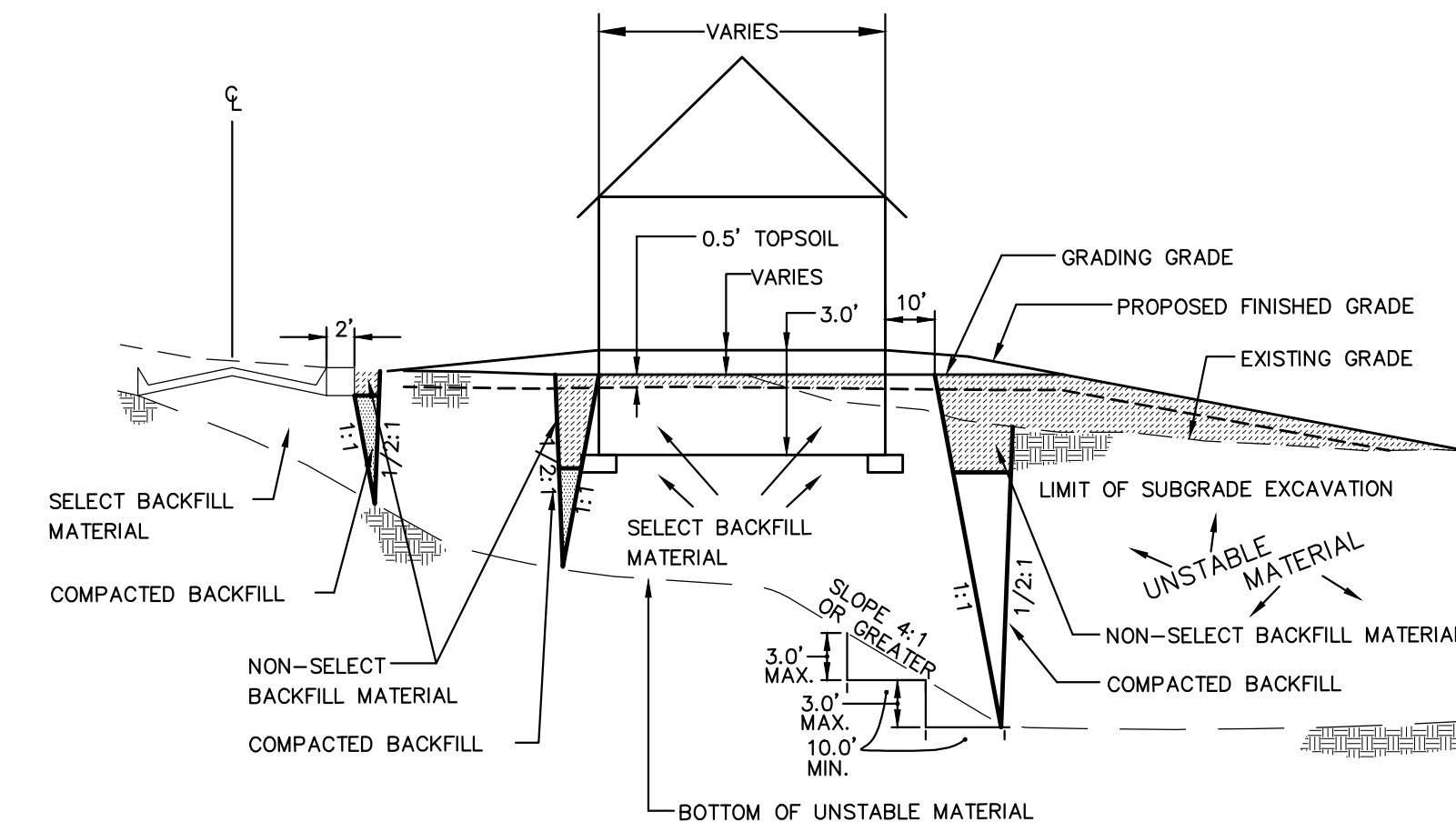
SILT FENCE



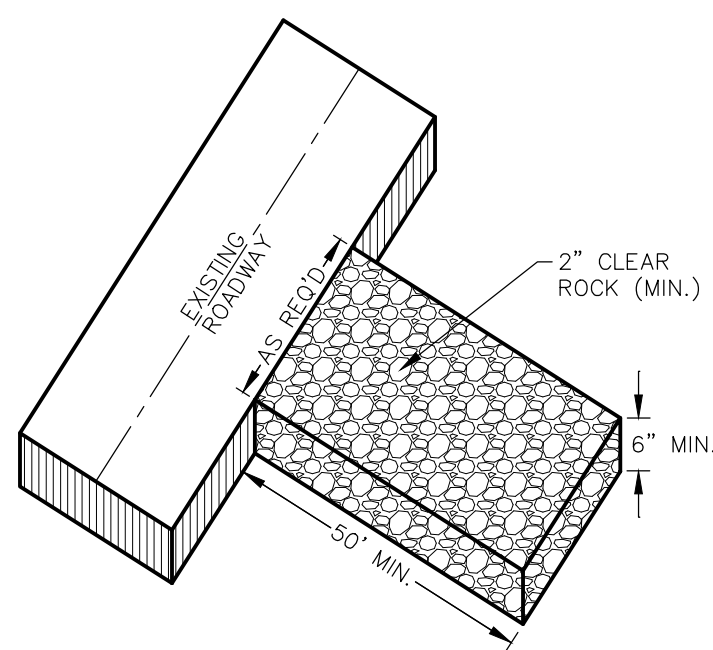
NOTES:

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.

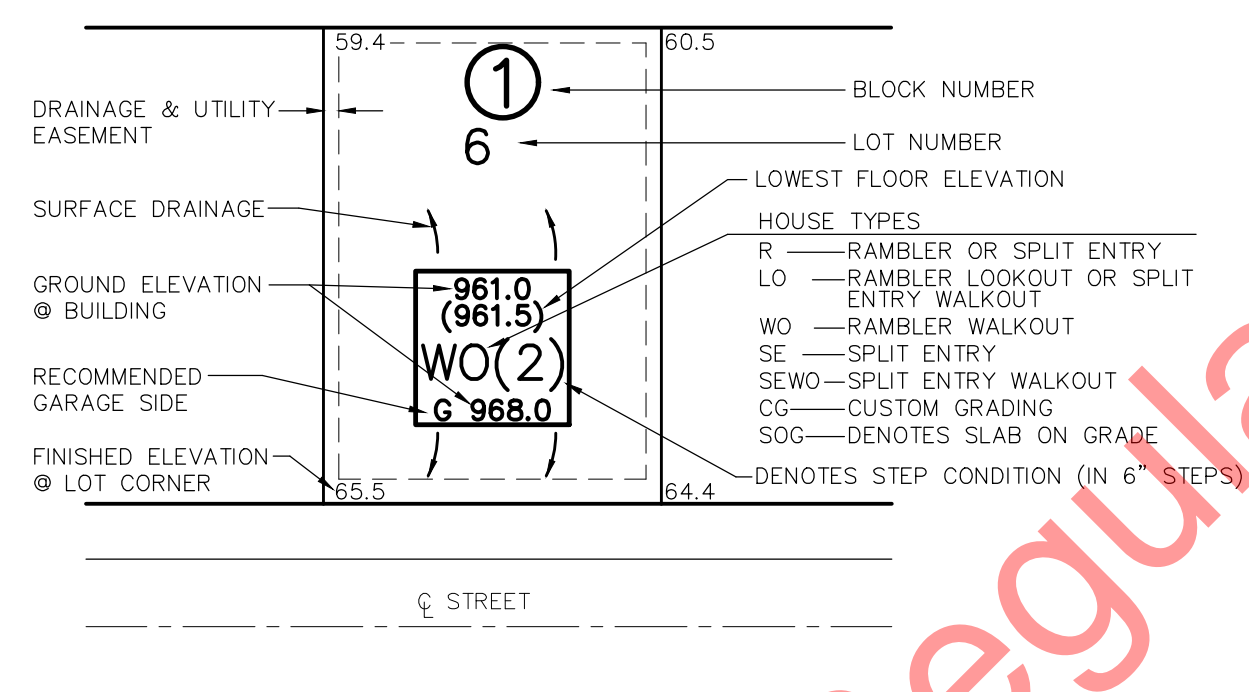
SUBGRADE CORRECTION



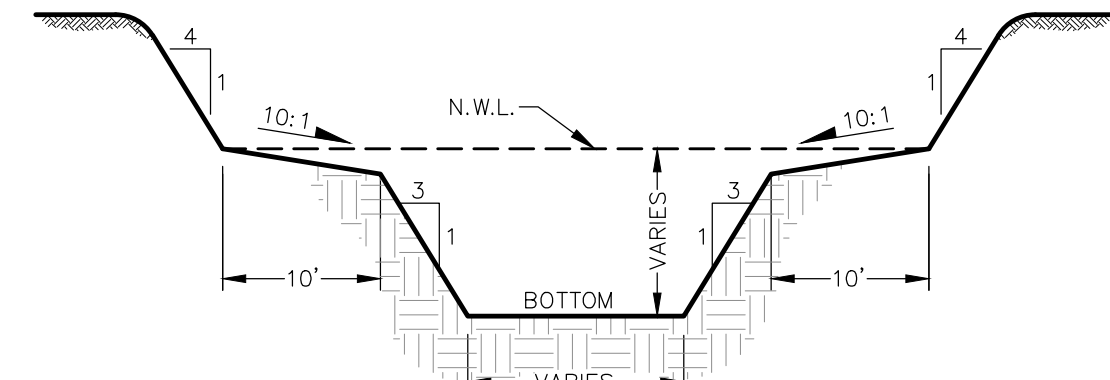
ROCK CONSTRUCTION ENTRANCE



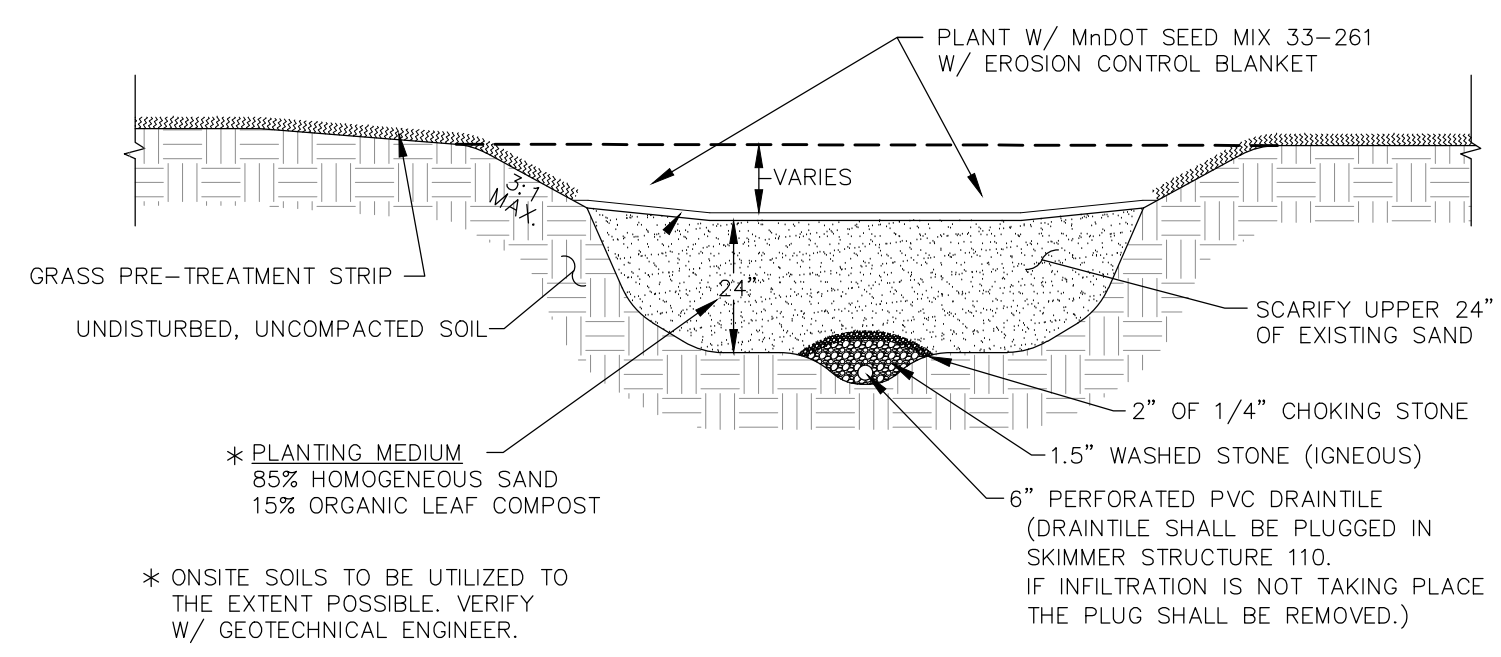
GRADING PLAN LOT KEY



TYPICAL POND SECTION

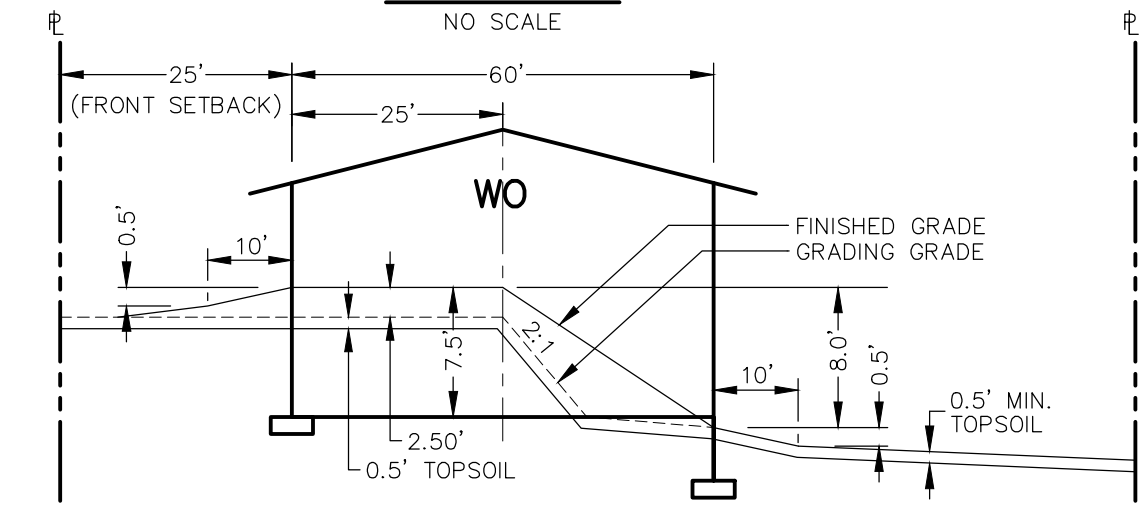


INFILTRATION BASIN

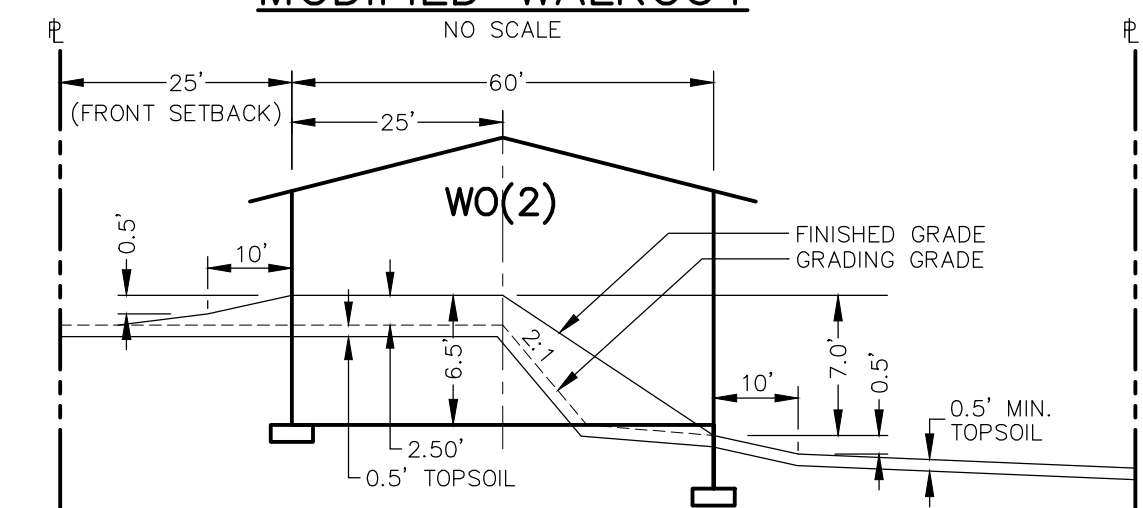


NOTE: A 4" LAYER OF CLAY WAS FOUND 2' BELOW THE SURFACE. ALL CLAY SHALL BE REMOVED WITHIN THE LIMITS OF THE INFILTRATION BASIN TO ENSURE INFILTRATION WILL TAKE PLACE.

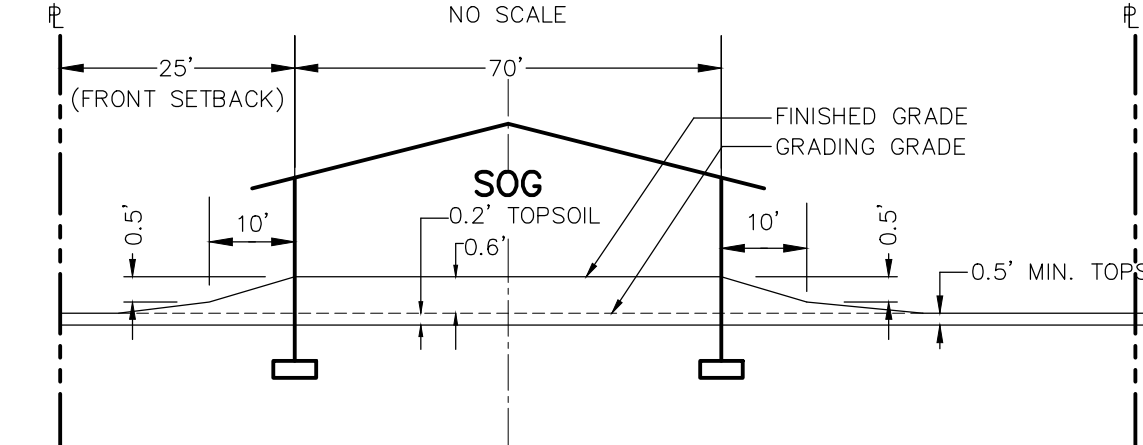
WALKOUT



MODIFIED WALKOUT



SLAB ON GRADE



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.

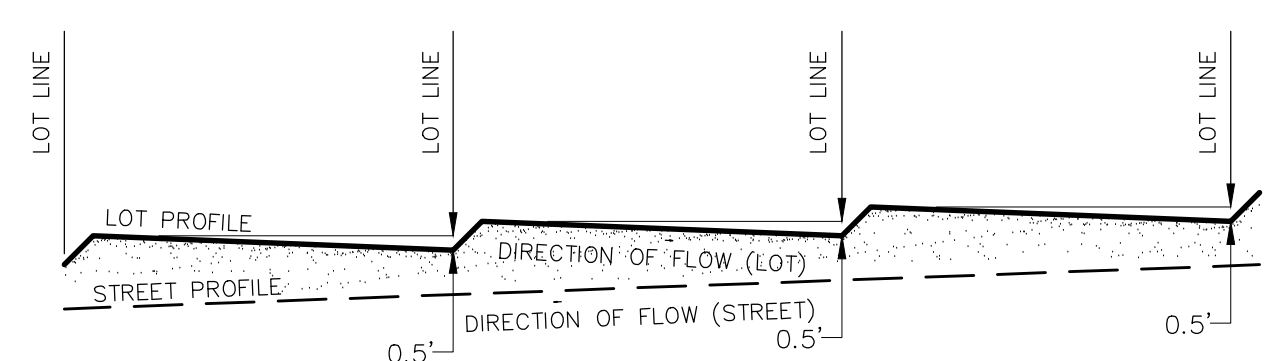
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

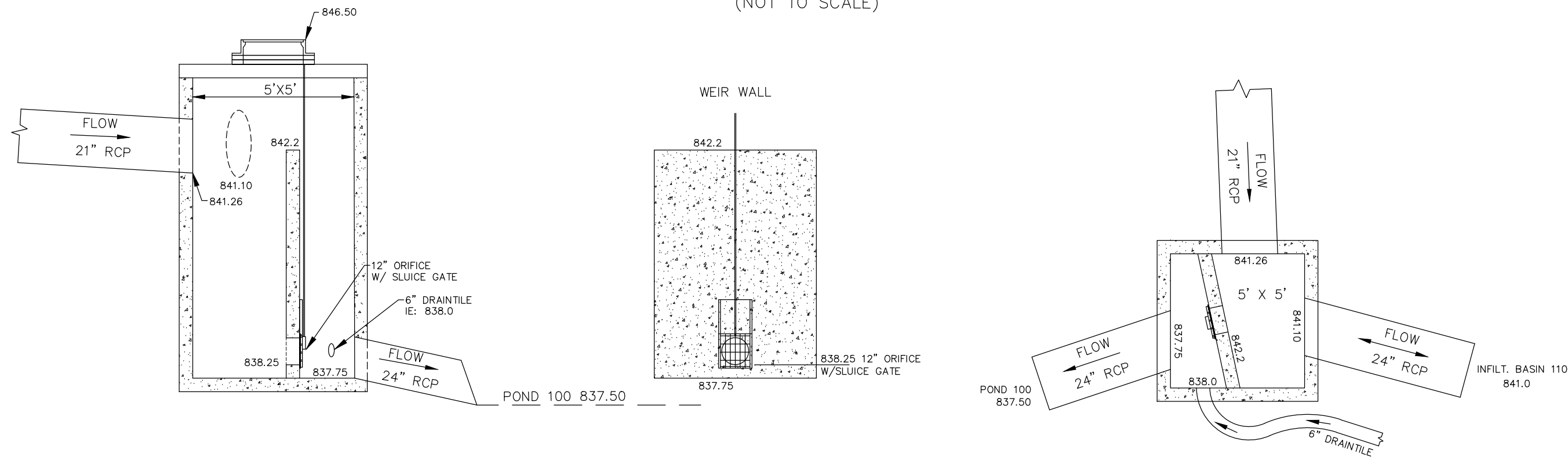
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



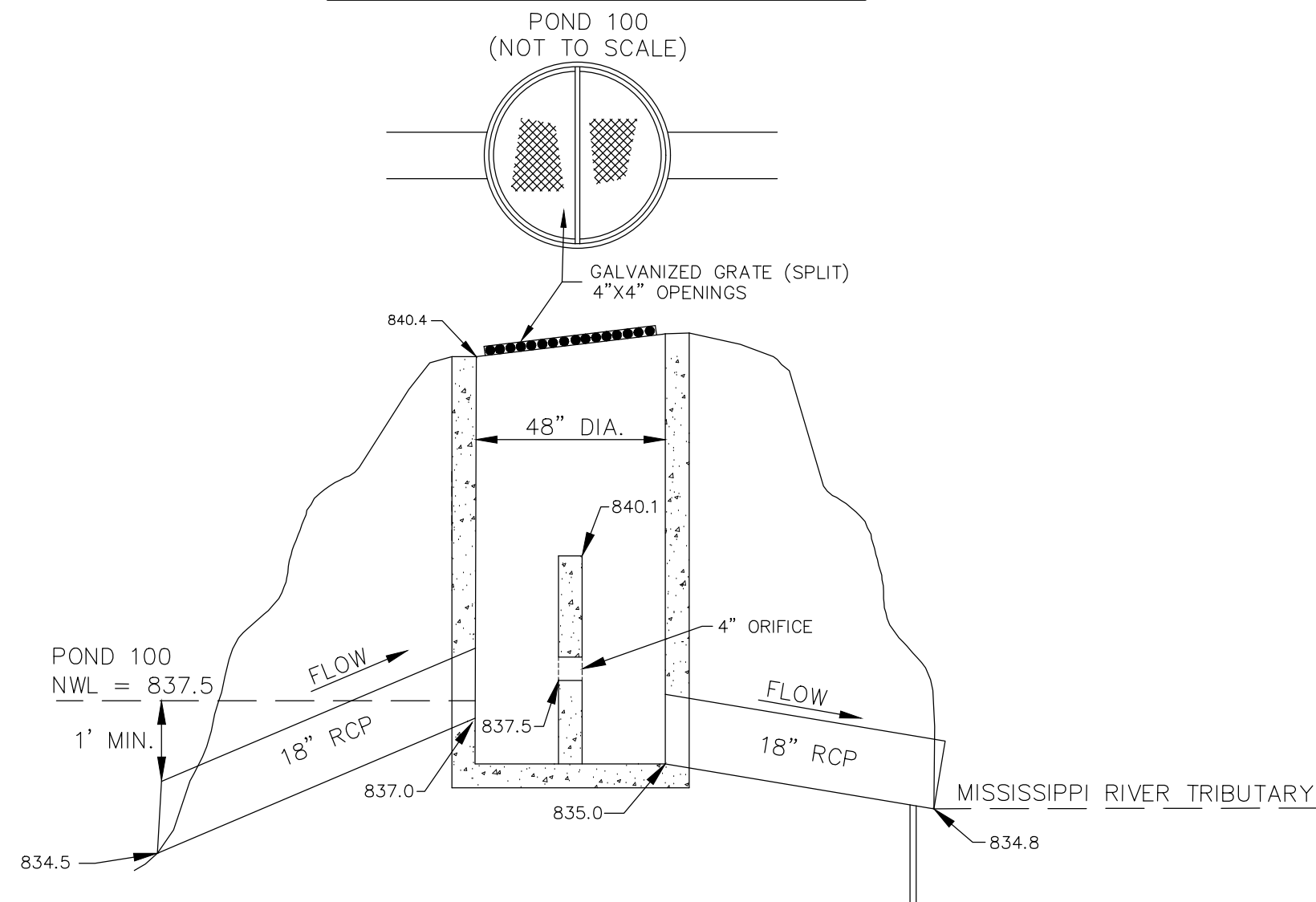
Save Date: 04/04/19 | F:\jobs\7801 - 7820\7802 - Highway 10 ramsey\cad\c3d\engineering\preliminary\7802_detail.dwg

SPLITTER STRUCTURE – STMH 110
(NOT TO SCALE)

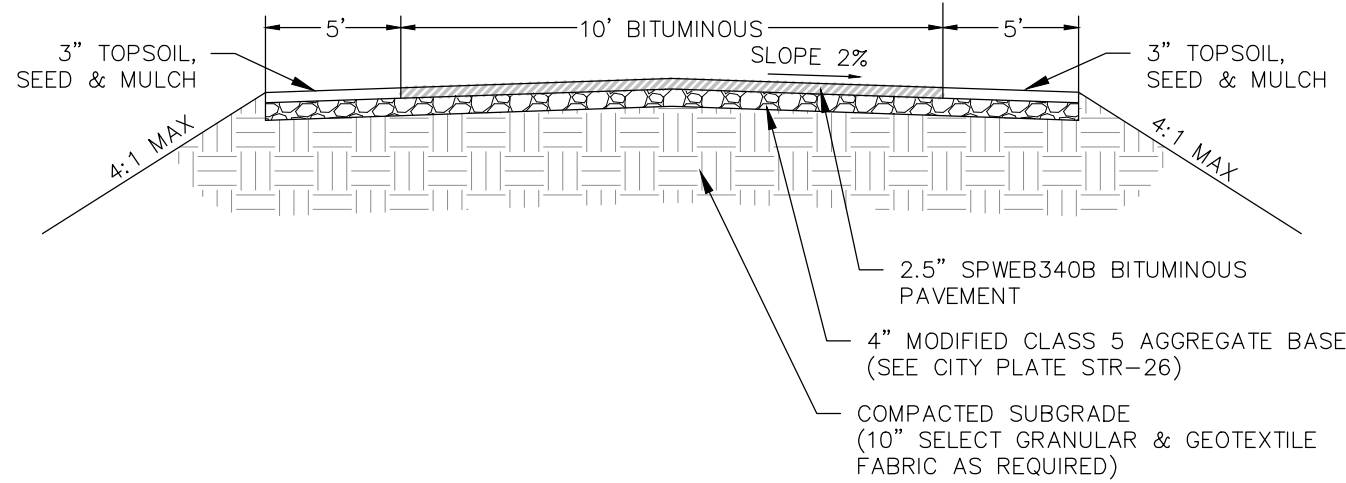


NOTE: DRAIN TILE SHALL BE PLUGGED IN SKIMMER STRUCTURE 110. IF INFILTRATION IS NOT TAKING PLACE THE PLUG SHALL BE REMOVED.

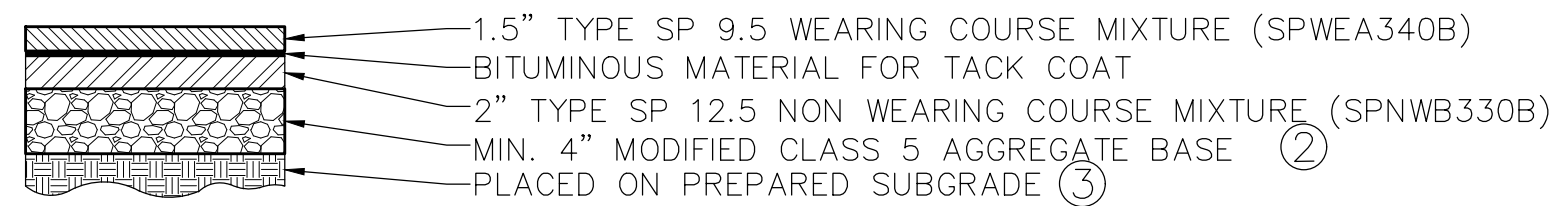
OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



20' MAINTENANCE ACCESS WITH 10' BITUMINOUS TRAIL



INSERT A:

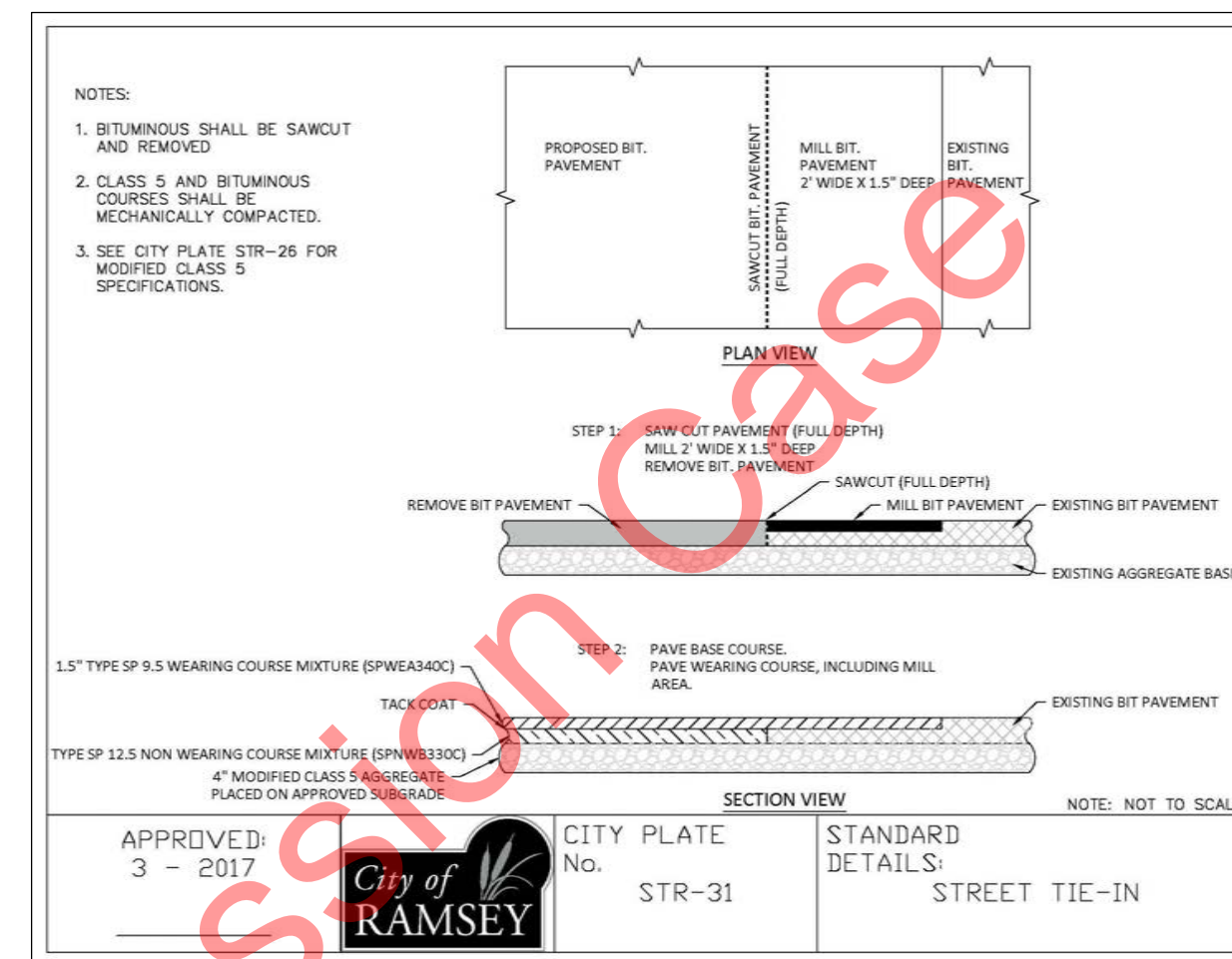
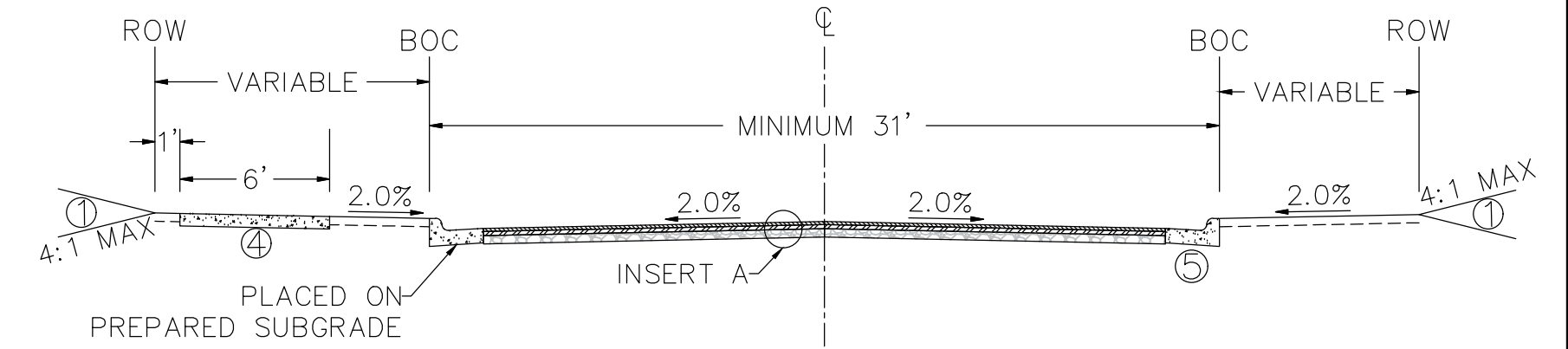


REFERENCE NOTES:

- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
- CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
- 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.
- ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
- CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

31' – URBAN STREET

NOTE: NOT TO SCALE



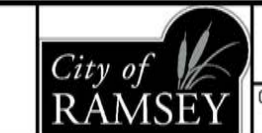
**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

% 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 USED IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

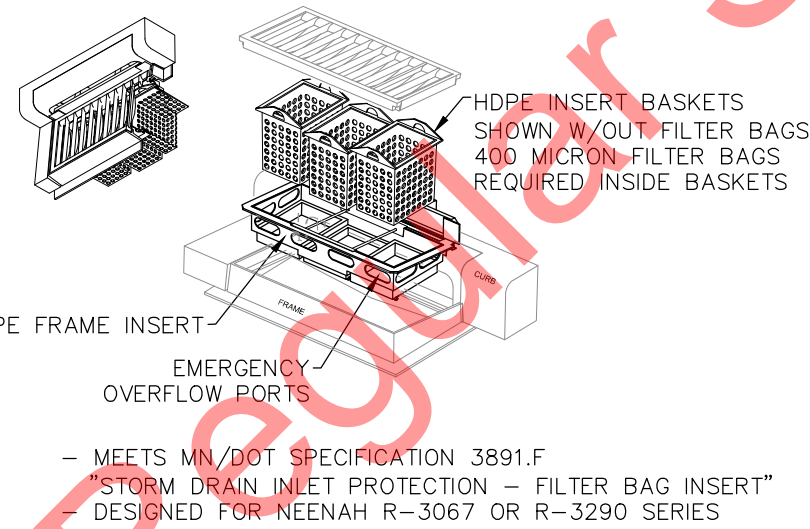
APPROVED
2 - 2003



STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS
CITY PLATE No. STR-26

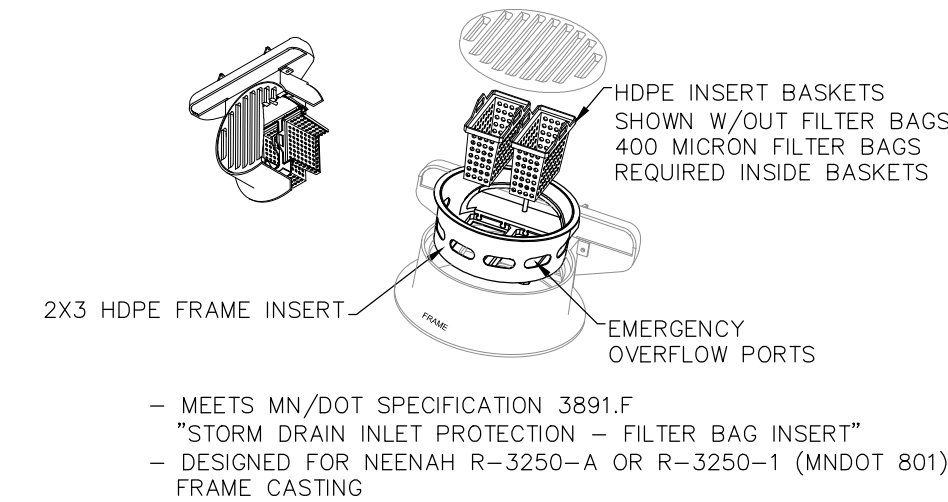
INFRA SAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

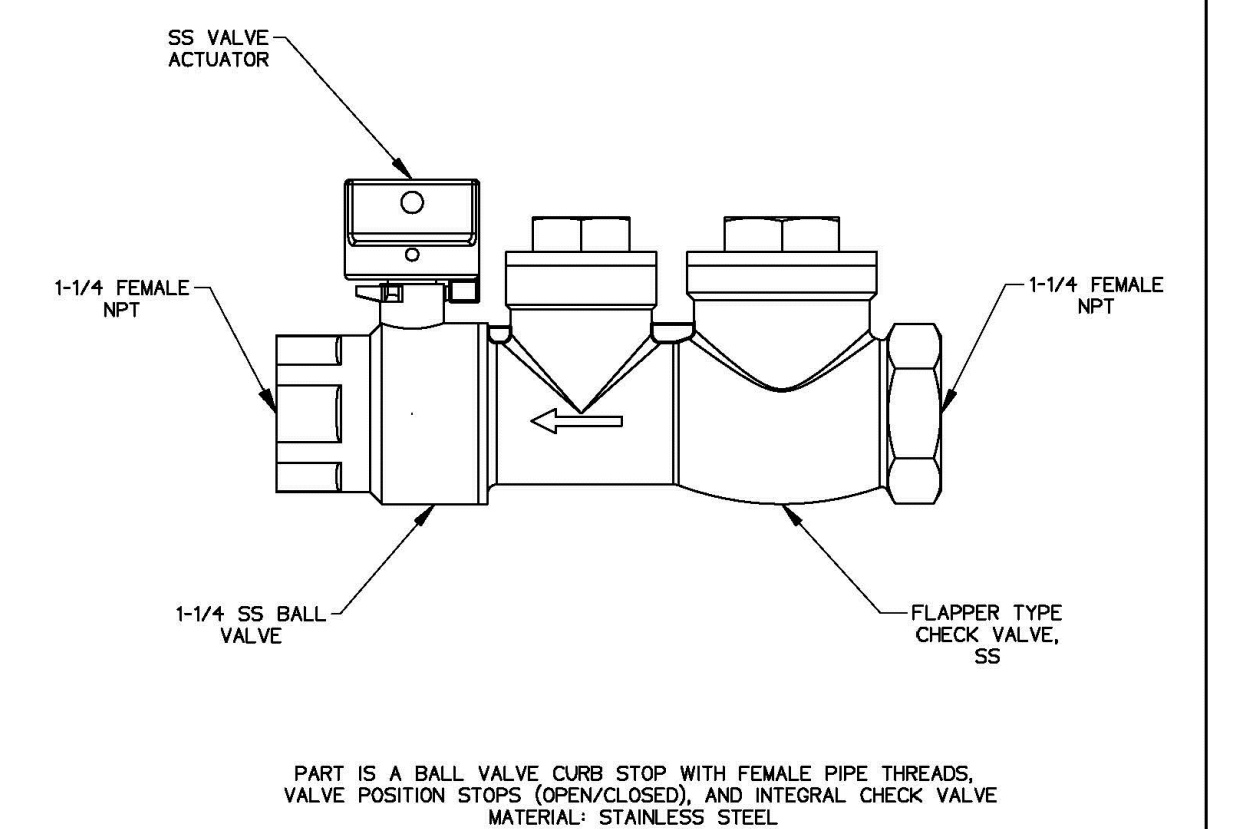


INFRA SAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

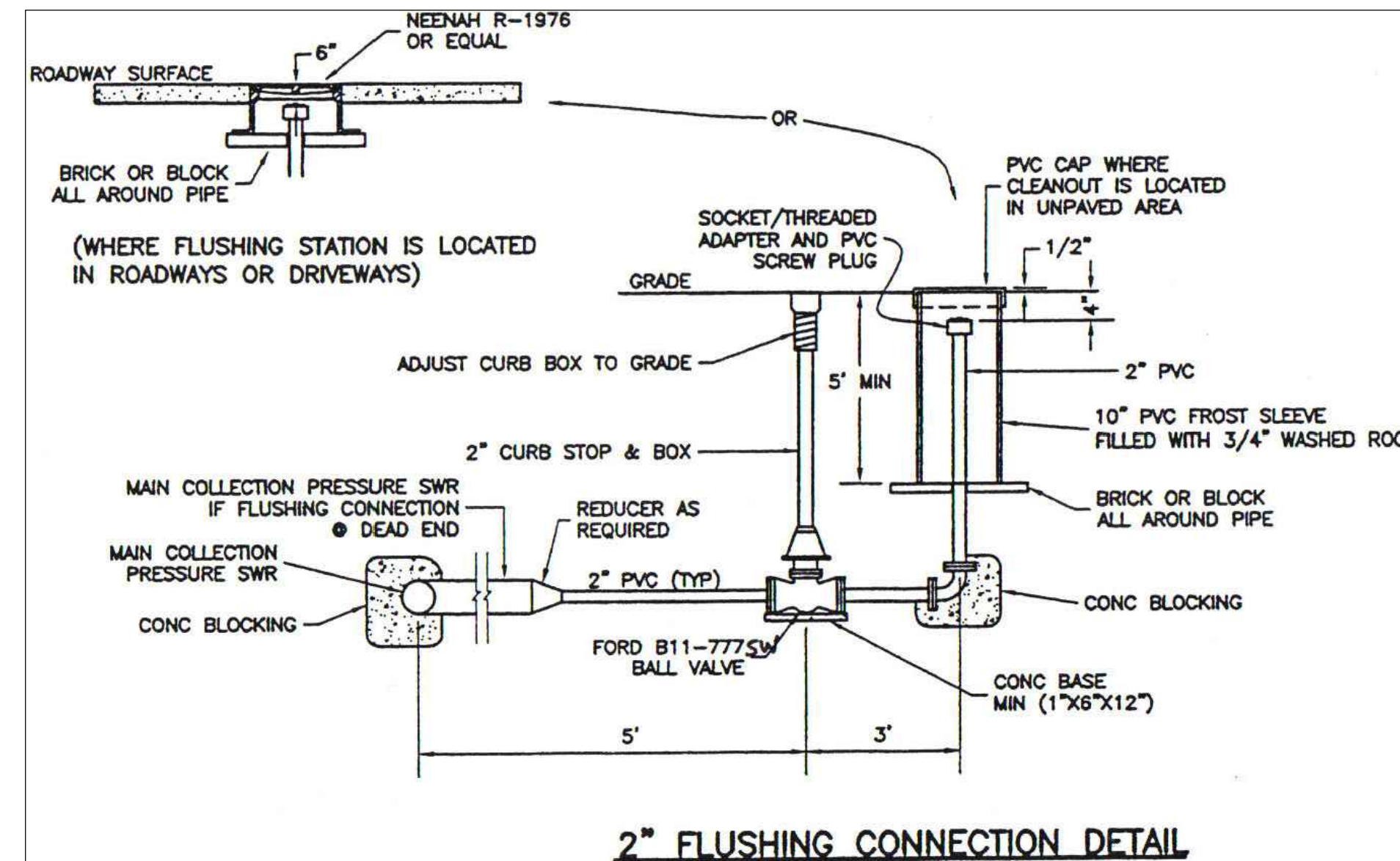


**STAINLESS STEEL
LATERAL ASSEMBLY
NO FITTINGS**



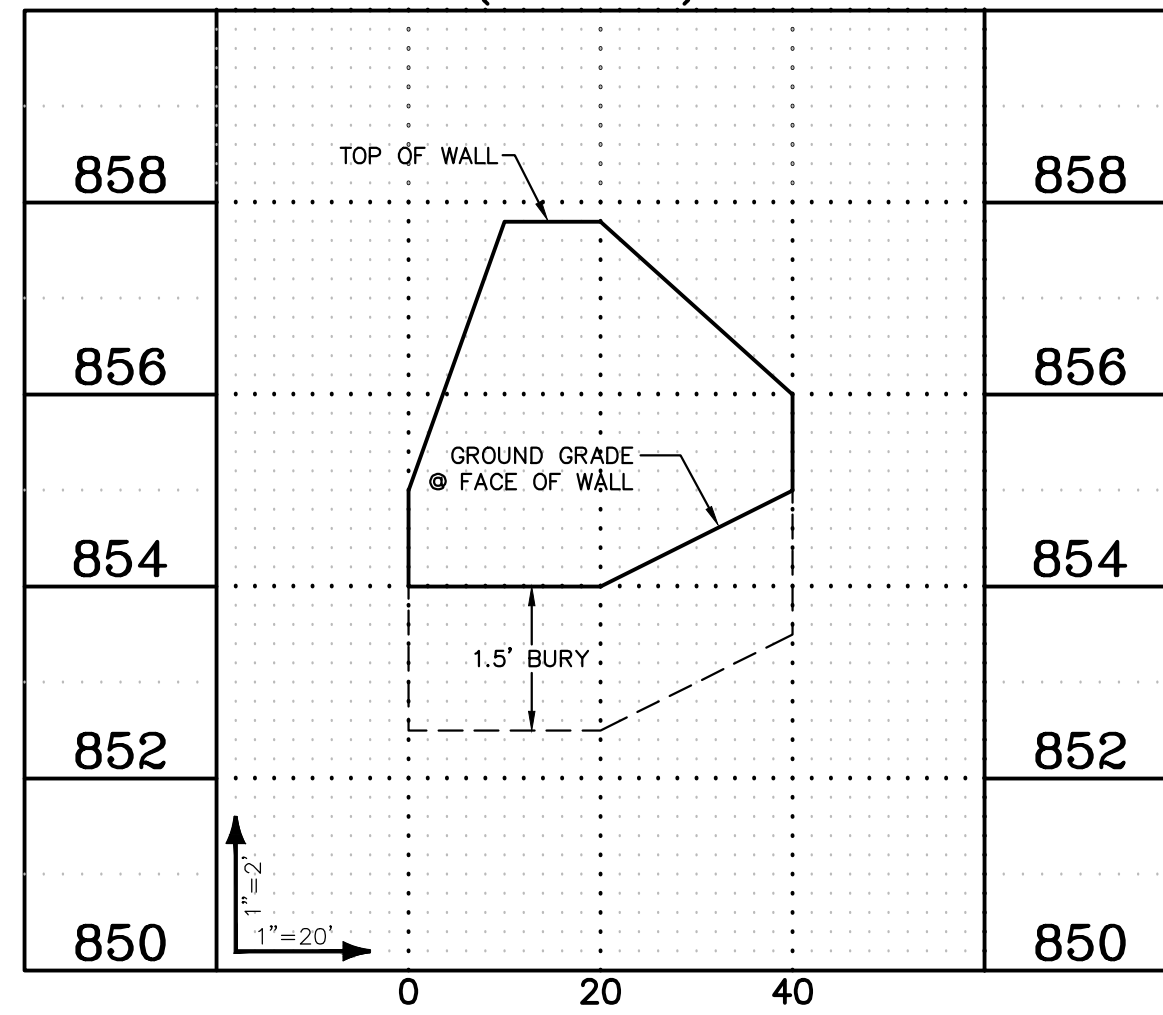
PRESSURE RATING: 235 PSI
TO ORDER SS LATERAL, NO FITTINGS
USE PART NUMBER N80184P01

SSS	DN	09/20/11	-	3/18
DR BY	CHK'D	DATE	ISSUE	SCALE
eone SEWER SYSTEMS				
STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS				
NA0330P05				

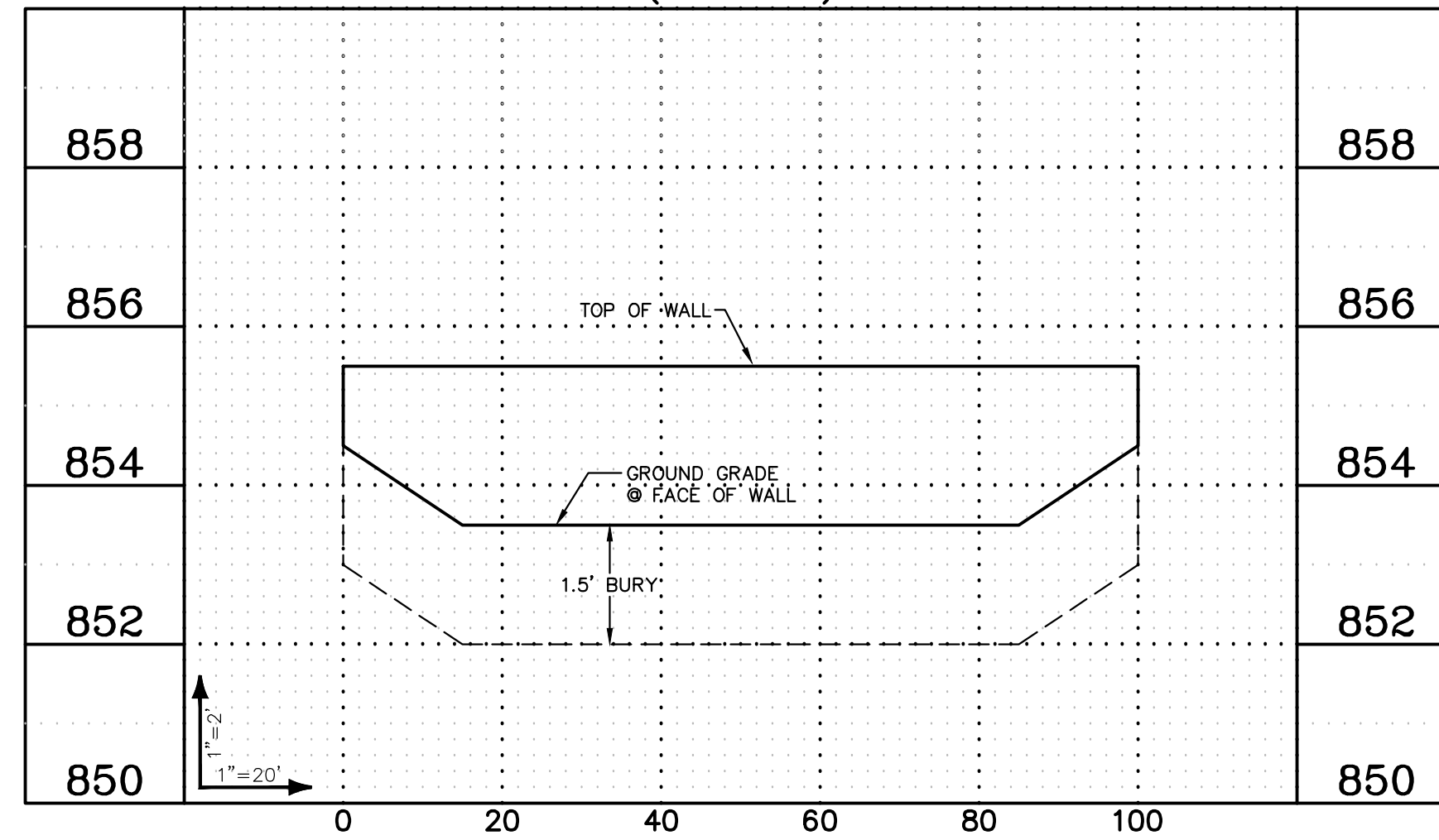


2" FLUSHING CONNECTION DETAIL

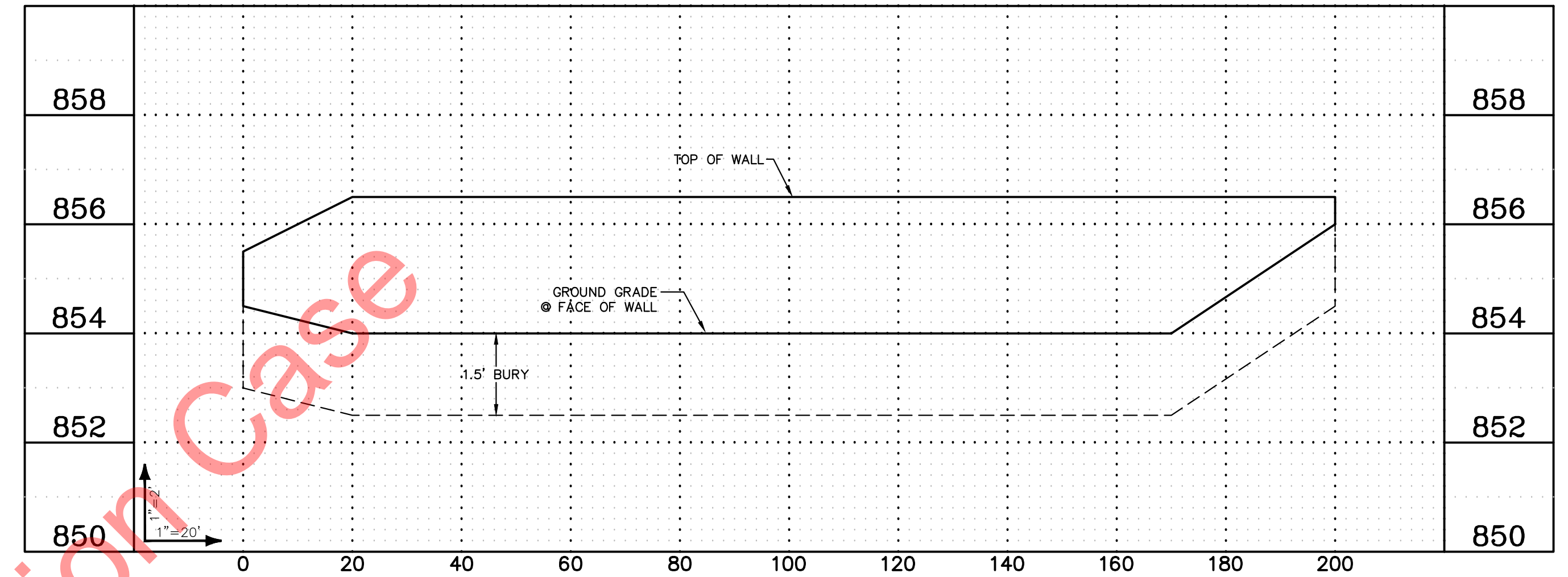
ROCK RETAINING WALL #1
(170 SF)



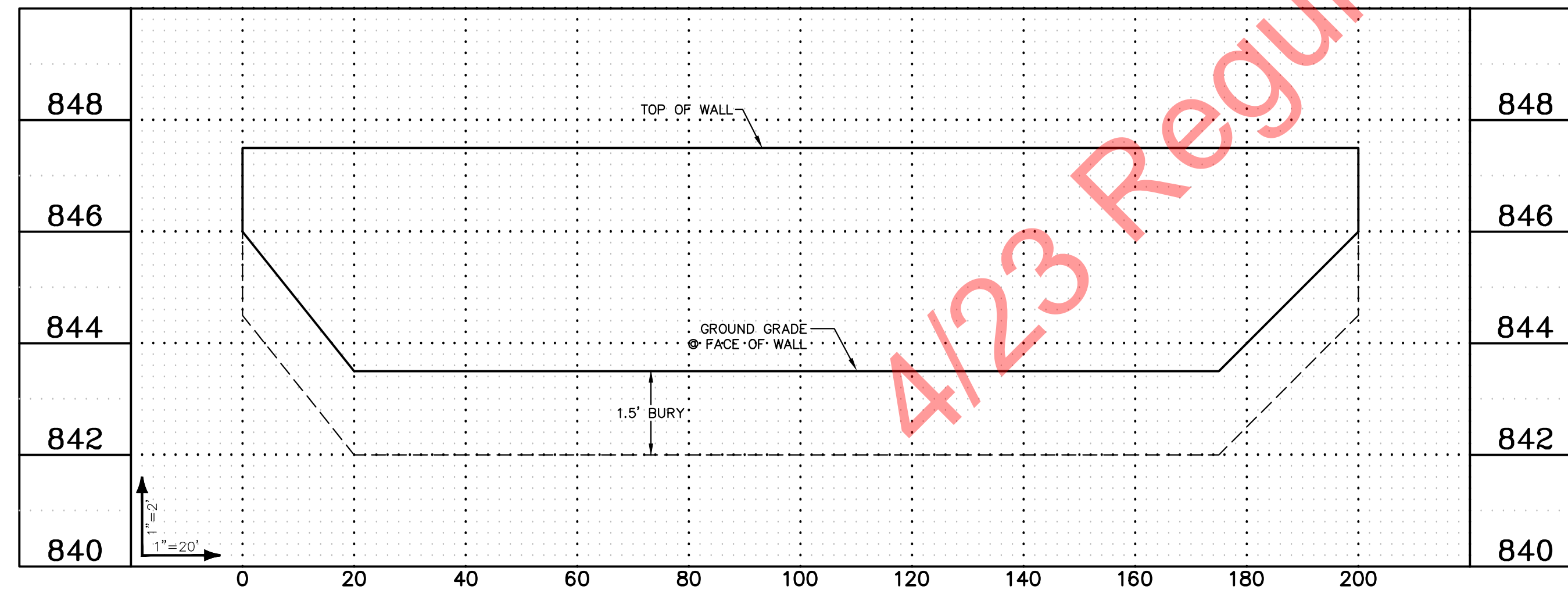
ROCK RETAINING WALL #2
(335 SF)



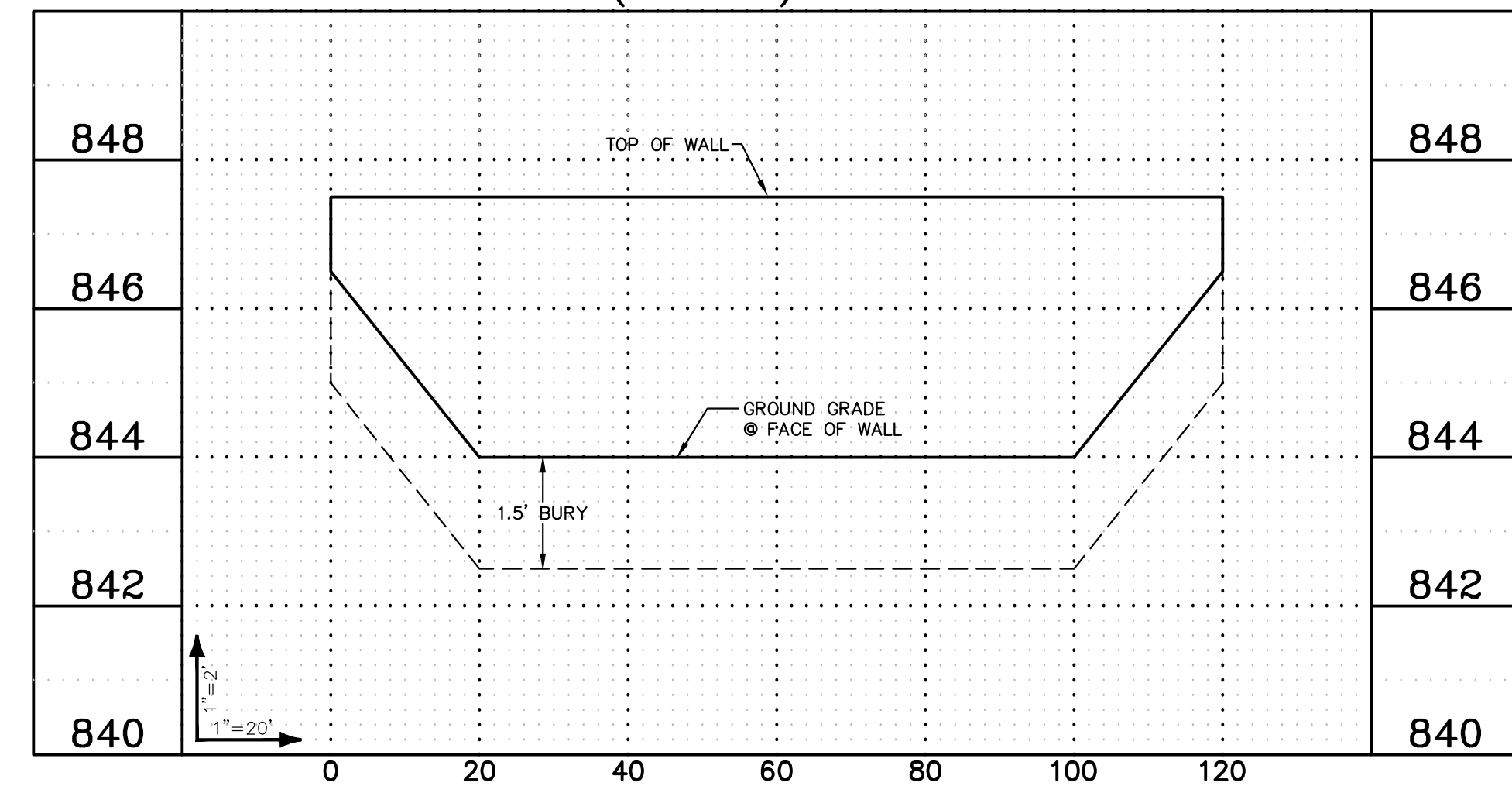
MODULAR RETAINING WALL #3
(755 SF)



MODULAR RETAINING WALL #4
(1,045 SF)



ROCK RETAINING WALL #5
(550 SF)



4123 Regular Session Case

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

RESOLUTION #19-101

RESOLUTION AUTHORIZING APPLICATION FOR THE TAX BASE REVITALIZATION ACCOUNT

WHEREAS, the City of Ramsey is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2019 as determined by the Metropolitan Council, and is therefore eligible to make application apply for funds under the Tax Base Revitalization Account; and

WHEREAS, the City has identified a contamination cleanup project within the City that meet the Tax Base Revitalization Account's purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, the City has the institutional, managerial and financial capability to ensure adequate project and grant administration; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements; and

WHEREAS, the City finds that the required contamination cleanup will not occur through private or other public investment within the reasonably foreseeable future without Tax Base Revitalization Account grant funding; and

WHEREAS, the City represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities Act Tax Base Revitalization Account funding is sought but was not able to find or secure from other sources funding that is necessary for cleanup completion and states that this representation is based on the following reasons and supporting facts:

1. Cleanup is required to remove a decades old unapproved landfill. A majority of the debris appears to be construction waste. There is no known hazardous materials.
2. Total Cleanup Costs exceed \$800,000 as evidenced by multiple engineering studies.
3. The City has exhausted multiple land use exercises in searching for a development scenario that could sustain cleanup costs.
4. This is the second official development project scenario reviewed. A third unofficial proposal never moved forward.

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

1. The Community Development Director is authorized to submit an application for Metropolitan Council Tax Base Revitalization Account grant funds and,
2. If the City is awarded a Tax Base Revitalization Account grant for this project, the City will be the grantee and agrees to act as legal sponsor to administer and be responsible for grant funds expended for the project contained in the Tax Base Revitalization grant application submitted on May 1, 2019

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy

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

Mayor

ATTEST:

City Clerk

4/23 Regular Session Case

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

RESOLUTION #19-102

RESOLUTION AUTHORIZING APPLICATION AND COMMITTING LOCAL MATCH FOR THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT CONTAMINATION CLEANUP GRANT

WHEREAS, the City has identified a contamination cleanup project within the City that known as River Walk Village.

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

1. That the City of Ramsey approves the Contamination Cleanup Grant Application to be submitted to the Department of Employment and Economic Development (DEED).
2. That the City of Ramsey is located within the seven county metropolitan area as defined in section 473.121, subdivision 2, and is participating in the local housing incentives program under section 473.254.
3. That the City of Ramsey shall act as the legal sponsor for the project contained in the Contamination Cleanup Grant Program to be submitted on May 1, 2019 and that the Community Development Director is hereby authorized to apply to the Department of Employment and Economic Development for funding on behalf of the City of Ramsey.
4. That the City of Ramsey has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.
5. That the sources and amounts of the local match identified in the application are committed to the project identified.
6. That the City of Ramsey has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.
7. That upon approval by the state, the City of Ramsey may enter into an agreement with the State of Minnesota for the above-referenced project(s) and that the City of Ramsey certifies that it will comply with all applicable laws and regulation as stated in all contract documents.
8. That the Mayor and City Administrator are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the Applicant.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy

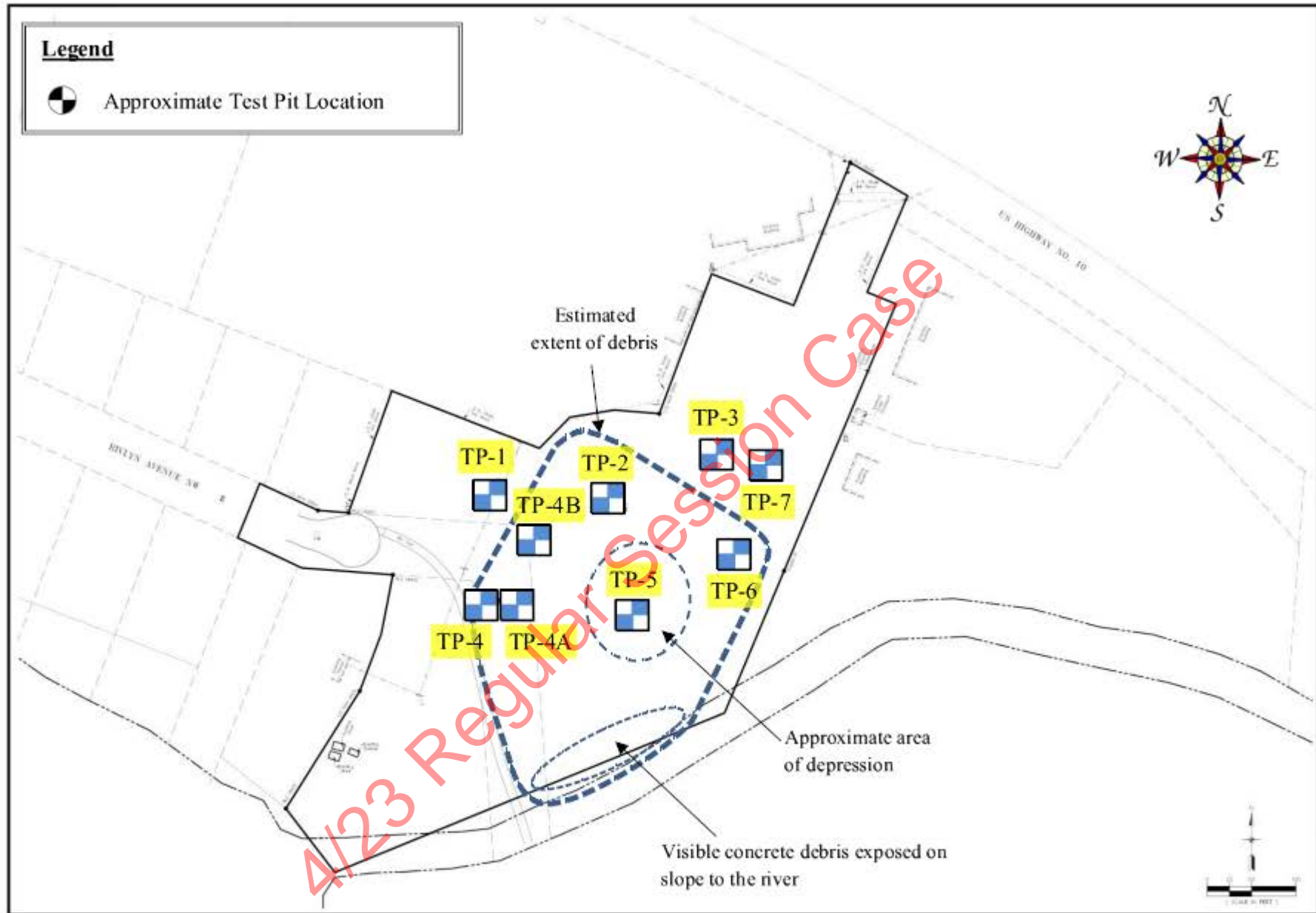
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23th day of April, 2019.

Mayor

ATTEST:

City Clerk

4/23 Regular Session Case

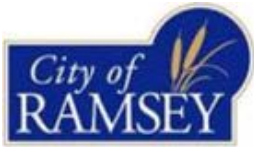


Background image: Carlson McCain, Boring Exhibit, Highway 10, Ramsey, Minnesota, File No. 1825, 12/6/18.

Haugo GeoTechnical Services, LLC
 2825 Cedar Avenue South
 Minneapolis, MN 55407

Test Pit Location Sketch
 6080 Highway 10
 Ramsey, Minnesota

Figure #: 1
 Drawn By: ALY
 Date: 12/7/18
 Scale: None
 Project #: 18-1171



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

CC Work Session

3.1.

Meeting Date: 04/23/2019

Submitted For: Colleen Lasher, Administrative Services

By: Katie Schmidt, Administrative Services

Information

Title:

Review Future Topics/Calendar

Purpose/Background:

Attached is the current list of future topics for work session discussion. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Tentative dates have been assigned.

Recommendation:

N/A

Action:

For Council review - no formal action necessary.

Attachments

Future Topics List

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/04/2019 03:55 PM
Kurt Ulrich	Kurt Ulrich	04/04/2019 04:44 PM
Colleen Lasher	Colleen Lasher	04/17/2019 11:55 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:51 PM
Form Started By: Katie Schmidt		Started On: 04/02/2019 10:50 AM
Final Approval Date: 04/18/2019		

City Council Future Topics – Work Session

(Draft)

Date	Topics for Discussion – Council Action
TBD	Discuss Councilmembers Serving on Boards and Commissions
TBD	Review History of Land Use Plan and Branding for The COR -- Gladhill
TBD	Discuss Ford Brook Park Renovation
TBD	Discuss Historic Town Hall - Ulrich
May 14	Public Works Facility – including Financing – Riemer - Lund
By June	Status report on approved contract work for well inspections from Anoka County. Request to include mid-point (June) and final financials (Sept.).
Date	Topics for Discussion – Policy
May	Intersection Control Evaluation for Spot Improvements on Armstrong -- Westby
May	Discuss Planning for Future Potable Water Supply --Westby
05-14-19	Discuss Newsletter Options
2019	Newsletter Policy to Address Advertising and Content Control --Ulrich
TBD	Council Committee Assignments Process
Date	Topics for Discussion – Planning and Budget
June	Trail Maintenance Policy – Westby
July	Stormwater Pond Maintenance Policy -Westby
TBD	Summary of Employee Compensation and Development Plan --Lasher
TBD	Accounting of City Engineering Staff Time for City Projects
TBD	Capital and Equipment Funding and Existing Fund Balances
TBD	Water Treatment Plant -