City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, March 24, 2020
7:00 pm

Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021
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Meetings can be viewed live without interactive methods at www.qctv.org/ramsey or QCTV Channel 16.

1. Call to Order

2. Presentation

1. Receive an Update Regarding COVID-19

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Following Meeting Minutes:

   1. City Council Work Session dated 3/10/2020
   2. City Council Regular Session dated 3/10/2020

2. Approve Business Licenses

3. Approve Rental Licenses

4. Adopt Resolution # 20-061 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2020 through March 18, 2020

5. Adopt Resolution #20-054 Approving the Transfer of Excess General Fund Revenues to the Equipment Revolving Fund, Facilities Construction Fund, Capital Maintenance Fund and Public Improvement Revolving (PIR) Fund.

6. ~~Adopt Resolution #20-044 Accepting Feasibility Report for Amended 2020 Overlay Improvements, Improvement Project #20-02A~~ Please Note: this Consent Item was moved to the Regular Agenda to be considered as Item 7.3.

7. Adopt Resolution #20-056 Approving Riverstone Preliminary Plat Extension

8. Adopt Resolution #20-057 Approving First Amendment to Purchase Agreement for Part of Outlot A, COR Stone Brook Academy; Case of Cobblestone Hotel Development, LLC (Portions may be closed to the public)

9. Adopt Resolution #20-063 Denying a Massage Establishment and Massage Therapy License

10. Adopt Resolution #20-065 Approving Cost Share Framework for Riverdale Drive Improvement Project

11. Adopt Resolution #20-059 Confirming Acceptable Location for Driveway on Lot 2 Block 1 Hauck Addition

12. Adopt Resolution #20-053 to Hire Temporary Non Benefit Eligible AFSCME Public Works Maintenance Workers

13. Adopt Resolution #20-064 to Authorize an Adjustment to the Hourly Wages for Temporary Seasonal Employees Working in the Public Works Department

6. Public Hearing

1. PUBLIC HEARING - Adopt Resolution #20-043A Accepting Feasibility Report and Ordering Plans and Specifications for Puma Street Improvements, Improvement Project #20-04

2. Adopt Resolution #20-042 Postponing the Public Hearing for a Conditional Use Permit for a Ground Sign and Wall Signage at 7800 Sunwood Drive NW

3. Adopt Resolution #20-027 Postponing the Public Hearing for a Conditional Use Permit for an Oversized Ground Sign at 7990 Sunwood Drive NW

7. Council Business

1. Adopt Ordinance #20-03 Vacating Drainage and Utility Easement Related to Riverstone 4th Addition

2. Approve Center Street Area Capital Improvement Planning

3. Adopt Resolution #20-044 Accepting Feasibility Report for Amended 2020 Overlay Improvements, Improvement Project #20-02A Please Note: this Item was moved from the Consent Agenda (Item 5.6) to the Regular Agenda to be considered as Item 7.3.

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 03/24/2020

Information

Title:

Receive an Update Regarding COVID-19

Purpose/Background:

Matt Kohner, Fire Chief and Emergency Management Director for the City of Ramsey, along with Kurt Ulrich, City Administrator, will provide an update on the current status of the COVID-19 situation.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:20 PM
Form Started By: Colleen Lasher		Started On: 03/19/2020 04:09 PM
Final Approval Date: 03/19/2020		

CC Regular Session **5. 1.**

Meeting Date: 03/24/2020

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 3/10/2020
2. City Council Regular Session dated 3/10/2020

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.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 3/10/2020
2. City Council Regular Session dated 3/10/2020

Attachments

3-10-2020 CCWS Minutes

3-10-2020 CC Minutes

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	03/19/2020 08:52 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:12 PM

Form Started By: Katie Schmidt Started On: 03/12/2020 01:49 PM
Final Approval Date: 03/19/2020

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 10, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau
Councilmember Nadine Heinrich
Councilmember Mark Kuzma
Councilmember Jeff Menth
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby
Senior Planner Chloe McGuire Brigl

1. CALL TO ORDER

Mayor LeTourneau called the City Council Work Session to order at 5:35 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discuss Renaming Central Park

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report.

Mayor LeTourneau stated that Ron Schara approached him a few months ago with the idea of looking at the name of Central Park to be more identifying to the community and the area.

Ron Schara stated that he has lived in Ramsey for 25 years, providing background information on his knowledge of the area and Central Park. He commented that one of the most renowned competitive women's trap shooters, Loral I. Delaney, lives nearby the park and suggested that the park be named Loral I Park. He reviewed some of the accomplishments of Ms. Delaney.

Mayor LeTourneau asked how long the Delaneys and Armstrongs have been part of the community.

Mr. Schara stated that her family has a long history in Ramsey, noting that Armstrong Boulevard was named for Ms. Delaney's father, Fred Armstrong. He believed that the City should take the opportunity to recognize people that have made huge contributions to Minnesota and Ramsey, and in Ms. Delaney's case, nationally.

Councilmember Menth asked what action would be necessary to change the name of a park.

Parks and Assistant Public Works Superintendent Riverblood explained the process that the Park and Recreation Commission is developing for the naming of public facilities. He stated that currently there is not a rigid procedure in place.

Councilmember Musgrove stated that she recognizes the park as Central Park. She appreciated the knowledge that was shared about Ms. Delaney. She suggested keeping the Central Park name but placing Delaney in front of that, Delaney Central Park. She asked if the donation of the park land included any naming stipulations.

Parks and Assistant Public Works Superintendent Riverblood stated that he did not know of a stipulation or reason that name was chosen, other than convenience.

Mr. Schara stated that with the land being donated by Federal Ammunition, it would seem to link together well with Ms. Delaney. He provided input on the increasing participation of high school students in trap shooting.

Councilmember Kuzma asked what would be required financially to change the signage and information that is circulated with the park name. He asked how that would be funded.

Parks and Assistant Public Works Superintendent Riverblood stated that he does not have that cost information. He stated that the sign on the existing monument sign could be replicated for $5,000 to $10,000 or this could be an opportunity to update the monument sign. He advised of possible funding that could be used for that purpose.

Councilmember Menth stated that perhaps Federal Cartridge would be interested in sponsoring the sign, with a mention that the sign is sponsored by the company.

Councilmember Heinrich stated that when she read the case, she felt hesitant to rename the park as it is the most well-known park in the City. She stated that after reading the information about the distinguished resident, she is open to the idea and would be willing to move this forward.

Councilmember Specht thanked Mr. Schara for the information and attending tonight. He echoed the comments of Councilmember Heinrich that he too was first hesitant, but is now open to the idea.

Mayor LeTourneau confirmed the consensus of the Council to move this request forward for further review.

The Council thanked Mr. Schara for attending tonight.

2.02: Review 2020 Strategic Plan Final Draft

City Administrator Ulrich reviewed the staff report.

Councilmember Riley stated that he recalled a discussion of repurposing the old town hall, but the document shows it being used as a welcome center, which he did not think was accurate.

City Administrator Ulrich explained that the language could be changed, explaining that the intent was to improve the aesthetic and attempt to find a purpose.

Councilmember Kuzma stated that perhaps that could be used as a historical center for the community.

Councilmember Musgrove stated that perhaps the focus be the restoration of the exterior and the repurposed use could be determined at a later date.

Councilmember Heinrich stated that she believed that the intent for 2020 was to improve the landscaping.

City Administrator Ulrich stated that staff will review the possibility of grants for improving the exterior/building and noted that if a partner was found for a repurposed use, that could be another potential source of funding.

It was the consensus of the Council to change that language to "Improve the image (landscape and/or exterior enhancement) of the Historical Town Hall to improve the appearance of the Highway 47 corridor."

Councilmember Riley referenced number five and stated that the previous action was attempting to ensure that the new apartments are maintained and remain high quality. He commented that the new action item appears to be very different.

Deputy City Administrator Gladhill explained that goal five was based on a discussion related to planning for multi-family housing. He explained that number six was changed to add crimefree multi-housing. He stated that if the goal is to include exterior maintenance, that could be added to number six.

Councilmember Riley suggested adding more definition to high quality. He explained that having a crimefree facility does not ensure that the building is well maintained. He stated that he would like to have all of the apartment owners work together to keep each other at a high standard.

Councilmember Heinrich asked for input from staff related to clutter on patios and other blighted elements.

Police Chief Katers explained that the crimefree multi-family program itself has a primary focus of preventing crime in multi-family housing units. He commented that blighted properties would fall more into property maintenance and code enforcement. He believed that the issues would be separate.

Deputy City Administrator Gladhill provided an updated title for number six with additional key outcomes and indicators.

Councilmember Musgrove agreed with the new language proposed and agreed that the two issues of crime and property maintenance would be separate issues. She commented that while the desire is to keep the apartment building to a certain quality, she believed there would be redundancy in some elements because apartments have their own lease specifications on what can be kept on patios and such.

Councilmember Menth agreed that would be redundant. He noted that apartment owners also want to have a quality looking product, but sometimes have to weed out the "bad eggs".

Councilmember Specht agreed that it would be vital to have both elements included to address property maintenance and crime prevention.

City Administrator Ulrich explained that some property maintenance elements would be better addressed through updates to the City Code and ordinances to ensure that outdoor storage could be enforceable.

The Council agreed with the updated language as proposed by Deputy City Administrator Gladhill.

Councilmember Riley was unsure why a turnback plan is included in number seven.

City Administrator Ulrich stated that there have been some discussions that would be included as part of the turnbacks that the County would eventually turn back to the City.

Councilmember Riley stated that he would remove the turnback language.

Deputy City Administrator Gladhill stated that whether the road would be turned back to the City, that would be included as part of the corridor study.

Councilmember Musgrove commented that she felt that would be a beneficial element if a study is being done.

City Administrator Ulrich reviewed alternate language that could replace "turnback plan".

Councilmember Musgrove referenced number nine and was unsure that the community center should be included.

Councilmember Heinrich explained that the purpose in including that was to direct staff to include that in the plan but to show that it is a lower priority to the other elements (public works campus and water treatment center). She stated that some residents would like to see a community center and including that element but showing lower priority provides that explanation.

Councilmember Heinrich asked if staff would have the ability to take on new communications and social media platforms.

City Administrator Ulrich stated that staff would review the time and effort that would be necessary.

Mayor LeTourneau stated that the social media platform element has a low impact to staff time.

Councilmember Riley commented that the City has a communications staff member and therefore should have that capability.

Councilmember Menth referenced the current coronavirus issue and asked for an update on the remote attendance ability.

City Administrator Ulrich provided an update, noting that the technology updates should be completed in March.

Mayor LeTourneau commented that the more proactive enforcement discussed earlier by some Councilmembers would have a large impact to staff and cautioned the Council to consider that when the topic moves forward in the future.

Councilmember Riley believed that there should be proactive enforcement within The COR, as that area of the City has more attention.

Councilmember Musgrove stated that the apartment buildings have their own policies that they would enforce, and the City could simply encourage the owners to enforce their policies.

Councilmember Musgrove thanked staff for incorporating the comments and discussion from the past meeting into this draft.

The consensus of the Council was to move this plan forward as a final draft. Staff noted that this will come forward on a future agenda for formal action.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

City Administrator Ulrich stated that in the past the Public Works Committee recommendations appeared on the Consent Agenda at the Council regular meeting. He stated that going forward, each item that requires action will come forward (on Consent or as a regular case) as needed,

rather than including the list of items from the Public Works Committee's meeting on the Consent Agenda.

Councilmember Musgrove referenced the worksession date of March 16th and asked if that is a concrete date.

City Administrator Ulrich stated that date was selected as a date to hold the Board/Commission interviews, but three of the four attendees could not attend. He noted that the Board/Commission interviews could occur at the regularly scheduled worksession on the 24th and the agenda that was scheduled for the 24th could be discussed on the 16th.

Councilmember Heinrich requested to add a potential worksession future topic item related to Council stipends and how that compares to neighboring cities.

Administrative Services Director Lasher stated that she reviewed data today and the City is quite low compared to other communities. It was the consensus of the Council to hold a discussion on that topic.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Menth stated that the census is coming up and advised of an upcoming meeting that is open to the public. He confirmed that he could also make the announcement at the regular meeting.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 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, March 10, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau
Councilmember Nadine Heinrich
Councilmember Mark Kuzma
Councilmember Jeff Menth
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby
Senior Planner Chloe McGuire Brigl

1. CALL TO ORDER

Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:02 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

Mayor LeTourneau read a statement related to Item 5.10 noting that the City Council met in closed session on February 24th to conduct the annual performance review of the City Administrator. The Council concluded that the City Administrator's performance meets expectations and that the evaluation would be accepted at the March 10th Council meeting.

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

5.01: Receive January 2020 Financial Reports – General Fund and Enterprise Funds
5.02: Receive Cash and Investments for Period Ending February 29, 2020
5.03: Approve the following Meeting Minutes:
1) City Council Work Session dated February 24, 2020
2) City Council Regular dated February 24, 2020
3) City Council Special Work Session dated February 27, 2020
5.04: Approve Business Licenses
5.05: Approve Rental Licenses
5.06: Adopt Resolution #20-049 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 20, 2020 through March 4, 2020
5.07: Adopt Resolution #20-043 Postponing Public Hearing for Puma Street Improvements, Improvement Project #20-04
5.08: Adopt Resolution #20-045 Denying a Massage Establishment and Massage Therapy License
5.09: Adopt Resolution #20-047 to Hire a Temporary Permit Technician
5.10: Adopt Resolution #20-050 to Accept the City Administrator's Annual Performance Evaluation

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

6. PUBLIC HEARING

6.01: Public Hearing: Introduce Ordinance #20-03 Vacating Drainage and Utility Easement and Adopt Resolution #20-041 Approving Riverstone 4th Addition Final Plat (Project No. 19-149)

Presentation

Senior Planner McGuire Brigl reviewed the staff report and recommendation of the Planning Commission to approve this project.

Public Hearing

Mayor LeTourneau called the public hearing to order at 7:07 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:08 p.m.

Council Business

Councilmember Heinrich asked if parking would be allowed on both sides of the street. She also asked the width of the cul-de-sacs.

Senior Planner McGuire Brigl replied that these would be private roads with parking only allowed on one side of the street. She was unsure of the width of the cul-de-sac.

Councilmember Heinrich asked whether the cul-de-sac would be standard and support school buses and garbage trucks.

Deputy City Administrator Gladhill explained that Quintana Street would be a private road and would be maintained and plowed by the homeowners' association. He commented that school buses typically do not go down private roads and instead stay on the public roads. He stated that the remainder of the roads would be public once constructed and provided the road width, noting that parking would only be allowed on one side of the road. He commented that while the cul-de-sacs may be slightly smaller than some of the older neighborhoods, they do meet the standards of the City.

Councilmember Kuzma asked if the roads would be constructed to the same size as the existing phase.

Heather Lorch, Capstone Homes, confirmed that the roads would be consistent throughout the entire neighborhood, both the north and south phases. She confirmed that emergency vehicles would be able to turnaround in the cul-de-sacs.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to introduce Ordinance #20-03 vacating Drainage and Utility Easement and Adopt Resolution #20-041 Granting Final Plat Approval and Development Agreement for Riverstone 4th Addition.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution #20-046 to Hire a Planning Technician in Community Development

Administrative Services Director Lasher reviewed the staff report and recommendation to hire Mr. Brian McCann as a Planning Technician, effective on or near March 25, 2020 at Step 1 of the 2020 Planning Technician wage scale.

Councilmember Musgrove asked if this is a full-time or part-time position.

Administrative Services Director Lasher replied that this is a full-time position at 40 hours per week.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Resolution #20-046 to Hire a Full-Time Planning Technician.

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

7.02: Adopt Resolution #20-048 Authorizing Special Legislation for Tax Increment Financing District No. 14

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt Resolution #20-048 Authorizing Special Legislation for Tax Increment Financing District No. 14 and to not utilize a lobbyist.

Councilmember Heinrich thanked staff for the thorough presentation based on questions she previously submitted, noting that she feels that she has a good background on the subject.

Councilmember Musgrove referenced the deadlines in the case and asked if staff is confident that the deadlines could be met. She asked if legislators have been approached to help move this forward, if this is adopted tonight.

Deputy City Administrator Gladhill replied that staff feels that it could meet the Committee deadline for the legislature. He stated that staff has not yet approached legislators at the direction of the Council. He stated that if adopted tonight, staff would reach out to the delegated officials.

Councilmember Riley commented that TIF is a very powerful tool, especially in the case of Ramsey's development. He stated that the timing of the market has not allowed Ramsey to take advantage of the tool and therefore the extension of five years would provide the City additional flexibility on how to best use the tool for infrastructure.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #20-048 Authorizing Special Legislation for Tax Increment Financing District No. 14 and to not utilize a lobbyist.

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

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Engineering Department Updates

City Engineer Westby reviewed the staff report and provided an update on projects and studies currently being worked on by the Engineering Department and projects and studies being completed by others with assistance or direction from Engineering Staff.

8.02: Staff Update

Mayor LeTourneau recognized a student in attendance and invited him to come forward.

Spencer Freeburg thanked the Council for helping the City become what it is today. He explained that he and his grandfather have attended Council meetings in Ramsey and Anoka in an attempt to learn more about what he could do to help in local government and in society. He stated that he worked with Parks and Assistant Public Works Superintendent Riverblood a few years ago to install turtle crossings on Sunfish Lake Boulevard.

Mayor LeTourneau stated that it is great to see interest from youth and thanked Mr. Freeburg for attending.

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Menth stated that the census will take place this year and advised of an upcoming meeting on the topic. He reminded the residents how important it is to be counted to ensure sufficient funding and representation.

Councilmember Specht recognized Aurelio's Pizza for the recent recognition they received. He also congratulated different teams at PACT Charter School for their recent accomplishments.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:56 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org <http://www.qctv.org>. Recordings are available for 36 months after the date of the meeting.

CC Regular Session **5. 2.**

Meeting Date: 03/24/2020

By: Wendy Schlueter, Community Development

Information

Title

Approve Business Licenses

Purpose/Background:

Purpose:
To obtain City Council approval of various license requests.

Background:
Certain businesses in the City of Ramsey are required to apply for a business 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 business license applications contingent upon completion of background checks.

Action:

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

Attachments

License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	03/17/2020 01:53 PM
Tim Gladhill	Tim Gladhill	03/19/2020 10:16 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:15 PM
Form Started By: Wendy Schlueter		Started On: 03/17/2020 11:17 AM
Final Approval Date: 03/19/2020		

Report Name: License Report - License Types
Council Dates: 3/24/2020 to 3/24/2020
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
3.2 Beer Off-Sale					
Coborn's, Inc.	7900 Sunwood Dr NW		6/30/2020	3/24/2020	A
			3.2 Beer Off-Sale License Count:		**1**
Transient Merchant/Peddler/Solicitor					
Blaine Anoka Ice Cream			12/31/2020	3/24/2020	A
Legacy Restoration LLC - Myers			12/31/2020	3/24/2020	A
Curbside Waste Inc - Kallestad			12/31/2020	3/24/2020	A
			Transient Merchant/Peddler/Solicitor License Count:		**3**
			Total Licenses:		**4**

CC Regular Session **5. 3.**

Meeting Date: 03/24/2020

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 2020.

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 Application

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	03/19/2020 10:35 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:10 PM
Form Started By: JoAnn Shaw		Started On: 03/11/2020 02:53 PM
Final Approval Date: 03/19/2020		

Report Name: License Report - License Types
Council Dates: 3/24/2020 to 3/24/2020
Status: Active, Inactive
License Type(s): Rental

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Status
Rental					
Grant Johnson	16236 Lithium Ct NW		3/24/2023	3/24/2020	A

Rental License Count: 1

Total Licenses: 1

CC Regular Session **5. 4.**

Meeting Date: 03/24/2020

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 20-061 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2020 through March 18, 2020

Purpose/Background:

Adopt Resolution # 20-061 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2020 through March 18, 2020

Recommendation:

Staff Recommends to Adopt Resolution # 20-061 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2020 through March 18, 2020

Action:

Motion to Adopt Resolution # 20-061 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2020 through March 18, 2020.

Attachments

Bills List 03/24/2020

Resolution 3/24/2020

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	03/19/2020 08:01 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:17 PM
Form Started By: Jackie Lipski		Started On: 03/18/2020 01:49 PM
Final Approval Date: 03/19/2020		

CITY OF RAMSEY - FINANCE OFFICE Printed 3/18/2020

RAMSEY CITY COUNCIL MEETING

3/24/2020

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 3/5/2020-3/18/2020	208,854.40
Accounts Payable 3/5/2020-3/20/2020	159,332.63
Payroll 3/6/2020	175,077.97

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) **$ 543,265.00**

	APPROVED PREV. MTG	2020 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:		
NET PAYROLL TOTAL	$ 191,947.72	$ 734,347.72
- CORRECTION TO PAYROLL		
PREPAIDS	218,574.54	1,456,909.08
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	3,725.00	401,822.50
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	205,660.68	1,543,103.38
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 619,907.94**	**$ 4,136,182.68**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
110291	**3/5/2020**		**101209 A TOUCH OF MAGIC INC**						
		535.00	2020 BIZ EXPO BAL DUE		100854	022820	9230.6249		MISCELLANEOUS OPERA
		535.00							
110292	**3/5/2020**		**115203 ALL AMERICAN TITLE CO INC**						
		175.47	UB REFUND 14263 ARGON ST NW		100855	022820	9601.4651		WATER REVENUE
		175.47							
110293	**3/5/2020**		**113045 ANCONA TITLE AND ESCROW**						
		96.09	UB REF 6175 146TH AVE NW		100856	022820	9601.4651		WATER REVENUE
		96.09							
110294	**3/5/2020**		**100297 CENTERPOINT ENERGY**						
		923.65	MISC PW ACCOUNTS		100858	8000014064-2 JAN 2020	0311.6373		GAS
		622.14	MISC PW ACCOUNTS		100858	8000014064-2 JAN 2020	0452.6373		GAS
		307.88	MISC PW ACCOUNTS		100858	8000014064-2 JAN 2020	9601.6373		GAS
		307.88	MISC PW ACCOUNTS		100858	8000014064-2 JAN 2020	9602.6373		GAS
		307.88	MISC PW ACCOUNTS		100858	8000014064-2 JAN 2020	9605.6373		GAS
		2,469.43							
110295	**3/5/2020**		**117435 CLOVERLEAF HOLDINGS**						
		99.67	UB REFUND 14220 BASALT ST NW		100859	022820	9601.4651		WATER REVENUE
		99.67							
110296	**3/5/2020**		**100116 CONNEXUS ENERGY**						
		7,094.76	LIFT STAT/WTR TWR/WELLS		100860	759126-303102 FEB 2020	9601.6371		ELECTRIC UTILITIES
		701.62	LIFT STAT/WTR TWR/WELLS		100860	759126-303102 FEB 2020	9602.6371		ELECTRIC UTILITIES
		7,796.38							
110297	**3/5/2020**		**116940 ENTITLE**						
		222.40	UB REF 7005 168TH AVE NW		100861	022820	9601.4651		WATER REVENUE
		222.40							
110298	**3/5/2020**		**117434 GEISENHOF, DAVE W**						
		35.42	UB REF 15120 WACO ST NW		100862	022820	9601.4651		WATER REVENUE
		35.42							
110299	**3/5/2020**		**106324 INSPECTRON INC**						
		9,425.00	JAN 2020 SERVICES		100864	JAN 2020	0240.6315		MISCELLANEOUS PROFE
		8,750.00	DEC 2019 SERVICES		100897	030520	0240.6315		MISCELLANEOUS PROFE
		18,175.00							
110300	**3/5/2020**		**116025 MINNESOTA TITLE**						
		127.80	UB REF 14438 WACO ST NW		100865	022820	9601.4651		WATER REVENUE
		127.80							
110301	**3/5/2020**		**107356 NETWORK TITLE INC**						
		141.52	UB REF 15210 ST FRANCIS BLVD		100866	022820	9601.4651		WATER REVENUE
		141.52							

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110301	3/5/2020		107356 NETWORK TITLE INC						Continued.
110302	3/5/2020		115904 OLD MASTERS TITLE						
		215.50	UB REF 15161 UTE ST NW		100867	022820	9601.4651		WATER REVENUE
		215.50							
110303	3/5/2020		117095 RESULTS TITLE						
		33.41	UB REF 5420 164TH LN NW		100868	022820	9601.4651		WATER REVENUE
		33.41							
110304	3/5/2020		117436 SHNYDER, MICHAEL						
		39.92	UB REF 6640 153RD LN NW		100869	022820	9601.4651		WATER REVENUE
		39.92							
110305	3/5/2020		117437 STERLING TITLE LLC						
		92.87	UB REF 14700 COBALT ST # 36		100870	022820	9601.4651		WATER REVENUE
		92.87							
110306	3/5/2020		117438 STROH, LARRY W						
		28.83	UB REF 15680 ANDRIE ST NW		100871	022820	9601.4651		WATER REVENUE
		28.83							
110307	3/5/2020		114172 TITLE GROUP INC						
		231.87	UB REF 14748 FLUORINE ST NW		100873	022820	9601.4651		WATER REVENUE
		231.87							
110308	3/5/2020		115456 TITLE SMART						
		178.32	UB REF 15417 RADIUM ST NW		100874	022820	9601.4651		WATER REVENUE
		178.32							
110309	3/5/2020		108662 UPS						
		17.87	IT - CADY BUSINESS TECH		100875	00003529RW080	0452.6322		POSTAGE
		17.87							
110341	3/12/2020		100012 ACE SOLID WASTE INC						
		113.10	MARCH 2020 FIRE STATIONS		100933	5706406	0220.6374		REFUSE/RECYCLING
		130.14	MARCH 2020 PW MISC ACCTS		100934	5697573	0311.6374		REFUSE/RECYCLING
		311.09	MARCH 2020 PW MISC ACCTS		100934	5697573	0452.6374		REFUSE/RECYCLING
		242.81	MARCH 2020 PW MISC ACCTS		100934	5697573	0194.6374		REFUSE/RECYCLING
		43.38	MARCH 2020 PW MISC ACCTS		100934	5697573	9601.6374		REFUSE/RECYCLING
		43.38	MARCH 2020 PW MISC ACCTS		100934	5697573	9602.6374		REFUSE/RECYCLING
		481.57	MARCH 2020 PW MISC ACCTS		100934	5697573	9604.6249		MISCELLANEOUS OPER/
		43.38	MARCH 2020 PW MISC ACCTS		100934	5697573	9605.6374		REFUSE/RECYCLING
		1,408.85							
110342	3/12/2020		117443 ASHCO EXTERIORS INC						
		50.00	REFUND PERMIT RA042793		100935	030420	9101.4205		BUILDING PERMIT
		1.00	REFUND PERMIT RA042793		100935	030420	9101.2081		SURCHARGES-PERMITS
		51.00							
110343	3/12/2020		100306 BUREAU OF CRIMINAL APPREHENSION						
		390.00	JULY-SEPT 19 SERVICE		100936	00000568449	0211.6413		OFFICE EQUIPMENT REN
		390.00							
110344	3/12/2020		100404 CENTURYLINK						
		65.35	FEB/MAR 2020 SERVICE		100938	763 422-1452	0452.6321		TELEPHONE

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110344	3/12/2020		100404 CENTURYLINK						Continued.
						795 FEB 2020			
		65.35							
110345	3/12/2020		110734 CITY OF RAMSEY						
		1,188.85	7656771066		100947	031120	9601.4651		WATER REVENUE
		152.21	700617252		100947	031120	9601.4651		WATER REVENUE
		167.10	726027		100947	031120	9601.4651		WATER REVENUE
		26.17	36482665		100947	031120	9601.4651		WATER REVENUE
		1,534.33							
110346	3/12/2020		100116 CONNEXUS ENERGY						
		85.00	SIRENS		100939	759126-303095 FEB 2020	0250.6371		ELECTRIC UTILITIES
		85.00							
110347	3/12/2020		100179 FIRE FIGHTERS RELIEF ASSN						
		4,000.00	STATE SUP PAY REIMBURSEMENT		100951	031220	9101.4273		OTHER STATE GRANTS &
		4,000.00							
110348	3/12/2020		117445 HARER, TOM						
		100.00	REFUND DAMAGE DEPOSIT		100948	031120	9101.4304		RENTAL FEES - REAL PR(
		100.00	REFUND DAMAGE DEPOSIT		100948	031120	9804.1160		KEY & DAMAGE DEPOSIT
		200.00							
110349	3/12/2020		112872 IVERSON HOMES INC						
		1,500.00	REF SIDE ESC 6013 146TH AVE NW		100940	031220	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00							
110350	3/12/2020		117444 REAL DEAL CONSTRUCTION INC						
		20.00	REFUND PERMIT RA042967		100949	022820	9101.4307		PERMIT PLAN REVIEW
		20.00							
110351	3/12/2020		117446 SWANCUTT, SHEILA						
		100.00	REFUND DAMAGE DEPOSIT		100950	031120	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
1001064	3/6/2020		113929 BAGNE, JAMES						
		10.28	TRAINING LUNCH		100857	022820	0211.6331		TRAVEL & LODGING
		10.28							
1001065	3/6/2020		116354 HEDBURG, JAMIE						
		48.30	TRAINING REIMBURSEMENT		100896	030220	0211.6334		MILEAGE REIMBURSEME
		103.92	TRAINING REIMBURSEMENT		100896	030220	0211.6331		TRAVEL & LODGING
		152.22							
1001066	3/6/2020		105706 TINKLENBERG GROUP INC						
		4,500.00	MARCH 2020 RETAINER (9 OF 12)		100872	2106	9400.6315		MISCELLANEOUS PROFE
		4,500.00							
1001067	3/6/2020		100510 VERIZON WIRELESS						
		273.72	JAN/FEB 2020 PD		100876	9847470821	0211.6415		OTHER EQUIPMENT REN
		273.72							
1001068	3/6/2020		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		22.95	7650 SUNWOOD DR		100877	150-1681-4280	9240.6315		MISCELLANEOUS PROFE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1001068	3/6/2020		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued.
						FEB 2020			
		27.95	6701 HWY 10 FIRE PANEL		100878	150-1687-1105 FEB 2020	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	7550 SUNWOOD DR		100879	150-1681-6340 FEB 2020	0194.6489		OTHER CONTRACTED SE
		27.95	5650 ALPINE DR		100880	150-1691-2206 FEB 2020	0220.6489		OTHER CONTRACTED SE
		35.90	7550 SUNWOOD DR		100881	150-1693-4968 FEB 2020	0194.6489		OTHER CONTRACTED SE
		142.70							
1001106	3/13/2020		116845 CADY BUSINESS TECHNOLOGIES INC						
		45.55	SET UP AND INSTALL 2/20/2020		100937	00000048 MARCH 2020	0192.6405		OFFICE & DATA PROCES:
		45.55							
1001107	3/13/2020		100291 MET COUNCIL SAC						
		2,485.00	FEB 2020 SAC CHARGES		100941	030620	9602.2083		SAC CHARGES
		24.85-	FEB 2020 SAC CHARGES		100941	030620	9602.4356		SEWER AVAILABILITY CH
		2,460.15							
1001108	3/13/2020		110547 NORTHWEST LIGHTING SYSTEMS CO.						
		14.00	MISC LIGHTING		100942	115531	0194.6249		MISCELLANEOUS OPERA
		383.39	RAMP LIGHTING		100943	115536	9240.6315		MISCELLANEOUS PROFE
		397.39							
1001109	3/13/2020		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR PD		100944	150-1682-6501 2/27/2020	0211.6489		OTHER CONTRACTED SE
		27.95							
90548029	3/6/2020		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		23,170.94			100890	0305201049264	9101.2174		PERA-EMPLOYEE
		31,274.73			100891	0305201049265	9101.2183		PERA-EMPLOYER
		54,445.67							
91463762	3/6/2020		101306 IRS						
		24,999.50			100893	0305201049267	9101.2171		FEDERAL WITHHOLDING
		13,489.85			100894	0305201049268	9101.2173		FICA & MEDICARE-EMPL(
		13,489.85			100895	0305201049269	9101.2182		FICA & MEDICARE-EMPL(
		51,979.20							
93736096	3/6/2020		100601 MN DEPT OF REV WH						
		11,274.75			100892	0305201049266	9101.2172		STATE WITHHOLDING
		11,274.75							
98030620	3/6/2020		115568 ALERUS FINANCIAL NA						
		3,557.69			100887	03052010492614	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,557.69							
99030620	3/6/2020		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,778.52			100883	03052010492610	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,778.52							
99031120	3/11/2020		107885 DEPARTMENT OF LABOR AND INDUSTRY						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031120	3/11/2020		107885 DEPARTMENT OF LABOR AND INDUSTRY						Continued.
		882.59	Feb Surcharges		100898	02292020	9101.2081		SURCHARGES-PERMITS
		25.00-	Feb Surcharges		100898	02292020	9101.4604		SURCHARGES
		857.59							
99031220	3/12/2020		100629 MN DEPT OF REV SALES TX						
		28.86	Feb Sales/Use Tax		100899	02292020	9101.2082		SALES/USE TAX PAYABLE
		22.23	Feb Sales/Use Tax		100899	02292020	9101.4305		RENTAL FEES
		5.25	Feb Sales/Use Tax		100899	02292020	9101.4328		ACCIDENT REPORTS
		3.06	Feb Sales/Use Tax		100899	02292020	9101.4308		SALES OF MAPS & PUBLI
		.35-	Feb Sales/Use Tax		100899	02292020	9101.4609		OTHER MISCELLANEOUS
		139.15	Feb Sales/Use Tax		100899	02292020	9601.2082		SALES/USE TAX PAYABLE
		.77	Feb Sales/Use Tax		100899	02292020	9601.2082		SALES/USE TAX PAYABLE
		.03	Feb Sales/Use Tax		100899	02292020	9601.2085		ANOKA COUNTY TRANSI
		199.00							
99031320	3/13/2020		108768 COMDATA NETWORK INC						
		175.00	ISA		100945	FEB 2020 COMDATA PCARD	0191.6451		MEMBERSHIP DUES
		107.85	SUPPLYHOUSE.COM		100945	FEB 2020 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		225.00	U OF M CONTLEARNING		100945	FEB 2020 COMDATA PCARD	0452.6335		TRAINING
		225.00	U OF M CONTLEARNING		100945	FEB 2020 COMDATA PCARD	0452.6335		TRAINING
		45.00	U OF M CONTLEARNING		100945	FEB 2020 COMDATA PCARD	0452.6335		TRAINING
		976.64	DEPT OF NATURAL RESOUR		100945	FEB 2020 COMDATA PCARD	0452.6372		WATER/IRRIGATION
		20.95	AMZN MKTP US*OG1988WX3		100945	FEB 2020 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		43.30	AMAZON.COM*RT7BW9X93		100945	FEB 2020 COMDATA PCARD	0211.6281		SMALL TOOLS & MINOR E
		29.79	ZIPS TRUCK EQUIPMENT I		100945	FEB 2020 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		10.23	AMZN MKTP US*S16QB35O3		100945	FEB 2020 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		75.00	BCA TRAINING EDUCATION		100945	FEB 2020 COMDATA PCARD	0211.6335		TRAINING
		179.00	B2B PRIME*2Z6K36WN3		100945	FEB 2020 COMDATA PCARD	0211.6451		MEMBERSHIP DUES
		75.00	BCA TRAINING EDUCATION		100945	FEB 2020 COMDATA PCARD	0211.6335		TRAINING
		39.97	AMZN MKTP US*433S74EJ3		100945	FEB 2020 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		575.00	JOHN E. REID AND ASSOC		100945	FEB 2020 COMDATA PCARD	0211.6335		TRAINING
		128.00	COBORN'S SUPERSTORE		100945	FEB 2020 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		7.96	COBORN'S SUPERSTORE		100945	FEB 2020 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		97.06	WAL-MART		100945	FEB 2020 COMDATA PCARD	0141.6249		MISCELLANEOUS OPERA
		50.00	TLO TRANSUNION		100945	FEB 2020 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		27.44	AMZN MKTP US*OF8PA8VK3		100945	FEB 2020	0192.6281		SMALL TOOLS & MINOR E

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99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		495.00	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		195.00	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		45.26	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		399.99	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		59.65	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		59.65	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		38.70	AMAZON.COM*DV6ON61Q3 A		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		52.56	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		39.99	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		7.85	NEWEGG B2B INC		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		24.51	AMAZON.COM*6J0183U73		100945	COMDATA PCARD FEB 2020	0311.6208		MISCELLANEOUS OFFICI
		62.42	AMAZON.COM*G539N8NL3		100945	COMDATA PCARD FEB 2020	0192.6281		SMALL TOOLS & MINOR E
		199.99	MICRO CENTER #045 RETA		100945	COMDATA PCARD FEB 2020	0191.6249		MISCELLANEOUS OPERA
		8.99	MICRO CENTER #045 RETA		100945	COMDATA PCARD FEB 2020	0191.6249		MISCELLANEOUS OPERA
		24.99	MICRO CENTER #045 RETA		100945	COMDATA PCARD FEB 2020	0191.6249		MISCELLANEOUS OPERA
		295.00	LOGMEIN*GOTOMEETING		100945	COMDATA PCARD FEB 2020	0191.6315		MISCELLANEOUS PROFE
		10.27	FREECONFERENCECALL.COM		100945	COMDATA PCARD FEB 2020	0191.6315		MISCELLANEOUS PROFE
		485.00	MINNESOTA CHIEFS OF PO		100945	COMDATA PCARD FEB 2020	0211.6335		TRAINING
		150.00	MINNESOTA CHIEFS OF PO		100945	COMDATA PCARD FEB 2020	0130.6335		TRAINING
		290.71	FIREAWARDS.COM		100945	COMDATA PCARD FEB 2020	0220.6249		MISCELLANEOUS OPERA
		87.76	THE HOME DEPOT		100945	COMDATA PCARD FEB 2020	0141.6249		MISCELLANEOUS OPERA
		18.00	THE HOME DEPOT		100945	COMDATA PCARD FEB 2020	0130.6249		MISCELLANEOUS OPERA
		21.00	THE HOME DEPOT		100945	COMDATA PCARD FEB 2020	0130.6249		MISCELLANEOUS OPERA
		10.98	COBORN'S SUPERSTORE		100945	COMDATA PCARD FEB 2020	0111.6249		MISCELLANEOUS OPERA
		219.00	SOCIETYFORHUMANRESOURC		100945	COMDATA PCARD FEB 2020	0130.6451		MEMBERSHIP DUES
		590.00	MINNESOTA STATE COLLEG		100945	COMDATA PCARD FEB 2020	0130.6335		TRAINING
		70.00	MINNESOTA GOVERNMENT F		100945	COMDATA PCARD FEB 2020	0153.6451		MEMBERSHIP DUES

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99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA PCARD			
		70.00	MINNESOTA GOVERNMENT F		100945	FEB 2020	0153.6451		MEMBERSHIP DUES
						COMDATA PCARD			
		237.60	MENARDS ELK RIVER MN		100945	FEB 2020	0260.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		154.93	TRACTOR SUPPLY		100945	FEB 2020	0311.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		45.98	AMAZON.COM*4I8RS8RL3		100945	FEB 2020	0311.6208		MISCELLANEOUS OFFICI
						COMDATA PCARD			
		11.62-	ZIEGLER ST CLOUD PARTS		100945	FEB 2020	0312.6257		OTHER VEHICLE PARTS
						COMDATA PCARD			
		20.56	MARV'S TRUE VALUE		100945	FEB 2020	0452.6489		OTHER CONTRACTED SE
						COMDATA PCARD			
		17.39	COBORN'S SUPERSTORE		100945	FEB 2020	0452.6489		OTHER CONTRACTED SE
						COMDATA PCARD			
		75.00	U OF M CONTLEARNING		100945	FEB 2020	0452.6335		TRAINING
						COMDATA PCARD			
		33.47	COBORN'S SUPERSTORE		100945	FEB 2020	0452.6489		OTHER CONTRACTED SE
						COMDATA PCARD			
		15.98	COBORN'S SUPERSTORE		100945	FEB 2020	0452.6489		OTHER CONTRACTED SE
						COMDATA PCARD			
		167.96	AMZN MKTP US*W58J21LL3		100945	FEB 2020	0220.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		204.11	CONWAY SHIELD		100945	FEB 2020	0220.6231		UNIFORMS & TURN-OUT
						COMDATA PCARD			
		13.92-	AMAZON PRIME		100945	FEB 2020	0220.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		113.03	DOORDASH*BILLYS BAR &		100945	FEB 2020	0111.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		32.49	BAYTECH LABEL INC		100945	FEB 2020	0141.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		233.61	DOORDASH*AURELIOS PIZZ		100945	FEB 2020	0111.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		14.48	COBORN'S SUPERSTORE		100945	FEB 2020	0111.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		23.97	COBORN'S SUPERSTORE		100945	FEB 2020	0111.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		95.00	MAMA DELUCAS PIZZERIA		100945	FEB 2020	0111.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		135.52	ARROWWOOD LODGE AT BRA		100945	FEB 2020	0111.6331		TRAVEL & LODGING
						COMDATA PCARD			
		35.00	PROFESSIONAL LAW ENFOR		100945	FEB 2020	0211.6451		MEMBERSHIP DUES
						COMDATA PCARD			
		23.78	AMZN MKTP US*1J9CS97O3		100945	FEB 2020	0211.6208		MISCELLANEOUS OFFICI
						COMDATA PCARD			
		23.98	AMZN MKTP US*1J9CS97O3		100945	FEB 2020	0211.6208		MISCELLANEOUS OFFICI
						COMDATA PCARD			
		14.99	AMZN MKTP US*1J9CS97O3		100945	FEB 2020	0211.6208		MISCELLANEOUS OFFICI
						COMDATA PCARD			
		115.00	U OF M CONTLEARNING		100945	FEB 2020	0301.6335		TRAINING
						COMDATA PCARD			
		100.00	ICSC-NY		100945	FEB 2020	9230.6451		MEMBERSHIP DUES
						COMDATA PCARD			
		126.25	FERGUSON ENT		100945	FEB 2020	9240.6315		MISCELLANEOUS PROFE

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99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		123.89	FERGUSON ENT		100945	COMDATA PCARD FEB 2020	9240.6315		MISCELLANEOUS PROFE
		123.89-	FERGUSON ENT#1648		100945	COMDATA PCARD FEB 2020	9240.6315		MISCELLANEOUS PROFE
		15.55	AMZN MKTP US*J82XP9WZ3		100945	COMDATA PCARD FEB 2020	0230.6281		SMALL TOOLS & MINOR E
		13.85	AMZN MKTP US*J82XP9WZ3		100945	COMDATA PCARD FEB 2020	0230.6281		SMALL TOOLS & MINOR E
		890.00	AMZN MKTP US*N64N74DQ3		100945	COMDATA PCARD FEB 2020	0230.6281		SMALL TOOLS & MINOR E
		59.99	AMZN MKTP US*II4TL5IM3		100945	COMDATA PCARD FEB 2020	0243.6281		SMALL TOOLS & MINOR E
		45.80	AMZN MKTP US*6E2RN0LS3		100945	COMDATA PCARD FEB 2020	0230.6281		SMALL TOOLS & MINOR E
		164.85	AMZN MKTP US*6E2RN0LS3		100945	COMDATA PCARD FEB 2020	0230.6281		SMALL TOOLS & MINOR E
		.47	MN DVS ANOKA		100945	COMDATA PCARD FEB 2020	0230.6249		MISCELLANEOUS OPERA
		19.00	MN DVS ANOKA		100945	COMDATA PCARD FEB 2020	0230.6249		MISCELLANEOUS OPERA
		250.00	GLOCK PROFESSIONAL INC		100945	COMDATA PCARD FEB 2020	0230.6335		TRAINING
		250.00	GLOCK PROFESSIONAL INC		100945	COMDATA PCARD FEB 2020	0230.6335		TRAINING
		250.00	GLOCK PROFESSIONAL INC		100945	COMDATA PCARD FEB 2020	0230.6335		TRAINING
		250.00	GLOCK PROFESSIONAL INC		100945	COMDATA PCARD FEB 2020	0230.6335		TRAINING
		54.95-	AMZN MKTP US AMZN.COM/		100945	COMDATA PCARD FEB 2020	0230.6281		SMALL TOOLS & MINOR E
		49.90	WEATHERTECH DIRECT LLC		100945	COMDATA PCARD FEB 2020	9601.6257		OTHER VEHICLE PARTS
		239.90	WEATHERTECH DIRECT LLC		100945	COMDATA PCARD FEB 2020	9601.6257		OTHER VEHICLE PARTS
		390.00	POLLUTION CONTROL AGEN		100945	COMDATA PCARD FEB 2020	9602.6335		TRAINING
		390.00	POLLUTION CONTROL AGEN		100945	COMDATA PCARD FEB 2020	9602.6335		TRAINING
		390.00	POLLUTION CONTROL AGEN		100945	COMDATA PCARD FEB 2020	9602.6335		TRAINING
		390.00	POLLUTION CONTROL AGEN		100945	COMDATA PCARD FEB 2020	9602.6335		TRAINING
		23.00	POLLUTION CONTROL AGEN		100945	COMDATA PCARD FEB 2020	9602.6335		TRAINING
		390.00-	POLLUTION CONTROL AGEN		100945	COMDATA PCARD FEB 2020	9602.6335		TRAINING
		261.00	HOMEDEPOT.COM		100945	COMDATA PCARD FEB 2020	9604.6249		MISCELLANEOUS OPERA
		40.08	HOMEDEPOT.COM		100945	COMDATA PCARD FEB 2020	9604.6249		MISCELLANEOUS OPERA
		859.69	ASSOCIATED BAG COMPANY		100945	COMDATA PCARD FEB 2020	9604.6249		MISCELLANEOUS OPERA
		50.56	ASSOCIATED BAG COMPANY		100945	COMDATA PCARD FEB 2020	9604.6249		MISCELLANEOUS OPERA

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99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA PCARD			
		25.53	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0194.6223		GASOLINE
		25.61	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		38.46	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		15.09	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		56.32	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		90.50	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0220.6225		DIESEL FUEL
		19.37	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		24.32	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0194.6223		GASOLINE
		22.01	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		23.83	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0220.6225		DIESEL FUEL
		31.73	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		26.15	HOLIDAY STATIONS		100946	FEB 2020 COMDATA FUEL	0301.6223		GASOLINE
		29.83	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0220.6225		DIESEL FUEL
		47.63	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0220.6225		DIESEL FUEL
		22.95	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0220.6223		GASOLINE
		53.88	CASEYS ELK RIVER		100946	FEB 2020 COMDATA FUEL	0311.6223		GASOLINE
		28.55	BILL'S SUPERETTE		100946	FEB 2020 COMDATA FUEL	0220.6223		GASOLINE
		47.61	HOLIDAY STATIONS		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		9.84	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		39.30	BILL'S SUPERETTE		100946	FEB 2020 COMDATA FUEL	0220.6223		GASOLINE
		37.38	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0194.6223		GASOLINE
		17.25	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		13.02	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		15.84	CASEYS RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		10.98	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		25.28	LITTLE DUKES RAMSEY		100946	FEB 2020 COMDATA FUEL	0211.6223		GASOLINE
		24.28	LITTLE DUKES RAMSEY		100946	FEB 2020	0220.6223		GASOLINE

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99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		28.49	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		14.83	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		40.70	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.42	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		28.65	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		29.35	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		48.16	SPEEDWAY 04508		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		54.84	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE
		41.88	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE
		48.90	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE
		74.93	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE
		52.90	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0311.6223		GASOLINE
		47.35	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0311.6223		GASOLINE
		40.16	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0311.6223		GASOLINE
		42.11	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		16.00	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		16.50	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		47.36	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		28.48	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		39.60	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		41.48	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		38.68	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.44	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		14.85	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		38.52	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		34.70	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		33.27	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE

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99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		24.61	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		36.93	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		28.98	KWIK TRIP		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		28.35	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		23.97	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		15.22	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.95	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.00	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		20.87	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		10.44	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		33.00	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		26.68	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		37.20	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		10.61	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		25.10	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		22.70	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		25.41	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		33.07	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		35.69	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		35.66	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		34.38	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.53	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.58	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		24.18	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		25.35	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		18.79	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		22.50	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE

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99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		14.14	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		19.69	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		18.60	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.72	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.75	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.60	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		16.22	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		16.46	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		25.33	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		19.65	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		20.42	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.02	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.47	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		15.60	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		23.50	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		29.73	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		18.16	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		20.35	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		30.30	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		18.15	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		25.85	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.86	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		15.47	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		12.66	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		22.44	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.35	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		16.92	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE

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99031320	3/13/2020		108768 · COMDATA NETWORK INC						Continued.
		27.59	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		26.93	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		19.68	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		24.54	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.54	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		11.02	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		18.38	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		15.69	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.77	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		13.44	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		29.19	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		14.50	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		3.56	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		9.47	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		32.82	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		28.20	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		39.53	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.96	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.36	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.48	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		39.18	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		23.34	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		31.91	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		17.23	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		41.76	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		40.97	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.33	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		31.36	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		23.85	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		25.54	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		12.81	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		29.43	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		23.93	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		14.16	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		28.49	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		22.92	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		22.11	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		24.88	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		23.26	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		26.59	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.30	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		13.47	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		25.62	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		50.00	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		36.18	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		38.53	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		54.47	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		42.75	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.11	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		51.71	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		48.41	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		44.92	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		41.55	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		40.83	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		34.46	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		24.36	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		10.69	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		32.90	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.65	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.84	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		19.45	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		24.50	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		21.35	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		20.01	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		31.61	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		18.76	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		23.09	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		43.44	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0194.6223		GASOLINE
		34.54	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0194.6223		GASOLINE
		44.81	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0301.6223		GASOLINE
		26.42	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0240.6223		GASOLINE
		23.50	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0240.6223		GASOLINE
		25.30	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0240.6223		GASOLINE
		24.45	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0240.6223		GASOLINE
		26.00	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0240.6223		GASOLINE
		45.84	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0301.6223		GASOLINE
		44.33	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0301.6223		GASOLINE
		30.12	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6225		DIESEL FUEL
		32.36	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		25.01	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		29.45	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6225		DIESEL FUEL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		17.97	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		20.30	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		20.63	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		6.57	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		22.78	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		30.05	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		28.75	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		27.01	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		45.06	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		45.80	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		40.09	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		37.52	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		45.75	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		32.10	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		48.03	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		47.23	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		39.47	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		23.08	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		29.35	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		30.77	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		34.85	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		15.16	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		45.91	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0220.6223		GASOLINE
		58.55	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE
		32.33	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE
		49.70	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE
		53.48	CASEYS GEN STORE		100946	COMDATA FUEL FEB 2020	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		22.69	BILL'S SUPERETTE		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		65.73	CASEYS RAMSEY		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		46.13	HOLIDAY STATIONS		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		57.27	CASEYS RAMSEY		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		35.98	CASEYS RAMSEY		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		63.31	CASEYS RAMSEY		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		.90	CASEYS RAMSEY		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		57.48	CASEYS RAMSEY		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		59.06	LITTLE DUKES RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		65.68	LITTLE DUKES RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		23.80	CASEYS RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		41.85	CASEYS RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		75.48	CASEYS RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		48.48	CASEYS RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		40.91	CASEYS RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		25.69	CASEYS RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		41.12	LITTLE DUKES RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		31.20	LITTLE DUKES RAMSEY		100946	FEB 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		26.38	CASEYS RAMSEY		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		63.39	BILL'S SUPERETTE		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		54.35	BILL'S SUPERETTE		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		74.23	BILL'S SUPERETTE		100946	FEB 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		35.64	HOLIDAY STATIONS		100946	FEB 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		34.90	HOLIDAY STATIONS		100946	FEB 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		38.20	HOLIDAY STATIONS		100946	FEB 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.68	HOLIDAY STATIONS		100946	FEB 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		31.91	HOLIDAY STATIONS		100946	FEB 2020	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
		35.66	EXXONMOBIL		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.41	EXXONMOBIL		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		18.98	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		31.23	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		19.70	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		27.58	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		32.61	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		24.92	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		33.44	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		35.50	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		32.21	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		31.77	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		29.13	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		13.24	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		28.78	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		29.50	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		29.66	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		19.62	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		14.85	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	0211.6223		GASOLINE
		65.88	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	9601.6223		GASOLINE
		24.30	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	9601.6223		GASOLINE
		28.44	HOLIDAY STATIONS		100946	COMDATA FUEL FEB 2020	9601.6223		GASOLINE
		46.36	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	9601.6223		GASOLINE
		57.15	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	9601.6223		GASOLINE
		59.00	BILL'S SUPERETTE		100946	COMDATA FUEL FEB 2020	9601.6223		GASOLINE
		56.83	LITTLE DUKES RAMSEY		100946	COMDATA FUEL FEB 2020	9601.6223		GASOLINE
		61.19	CASEYS RAMSEY		100946	COMDATA FUEL FEB 2020	9602.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99031320	3/13/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		73.53	LITTLE DUKES RAMSEY		100946	FEB 2020	9602.6223		GASOLINE
						COMDATA FUEL			
		22,419.93							
99031720	3/17/2020		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		58.24	FEB 2020 PURCHASE		100990	022820	0194.6249		MISCELLANEOUS OPER/
		58.24							
99296261	3/6/2020		100223 ICMA RETIREMENT TRUST 457						
		1,918.41			100882	0305201049261	9101.2175		DEFERRED COMPENSAT
		1,918.41							
99347255	3/6/2020		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,922.01			100885	03052010492612	9101.2175		DEFERRED COMPENSAT
		8,922.01							
99348624	3/6/2020		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		3,366.13			100886	03052010492613	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,366.13							
		208,854.40	Grand Total						

Payment Instrument Totals

Checks	40,067.30
EFT Payments	160,777.14
A/P ACH Payment	8,009.96
Total Payments	208,854.40

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3011		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2020		

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111377	ANOKA MUNICIPAL UTILITY	RAMSEY STREET LIGHTS	PV	101012	001	09101	3/10/2020	22-990005-01 FEB 2020	56.80
	ANOKA MUNICIPAL UTILITY				Summary Total				56.80
	CITY HALL	CTY RD 116/HWY 47 SIGNAL	PV	101013	001	09101	3/10/2020	22-613120-01 FEB 2020	118.19
	2015 FIRST AVENUE NO				Summary Total				118.19
	ANOKA MN 55303	BUNKER LK BLVD/DYSPOSIUM	PV	101014	001	09101	3/10/2020	22-612000-01 FEB 2020	38.24
					Summary Total				38.24
		14034 DYSPOSIUM ST NW	PV	101015	001	09603	3/10/2020	22-610280-00 FEB 2020	56.53
					Summary Total				56.53
					Payment Amount				269.76
100063	ASPEN MILLS	BELTS-BLUML/DAHLBERG	PV	100901	001	09101	2/26/2020	253270	57.00
	ASPEN MILLS				Summary Total				57.00
	8201 C CENTRAL AVE NE	SILVER FIRE BADGE	PV	100902	001	09101	2/25/2020	253094	69.85
	SPRING LAKE PARK MN 55432				Summary Total				69.85
		C. HASSEL BELT	PV	100955	001	09101	3/2/2020	253520	39.85
					Summary Total				39.85
		RIFLE PLATES BAG	PV	100956	001	09101	3/2/2020	253519	15.00
					Summary Total				15.00
		T. FRANKFURTH MISC	PV	100957	001	09101	3/2/2020	253522	180.75
					Summary Total				180.75
		K. MCNALLY- BELT	PV	100958	001	09101	3/2/2020	253521	39.85
					Summary Total				39.85
					Payment Amount				402.30
116015	AXON ENTERPRISE INC	TASERS (60) YEAR 4/5	PV	100903	001	09101	2/24/2020	SI-1642824	17,460.00
	AXON ENTERPRISE INC 17800 NORTH 85TH STREET SCOTTSDALE AZ 85255				Summary Total				17,460.00
					Payment Amount				17,460.00
108513	BLAINE LOCK AND SAFE INC	GM AND POLARIS KEY	PV	101016	001	09101	3/10/2020	23848	220.00
	BLAINE LOCK AND SAFE INC				Summary Total				220.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3011		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2020		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	10136 SUNSET AVENUE BLAINE MN 55014								
						Payment Amount			220.00
100086	BLUE VELVET INC	PD MARCH 2020 WASHES	PV	100959	001	09101	3/2/2020	030220PD	329.45
	BLUE VELVET INC					Summary Total			329.45
	14101 ST FRANCIS BLVD NW	FIRE WASHES MARCH 2020	PV	100960	001	09101	3/2/2020	030220FD	149.75
	RAMSEY MN 55303					Summary Total			149.75
						Payment Amount			479.20
100167	CORNERSTONE FORD	JET KIT 692	PV	100963	001	09101	3/4/2020	15291859	8.86
	CORNERSTONE FORD					Summary Total			8.86
	17219 HIGHWAY 10 NW	REPAIR 678	PV	101018	001	09101	3/13/2020	16290283/2	648.16
	PO BOX 304	REPAIR 678	PV	101018	002	09101	3/13/2020	16290283/2	1,240.56
	ELK RIVER MN 55330					Summary Total			1,888.72
						Payment Amount			1,897.58
101051	CUSHMAN MOTOR COMPANY, INC	CUTTING EDGES	PV	100964	001	09101	2/26/2020	200920	69.71
	CUSHMAN MOTOR COMPANY, INC 2909 EAST FRANKLIN AVENUE MPLS MN 55406					Summary Total			69.71
						Payment Amount			69.71
114363	EAGLE TREE SERVICE	TREE WORK 2-26-2020	PV	100904	001	09101	2/26/2020	02262020	1,600.00
	EAGLE TREE SERVICE 8637 225TH AVENUE NW NOWTHEN MN 55330					Summary Total			1,600.00
						Payment Amount			1,600.00
106624	EHLERS AND ASSOCIATES, INC	GENERAL TIF	PV	101001	001	09214	3/9/2020	83004	927.50
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105					Summary Total			927.50
						Payment Amount			927.50

CITY OF RAMSEY
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
104267	ELITE SANITATION	TOILET RENTALS	PV	101002	001	09101	3/9/2020	26428	148.50
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					148.50
				Payment Amount					148.50
102862	ENERGY SALES, INC	FILTERS	PV	100965	001	09101	3/3/2020	39879	241.46
	ENERGY SALES, INC 1200 EAST 115TH STREET BURNSVILLE MN 55337			Summary Total					241.46
				Payment Amount					241.46
112564	GROUP HEALTH INC WORKSITE	FEB 2020 SERVICES	PV	100911	001	09101	2/27/2020	W816973	92.00
	GROUP HEALTH INC WORKSITE MAIL STOP # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					92.00
				Payment Amount					92.00
115760	HENRY SCHEIN INC	MISC SUPPLIES	PV	100970	001	09101	2/25/2020	74232544	6.03
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					6.03
		MISC SUPPLIES	PV	100971	001	09101	2/24/2020	74232543	71.12
				Summary Total					71.12
		MISC SUPPLIES	PV	100972	001	09101	2/26/2020	74314122	21.64
				Summary Total					21.64
		ACCU- CHECK TEST STRIPS	PV	101031	001	09101	3/2/2020	74529077	34.95
				Summary Total					34.95
				Payment Amount					133.74
112160	HOLIDAY COMPANIES	FEB 2020 PD WASHES	PV	100912	001	09101	3/1/2020	046801032000	65.00
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437			Summary Total					65.00
				Payment Amount					65.00
106324	INSPECTRON INC	FEB 2020 SERVICES	PV	100916	001	09101	3/4/2020	030420	8,400.00

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	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068			Summary Total					8,400.00
				Payment Amount					8,400.00
100256	LANO EQUIPMENT INC	RENT- SKID BREAKER	PV	100917	001	09101	3/4/2020	02-736454	150.00
	LANO EQUIPMENT INC			Summary Total					150.00
	6140 HIGHWAY 10 NW	RENTAL RETURN-BREAKER	PD	100918	001	09101	3/4/2020	02-736487 CM	60.00-
	ANOKA MN 55303			Summary Total					60.00-
		MISC SUPPLIES	PV	100975	001	09101	3/4/2020	02-736592	85.66
				Summary Total					85.66
				Payment Amount					175.66
100270	MACQUEEN EQUIPMENT INC	MISC PARTS TRACKLESS	PV	101004	001	09101	3/10/2020	P25735	6,509.54
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					6,509.54
				Payment Amount					6,509.54
117425	MAUER MAIN CHEVROLET	HOSE 361	PV	101021	001	09101	3/11/2020	350518	69.06
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					69.06
				Payment Amount					69.06
100345	NAPA AUTO PARTS ELK RIVER	BATTERY 557	PV	101034	001	09101	3/10/2020	053742	124.99
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330			Summary Total					124.99
				Payment Amount					124.99
115167	NET TRANSCRIPTS INC	FEB 2020 TRANSCRIPTION	PV	101008	001	09101	2/29/2020	0030667	59.80
	NET TRANSCRIPTS INC			Summary Total					59.80

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	3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014								
				Payment Amount					59.80
100360	NORTH STAR TOWING INC	2 TOWS FEB 2020	PV	100923	001	09101	3/1/2020	71676/71136	130.00
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					130.00
				Payment Amount					130.00
112959	PREMIUM WATERS INC	BOTTLED WATER-FIRE DEPT	PV	101035	001	09101	3/10/2020	6211331 022920	26.19
	PREMIUM WATERS INC			Summary Total					26.19
	P O BOX 9128	BOTTLED WATER- FIRE DEPT	PV	101036	001	09101	3/10/2020	621332 022920	97.94
	MINNEAPOLIS MN 55480-9128			Summary Total					97.94
				Payment Amount					124.13
108455	PRYOR LEARNING SOLUTIONS	1 YEAR RENEWAL	PV	100927	001	09101	3/6/2020	5492416	199.00
	PRYOR LEARNING SOLUTIONS P O BOX 219468 KANSAS CITY MO 64121-9468			Summary Total					199.00
				Payment Amount					199.00
100421	REGAL AWARDS AND TROPHIES	FIRE- LAZER PLATES	PV	101037	001	09101	2/27/2020	20133	75.00
	REGAL AWARDS AND TROPHIES 530 WEST MAIN STREET ANOKA MN 55303			Summary Total					75.00
				Payment Amount					75.00
100431	SAFETY KLEEN CORPORATION	RECYCLE PARTS WASHER FLUID	PV	101009	001	09101	3/5/2020	CN10555271	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066			Summary Total					110.97
				Payment Amount					110.97

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100440	SHORT ELLIOT HENDRICKSON INC	RAMS WATER TREATMENT FAC	PV	101023	001	09601	3/12/2020	383141	11,937.70
	SHORT ELLIOT HENDRICKSON INC P O BOX 64780 ST PAUL MN 55164-0780							Summary Total	11,937.70
								Payment Amount	11,937.70
114151	TASC (FEES)	FEB 2020 FEES	PV	101010	001	09101	3/2/2020	IN1724107	370.50
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001							Summary Total	370.50
								Payment Amount	370.50
116724	TRI STATE BOBCAT	BANDIT- BLADE	PV	101026	001	09101	3/6/2020	A69703	245.52
	TRI STATE BOBCAT 1200 HIGHWAY 13 EAST BURNSVILLE MN 55337							Summary Total	245.52
								Payment Amount	245.52
100529	WENDELL'S INC	BADGE/SIGN L. MOORE	PV	101011	001	09101	3/10/2020	2466382	11.68
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458							Summary Total	11.68
								Payment Amount	11.68
								Total Amount to be Processed	52,550.30
								Total Number of Payments to be Processed	29

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111610	A DYNAMIC DOOR CO. INC.	RE: HIWAY 10 STORAGE DOOR	PV	100952	001	09101	2/27/2020	22002261	16.54
	A DYNAMIC DOOR CO. INC.	RE: HIWAY 10 STORAGE DOOR	PV	100952	002	09101	2/27/2020	22002261	205.96
	4588 194TH AVENUE NE EAST BETHEL MN 55092			Summary Total					222.50
				Payment Amount					222.50
110402	ADVANCE AUTO PARTS	FEB 2020 PURCHASES	PV	100997	001	09101	2/29/2020	022920	33.48
	ADVANCE AUTO PARTS	FEB 2020 PURCHASES	PV	100997	002	09101	2/29/2020	022920	38.53
	AAP FINANCIAL SERVICES	FEB 2020 PURCHASES	PV	100997	003	09101	2/29/2020	022920	18.39
	P O BOX 742063	FEB 2020 PURCHASES	PV	100997	004	09101	2/29/2020	022920	797.90
	ATLANTA GA 30374-2063	FEB 2020 PURCHASES	PV	100997	005	09101	2/29/2020	022920	163.32
		FEB 2020 PURCHASES	PV	100997	006	09101	2/29/2020	022920	163.32-
		FEB 2020 PURCHASES	PV	100997	007	09101	2/29/2020	022920	22.07
				Summary Total					910.37
				Payment Amount					910.37
100017	AIRGAS USA, LLC	MISC GASES	PV	100998	001	09101	2/29/2020	9968573659	30.42
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576			Summary Total					30.42
				Payment Amount					30.42
106641	AMERICAN PRESSURE INC	PARTS -PRESSURE WASHER	PV	100953	001	09101	3/5/2020	113148	217.39
	AMERICAN PRESSURE INC 3810 W BROADWAY ROBBINSDALE MN 55422			Summary Total					217.39
				Payment Amount					217.39
107587	ANOKA COUNTY TREASURY DEPARTMENT	RECORDING FEES	PV	100954	001	09804	3/6/2020	030620	46.00
	ANOKA COUNTY TREASURY DEPARTMENT	RECORDING FEES	PV	100954	002	09804	3/6/2020	030620	46.00
	2100 THIRD AVENUE ANOKA MN 55303			Summary Total					92.00
				Payment Amount					92.00
113508	APPRIZE TECHNOLOGY	ENROLL ADMIN MARCH	PV	100900	001	09101	3/1/2020	19607	360.00

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	SOLUTIONS	2020							
	APPRIZE TECHNOLOGY SOLUTIONS 10405 6TH AVENUE NORTH SUITE 100 PLYMOUTH MN 55441			Summary Total					360.00
				Payment Amount					360.00
114549	CHETS SHOES INC	BOOTS-NELSON,DUBE,ERICKSON	PV	100961	001	09601	2/15/2020	49296	448.74
	CHETS SHOES INC			Summary Total					448.74
	8870 RENDOVA STREET NE	G. LIND BOOTS	PV	101017	001	09101	3/7/2020	49371	182.74
	CIRCLE PINES MN 55014			Summary Total					182.74
				Payment Amount					631.48
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	100962	001	09101	3/4/2020	4044411485	28.00
	CINTAS CORPORATION	UNIFORM CLEANING	PV	100962	002	09101	3/4/2020	4044411485	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	100962	003	09101	3/4/2020	4044411485	31.29
	P O BOX 650838	UNIFORM CLEANING	PV	100962	004	09101	3/4/2020	4044411485	31.29
	DALLAS TX 75265-0838			Summary Total					94.58
		UNIFORM CLEANING	PV	100999	001	09101	3/11/2020	7045044558	28.00
		UNIFORM CLEANING	PV	100999	002	09101	3/11/2020	7045044558	4.00
		UNIFORM CLEANING	PV	100999	003	09101	3/11/2020	7045044558	32.46
		UNIFORM CLEANING	PV	100999	004	09101	3/11/2020	7045044558	32.46
				Summary Total					96.92
		FIRE DEPT MATS	PV	101029	001	09101	3/11/2020	4045044513	16.56
				Summary Total					16.56
				Payment Amount					208.06
100158	ECM PUBLISHERS INC	AD ON CALL FIREFIGHTERS	PV	100905	001	09101	2/29/2020	762023	186.00
	ECM PUBLISHERS INC			Summary Total					186.00
	4095 COON RAPIDS BLVD	PH RIVERSTONE	PV	100906	001	09804	2/28/2020	761649	69.88
	COON RAPIDS MN 55433			Summary Total					69.88
		AD SUMMER JOBS	PV	101000	001	09101	3/8/2020	763557	279.00
				Summary Total					279.00
		PUMA STREET IMPROV	PV	101028	001	09437	3/6/2020	763203	182.75
				Summary Total					182.75
				Payment Amount					717.63

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108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	GUN LOCK	PV	100907	001	09101	2/27/2020	DL022620-29	154.21
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128							Summary Total	154.21
								Payment Amount	154.21
113991	EMERGENCY RESPONSE SOLUTIONS	CAIRNS FACE SHIELD	PV	101030	001	09101	3/10/2020	14827	222.77
	EMERGENCY RESPONSE SOLUTIONS 4817 VIKING BLVD SUITE 102 EAST BETHEL MN 55092							Summary Total	222.77
								Payment Amount	222.77
113321	FACTORY MOTOR PARTS CO	AIR CLEANER 394	PV	100908	001	09101	3/4/2020	6-1558102	13.70
	FACTORY MOTOR PARTS CO							Summary Total	13.70
	BIN 139107	CREDIT USED-NEED TO PAY INV	PV	100966	001	09101	2/26/2020	6-1557500	29.14
	P O BOX 9107							Summary Total	29.14
	MINNEAPOLIS MN 55480-9107	MISC SUPPLIES	PV	101019	001	09101	3/11/2020	6-1558702	14.08
								Summary Total	14.08
								Payment Amount	56.92
107099	FASTENAL	MISC PARTS	PV	101020	001	09101	3/12/2020	MNTC8185142	4.11
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987							Summary Total	4.11
								Payment Amount	4.11
100200	GOPHER STATE ONE CALL INC	45 TICKETS FEB 2020	PV	100909	001	09601	2/29/2020	0020685	20.25
	GOPHER STATE ONE CALL	45 TICKETS FEB 2020	PV	100909	002	09601	2/29/2020	0020685	20.25
	7223 PARKWAY DRIVE SUITE 210	45 TICKETS FEB 2020	PV	100909	003	09601	2/29/2020	0020685	20.25
	HANOVER MD 21076-1317							Summary Total	60.75
								Payment Amount	60.75

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100204	GRAFIX SHOPPE	GRAPHICS 611	PV	100932	001	09601	3/2/2020	132791	810.00
	GRAFIX SHOPPE	GRAPHICS 611	PV	100932	002	09601	3/2/2020	132791	810.00
	3240 MIKE COLLINS DRIVE				Summary Total				1,620.00
	EAGAN MN 55121	GRAPHICS 611	PV	100967	001	09601	3/3/2020	132835	48.37
					Summary Total				48.37
					Payment Amount				1,668.37
100650	GRAINGER	ASPHALT EQUIPMENT	PV	100968	001	09101	3/5/2020	9465956663	178.77
	GRAINGER INC				Summary Total				178.77
	DEPT. 806511127								
	PALATINE IL 60038-0001								
					Payment Amount				178.77
100209	HAKANSON ANDERSON ASSOC INC	RE: VARIOLITE STREET PROJECT	PV	100969	001	09402	2/27/2020	43557	850.00
	HAKANSON ANDERSON ASSOC INC				Summary Total				850.00
	3601 THURSTON AVENUE								
	ANOKA MN 55303-1063								
					Payment Amount				850.00
112475	INNOVATIVE OFFICE SOLUTIONS	FRAMES	PV	100913	001	09101	2/28/2020	IN2897456	43.44
	INNOVATIVE OFFICE SOLUTIONS				Summary Total				43.44
	P O BOX 860627	OFFICE SUPPLIES	PV	100914	001	09101	2/28/2020	IN2897784	331.88
	MINNEAPOLIS MN 55486-0001				Summary Total				331.88
		OFFICE SUPPLIES	PV	100915	001	09101	2/27/2020	IN2895478	36.00
		OFFICE SUPPLIES	PV	100915	002	09101	2/27/2020	IN2895478	73.07
					Summary Total				109.07
					Payment Amount				484.39
116789	KIESLER POLICE SUPPLY INC	REMINGTON 870 DTF	PV	100973	001	09290	3/3/2020	IN129070	525.17
	KIESLER POLICE SUPPLY INC				Summary Total				525.17
	2802 SABLE MILL ROAD	MISC SUPPLIES	PV	101003	001	09101	3/6/2020	IN129390	87.00
	JEFFERSONVILLE IN 47130				Summary Total				87.00
					Payment Amount				612.17
115408	KRIS ENGINEERING INC	PLOW	PV	100974	001	09101	2/28/2020	33166	8,651.00

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	KRIS ENGINEERING INC 1988 247TH STREET SAINT AUGUSTA MN 56301			Summary Total					8,651.00
				Payment Amount					8,651.00
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	AUDIT SERVICES THRU 2/29/2020	PV	101005	001	09101	3/9/2020	47669	5,785.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					5,785.00
				Payment Amount					5,785.00
113658	MARCO	MARCH 2020 SERVICE	PV	100976	001	09101	3/2/2020	INV7377984	60.00
	MARCO NW 7128 PO BOX 1450 MINNEAPOLIS MN 55485-7128			Summary Total					60.00
				Payment Amount					60.00
108129	MCDOWALL COMFORT MANAGEMENT	PUMP REPAIR	PV	101006	001	09101	3/6/2020	625189	1,791.67
	MCDOWALL COMFORT MANAGEMENT P O BOX 746 WAITE PARK MN 56387			Summary Total					1,791.67
				Payment Amount					1,791.67
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	100920	001	09101	2/22/2020	21508	66.74
	MENARDS COON RAPIDS			Summary Total					66.74
	3045 MAIN STREET	MISC SUPPLIES	PV	100931	001	09101	2/23/2020	21550	9.88
	COON RAPIDS MN 55433			Summary Total					9.88
				Payment Amount					76.62
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	100919	001	09101	2/25/2020	5702	68.75
	MENARDS ELK RIVER			Summary Total					68.75
	19521 EVANS STREET NW	MISC SUPPLIES	PV	100985	001	09601	3/2/2020	6013	112.29
	ELK RIVER MN 55330-1077			Summary Total					112.29
		MISC SUPPLIES	PV	101007	001	09602	3/9/2020	6446	55.40
				Summary Total					55.40

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				Payment Amount					236.44
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER APRIL 2020	PV	100921	001	09602	3/5/2020	0001107624	71,133.24
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					71,133.24
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
				Payment Amount					71,133.24
113909	MOBILE VEHICLE INTEGRATION	CAMERAS 566,571,572	PV	101032	001	09101	2/24/2020	2002022	635.00
	MOBILE VEHICLE INTEGRATION			Summary Total					635.00
	835 XENIA AVENUE NW	STROBE POWER SUPPLY 560	PV	101033	001	09101	2/24/2020	2002023	97.50
	ELK RIVER MN 55330			Summary Total					97.50
				Payment Amount					732.50
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	100924	001	09101	3/3/2020	198068	223.24
	NORTHERN SANITARY SUPPLY CO			Summary Total					223.24
	341 COON RAPIDS BLVD	MISC SUPPLIES	PV	101022	001	09101	3/13/2020	198221	228.22
	MINNEAPOLIS MN 55433			Summary Total					228.22
				Payment Amount					451.46
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY SCREEN	PV	100922	001	09101	3/4/2020	6041	50.00
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					50.00
	7533 SUNWOOD DRIVE NW	DRUG SCREEN 3/11/2020	PV	100977	001	09101	3/11/2020	6127	50.00
	SUITE 212								
	RAMSEY MN 55303			Summary Total					50.00
		DOT DRUG SCREEN 3/11/2020	PV	100978	001	09101	3/11/2020	6130	50.00
				Summary Total					50.00
		DOT DRUG SCREEN 3/10/2020	PV	100979	001	09101	3/10/2020	6104	200.00
				Summary Total					200.00
				Payment Amount					350.00

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112421	PERRILL	ROW WAY WEB MARCH 2020	PV	100980	001	09101	3/1/2020	250743	200.00
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305							Summary Total	200.00
								Payment Amount	200.00
111488	POPP.COM INC	FEB 2020 SERVICE	PV	100981	001	09101	2/29/2020	992602827	86.48
	POPP.COM INC 620 MENDELSSOHN AVE NO SUITE 101 GOLDEN VALLEY MN 55427	FEB 2020 SERVICE	PV	100981	002	09101	2/29/2020	992602827	38.43
		FEB 2020 SERVICE	PV	100981	003	09101	2/29/2020	992602827	48.04
		FEB 2020 SERVICE	PV	100981	004	09101	2/29/2020	992602827	182.56
		FEB 2020 SERVICE	PV	100981	005	09101	2/29/2020	992602827	28.83
		FEB 2020 SERVICE	PV	100981	006	09101	2/29/2020	992602827	110.50
		FEB 2020 SERVICE	PV	100981	007	09101	2/29/2020	992602827	43.24
		FEB 2020 SERVICE	PV	100981	008	09101	2/29/2020	992602827	109.71
		FEB 2020 SERVICE	PV	100981	009	09101	2/29/2020	992602827	87.57
		FEB 2020 SERVICE	PV	100981	010	09101	2/29/2020	992602827	107.36
		FEB 2020 SERVICE	PV	100981	011	09101	2/29/2020	992602827	58.38
								Summary Total	901.10
								Payment Amount	901.10
117396	RIHM KENWORTH	ALARM ASSY	PV	100928	001	09101	3/2/2020	3044974G	61.95
	RIHM KENWORTH 425 CONCORD STREET S SOUTH ST PAUL MN 55075							Summary Total	61.95
								Payment Amount	61.95
110313	SUMMIT COMPANIES	INSPEC PW/PARKS	PV	101024	001	09101	3/5/2020	1495002	498.28
	SUMMIT COMPANIES P O BOX 6205 CAROL STREAM IL 60197-6205							Summary Total	498.28
								Payment Amount	498.28
100485	TIMESAVER OFF SITE SECRETARIAL INC	FEB 2020 MEETINGS	PV	100929	001	09101	2/28/2020	M25485	882.25
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378							Summary Total	882.25
		MAR 2020 MEETINGS	PV	101025	001	09101	3/13/2020	M25520	557.00
								Summary Total	557.00
								Payment Amount	1,439.25

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3012		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2020		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112079	TOKLE INSPECTIONS INC	FEB 2020 SERVICES	PV	100930	001	09101	3/3/2020	030320	2,803.50
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448			Summary Total					2,803.50
				Payment Amount					2,803.50
106351	WATER LABORATORIES, INC	FEB 2020 WATER TESTING	PV	100984	001	09601	3/3/2020	7869	615.00
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330			Summary Total					615.00
				Payment Amount					615.00
100539	WRIGHT TIRE SERVICE INC	PATCHING TRAILER TIRE	PV	101027	001	09101	3/12/2020	77966	74.01
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303			Summary Total					74.01
				Payment Amount					74.01
112515	WSB AND ASSOCIATES INC	2020 RAMSEY PAVEMENT CORING	PV	100982	001	09435	2/25/2020	R-015367-000-1	2,198.25
	WSB AND ASSOCIATES INC			Summary Total					2,198.25
	701 XENIA AVENUE SOUTH SUITE 300	MARCH 2020 VARIOLITE ST	PV	100983	001	09402	2/25/2020	R-015406-000-1	1,040.75
	MINNEAPOLIS MN 55416			Summary Total					1,040.75
				Payment Amount					3,239.00
				Total Amount to be Processed					106,782.33
				Total Number of Payments to be Processed					38

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

RESOLUTION #20-061

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MARCH 5, 2020 THROUGH MARCH 18, 2020

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 5, 2020, through March 18, 2020, in the amount of $ 543,265.00 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 March 5, 2020, through March 18, 2020, in the amount of $543,265.00.

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

Mayor
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
grove Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of March, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 5.**

Meeting Date: 03/24/2020

By: Diana Lund, Finance

Information

Title

Adopt Resolution #20-054 Approving the Transfer of Excess General Fund Revenues to the Equipment Revolving Fund, Facilities Construction Fund, Capital Maintenance Fund and Public Improvement Revolving (PIR) Fund.

Purpose/Background:

The City Council originally adopted a policy on February 22, 1994, known as the Excess Revenue Policy (Resolution #94-02-045-Resolution Establishing a Financial Policy for the Purpose of Allocation of Excess/Deficient General Fund Revenues) with the last amendment of this policy occurring on May 10, 2016 (Resolution #16-05-089) a copy of which is attached.

After meeting the fund balance requirements at year ending December 31, 2019, $575,816,94 ($643,832 excess in 2018) remained as excess revenues to be transferred from the General Fund. The majority of the excess was attributed to building permit revenue exceeding budget. As stated in the policy, transfers from the General Fund would be as such:

Facilities Construction Fund (10%) $ 57,581.70
Equipment Revolving Fund (30%) $172,745.08
Capital Maintenance Fund (30%) $172,745.08
Public Improvement Revolving (PIR) Fund (30%) $172,745.08

Notification:

A line item detail of the 2019 General Fund Budget is attached. The report shows a comparison of budget-to-actual and an overall summary of all departments. A chart of accounts is also attached to give a description of a respective line item (object #).

Recommendation:

Staff recommends that $575,816.94 be transferred from the General Fund to the Equipment Revolving Fund in the amount of $172,745.08, the Capital Maintenance Fund in the amount of $172,745.08, the Public Improvement Revolving Fund in the amount of $172,745.08 and the Facilities Construction Fund in the amount of $57,581.70 per the Allocation of the Excess Revenue/Deficient policy

Action:

Motion to adopt Resolution #20-054 Approving the Transfer of Excess General Fund Revenues to the Equipment Revolving Fund, Facilities Construction Fund, Capital Maintenance Fund and Public Improvement Revolving (PIR) at the stated rates.

Attachments

Res#16-05-089 Excess Revenue Policy
Res #20-054 Transfer 2019 Excess Revenue
2019 General Fund Budget: Buget to Actual
Chart of Accounts

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:07 PM

Form Started By: Diana Lund Started On: 03/03/2020 02:38 PM

Final Approval Date: 03/19/2020

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

RESOLUTION #16-05-089

RESOLUTION ESTABLISHING A FINANCIAL POLICY FOR PURPOSE OF ALLOCATION OF EXCESS/DEFICIENT GENERAL FUND REVENUES

WHEREAS, this is an amendment to the policy adopted February 22, 1994 under Resolution #94-02-045; and

WHEREAS, this policy was further amended by Resolution #04-10-320 adopted October 26, 2004; and

WHEREAS, this policy was further amended by Resolution #10-04-082 adopted April 13, 2010; and

WHEREAS, this policy was further amended by Resolution #11-11-217 adopted November 7, 2011; and

WHEREAS, actual revenues can be over or under actual expenditures at the end of the fiscal year; and

WHEREAS, the State Auditor recommends a fund balance of 35-50% of next year's operating expenditures; and

WHEREAS, the city's policy will have the fund balance at 50% of next year's operating expenditures, plus prior-year encumbrances (if any) plus compensated absences; and

WHEREAS, the city's special revenue funds will not be figured into the calculation of the overall fund balance total as these funds have special designated purposes;

WHEREAS, there exists a need for additional funding sources for certain revolving, trust and replacement funds.

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

1) That the Finance Director is hereby directed to implement the following Financial Policy for the Purpose of Allocation of Excess/Deficient General Fund Revenues:

   When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, and then use unrestricted resources as they are needed.

   When committed, assigned, or unassigned resources are available for use, it is the City's policy to use resources in the following order; 1) committed, 2) assigned, and 3) unassigned.

   When actual revenues exceed actual expenditures in a given year, the excess shall be allocated as follows:

a) Any excess shall be first allocated to "Assigned" fund balance to bring that portion of fund balance to an amount equal to fifty percent (50%) of the next years adopted operating budget plus prior-year encumbrances (if any) plus compensated absences.

b) Any excess after complying with fund balance requirements in steps a) and b) shall be allocated to revolving, trust and replacement funds in the following manner:

Thirty Percent (30%) to Fund #234 - Equipment Replacement Fund
Thirty Percent (30%) to Fund #810 – Capital Maintenance Fund
Ten percent (10%) to Fund #412 – Public Facilities Construction Fund
Thirty percent (30%) to Fund #400 - Public Improvement Revolving Fund

When actual expenditures exceed actual revenues in a given year, the deficit shall be treated as follows:

a) "Assigned" fund balance shall first be adjusted to an amount equal to fifty percent (50%) of the next years adopted operating budget plus prior year encumbrances (if any) plus compensated absences.

b) If shortage after complying with fund balance requirement in step a) and b) shall draw funds in the following manner:

Thirty Percent (30%) to Fund #234 - Equipment Replacement Fund
Thirty Percent (30%) to Fund #810 – Capital Maintenance Fund
Ten percent (10%) to Fund #412 – Public Facilities Construction Fund
Thirty percent (30%) to Fund #400 - Public Improvement Revolving Fund

2) The Ramsey City Council hereby establishes this policy effective with the year ended December 31, 2016.

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

Mayor Strommen
Councilmember Johns
Councilmember Williams
Councilmember Kuzma
Councilmember Riley
Councilmember Shryock

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember LeTourneau

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of May 2016.

Mayor

ATTEST:

City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #20-054

RESOLUTION APPROVING THE TRANSFER OF EXCESS GENERAL FUND REVENUES TO THE EQUIPMENT REVOLVING FUND, FACILITIES CONSTRUCTION FUND, CAPITAL MAINTENANCE FUND AND PUBLIC IMPROVEMENT REVOLVING FUND (PIR)

WHEREAS, during the year 2019, the Ramsey City Council acted on matters impacting revenue and expenditure budgets of the City's General Fund for items that were not included in the original budget for the year ended December 31, 2019; and

WHEREAS, it has been determined that there are excess revenues over and above amounts necessary to meet the fund balance requirements for the year ended December 31, 2019; and

WHEREAS, $575,816.94 remained as excess revenues to be transferred from the General Fund at year ended December 31, 2019; and

WHEREAS, Resolution #16-05-089 states that excess year-end General Fund revenues will be distributed to the Equipment Revolving Fund (30%), Facilities Construction Fund (10%), the Capital Maintenance Fund (30%) and the Public Improvement Revolving Fund (30%); and

WHEREAS, $172,745.08 will be transferred from the General Fund to each of the Equipment Revolving Fund, Capital Maintenance Fund and Public Improvement Revolving Fund and $57,581.70 to the Facilities Construction Fund.

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 approves the transfer of excess General Fund Revenues in the amount of $575,816.94 to the Equipment Revolving Fund, the Facilities Construction Fund, Capital Maintenance Fund and Public Improvement Revolving Fund at the amounts of $172,745.08, $57,581.70, $172,745.08, and $172,745.08, respectively.

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 24th day of March 2020.

_____
Mayor

ATTEST:

_____
City Clerk

		ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
Revenues							
Taxes	Current Ad Valorem	4011		8,383,642.73	8,388,432	(4,789)	
	Delinquent	4012		37,957.98	50,000	(12,042)	
	Fiscal Disparities	4014		1,477,121.15	1,484,000	(6,879)	
	Excess Tax Increments	4015		178.83	5,000	(4,821)	
	Forfeited	4019		3,103.65	-	3,104	
	Penalty-Ad Valorem Tax	4018		806.78	-	807	
				9,902,811.12	**9,927,432**	**(24,621)**	No major changes
Licenses & Permits	Credit Cards	4140		(5,960.16)	(45,000)	39,040	Recorded credit card fees related to permits directly to 4205
	Liquor-On Sale	4155		48,740.00	42,000	6,740	
	Liquor-Off Sale	4156		-	1,000	(1,000)	
	Mechanical License	4159		14,300.00	11,000	3,300	
	Pawnshop License	4163		9,868.40	6,000	3,868	
	Cigarette License	4164		3,050.00	2,500	550	
	Refuse Haulers License	4165		450.00	400	50	
	Peddler License	4168		2,820.00	1,500	1,320	
	Other Non-Business	4170		2,180.00	1,000	1,180	
	Investigative Fees	4171		3,450.75	3,000	451	
	Building Permit	4205		577,644.47	310,000	267,644	See prof serv overrun in Community Dev-0191.6315 of $24,315 & Protective Inspection-0240.6315 $ 98,230
	Plumbing Permit	4206		46,218.06	35,000	11,218	
	Animal License	4207		1,250.00	1,200	50	
	Heating Permit	4208		53,962.92	40,000	13,963	Conservative Budgeting for building related permits - obj 4205, 4206, 4208, 4307
	Conditional Use Permit	4209		8,750.00	6,000	2,750	
	Sign Permits	4211		2,625.00	2,500	125	
	Rental License	4212		1,525.00	5,000	(3,475)	
	Fire Permit	4213		8,385.94	11,000	(2,614)	
	Electrical Inspection	4214		92,147.75	55,000	37,148	See prof serv overrun in Community Dev-0191.6315 of $24,315 & Protective Inspection-0240.6315 $ 98,230
	Septic System Permit	4220		21,159.00	27,000	(5,841)	
	Urban Sewer Permit	4221		2,850.00	7,500	(4,650)	
	Urban Water Permit	4222		3,525.00	7,500	(3,975)	
	Other Non-Business Lic	4230		2,280.00	1,200	1,080	
			-	**901,222.13**	**532,300**	**368,922**	
Intergovernment Revenue	Federal Excise Tax	4253		8,862.86	8,000	863	
	Local Government Aid	4262		-	-	-	
	MVHC	4263		2,689.14	-	2,689	
	MSA for Streets	4268		150,000.00	150,000	-	
	Police Insurance Tax	4269		228,225.10	195,000	33,225	Conservative budgeting
	Post Board Reim	4271		23,860.24	7,500	16,360	
	State Excess Tax	4272		363.69	300	64	
	Other State Grants	4273		28,365.24	15,000	13,365	
	Other Local Grants	4287		-	-	-	
			-	**442,366.27**	**375,800**	**66,566**	
Charges for Services	Rental Fees-Real Property	4304		153,798.77	142,000	11,799	
	Rental Fees	4305		11,041.74	12,000	(958)	
	Zoning & Subdivision fees	4306		2,082.00	3,000	(918)	
	Plan Check Fees	4307		241,565.28	150,000	91,565	See prof serv overrun in Community Dev-0191.6315 of $24,315 & Protective Inspection-0240.6315 $ 98,230
	Sale of Maps & Copies	4308		358.44	1,000	(642)	
	Assessment Searches	4309		630.00	-	630	
	Gen Govt Staff Time	4312		39,694.48	25,000	14,694	Conservative budgeting & past history
	Special Police Services	4326		21,082.00	15,000	6,082	

		ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
	Special Fire Services	4327		86,156.56	55,000	31,157	Past History-Last year was $55,953
	Accident Reports	4328		1,372.80	2,000	(627)	
	Open Burn Permit	4329		975.00	1,000	(25)	
	Other Public Safety	4330		4,935.00	5,000	(65)	
	Engineering	4337		200,452.88	272,600	(72,147)	Based on estimate. Engineer left mid-year & contracted out more inspection/staking services
	Other Public Works	4339		13,459.54	12,000	1,460	
	Other Culture Recreation	4347		12,507.02	8,000	4,507	
			-	**790,111.51**	**703,600**	**86,512**	
Fines & Forfeits	Court Fines	4452		45,404.48	61,000	(15,596)	Decrease due to admin fines?
	Other Fines	4453		405.46	-	405	
	Aministrative Fines	4454		3,668.75	500	3,169	
				49,478.69	**61,500**	**(12,021)**	
Miscellaneous Revenu	Surcharges	4604		690.14	700	(10)	
	Elections	4605		20.00	-	20	
	Other Misc Revenues	4609		15,926.81	15,000	927	
			-	**16,636.95**	**15,700**	**937**	
Interest	Interest Earnings	4701		**174,930.00**	**90,000**	**84,930**	Writing investments up to market value at year-end.
				-	**-**	**-**	
Other Financing Sources							
	Transfer in Other Funds	4901		**953,353.85**	**1,132,450**	**(179,096)**	Capital expenditures less than budgeted-less funding needed from equipment fund
							$100,000 less for server project
	TOTAL REVENUES			**13,230,910.52**	**12,838,782**	**392,128.52**	

	ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
EXPENDITURES					Over Budget	
Mayor & Council						
	6104	0111	36,931.74	44,000	(7,068)	
	6121	0111	775.00	900	(125)	
	6122	0111	2,838.13	3,366	(528)	
	6131	0111	3,648.00		3,648	
	6133	0111	130.27	242	(112)	
	6247	0111	12,000.00	12,000	-	
	6249	0111	10,885.31	11,000	(115)	
	6315	0111	-	-	-	
	6331	0111	2,268.02	3,000	(732)	
	6335	0111	752.50	2,000	(1,248)	
	6361	0111	1,177.30	1,300	(123)	
	6451	0111	47,563.49	46,000	1,563	
			118,969.76	**123,808**	**(4,838)**	
Commissions						
	6105	0114	3,335.00	8,660	(5,325)	
	6122	0114	255.16	663	(408)	
	6133	0114	15.55	69	(53)	
	6361	0114	36.04	75	(39)	
			3,641.75	**9,467**	**(5,825)**	
Administration						
	6102	0130	497,635.51	487,208	10,428	P&R position coded here for Happy Days work
	6103	0130	260.80	-	261	
	6104	0130	36,676.94	34,950	1,727	
	6105	0130	9,335.50	14,560	(5,225)	
	6107	0130	-		-	
	6108	0130	14,463.89	-	14,464	Severance Jo Thieling
	6121	0130	36,244.40	37,578	(1,334)	
	6122	0130	38,716.64	43,743	(5,026)	
	6123	0130	2,000.00	2,000	-	
	6131	0130	58,925.24	55,872	3,053	
	6133	0130	3,006.65	4,294	(1,287)	
	6203	0130	2,173.50	3,300	(1,127)	
	6204	0130	1,039.05	2,100	(1,061)	
	6208	0130	3,045.75	5,000	(1,954)	
	6246	0130	1,210.38	5,000	(3,790)	
	6249	0130	4,305.09	5,250	(945)	
	6305	0130	6,425.00	18,000	(11,575)	
	6306	0130	800.00	2,500	(1,700)	
	6315	0130	44,261.99	50,000	(5,738)	
	6321	0130	1,006.02	1,600	(594)	
	6322	0130	356.04	1,200	(844)	
	6323	0130	1,397.44	2,000	(603)	
	6331	0130	4,408.77	4,500	(91)	
	6334	0130	111.48	200	(89)	
	6335	0130	14,233.48	10,000	4,233	
	6352	0130	284.88	1,000	(715)	
	6353	0130	876.15	2,000	(1,124)	
	6354	0130	2,305.38	3,500	(1,195)	

		ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
	6361	0130		8,008.10	9,500	(1,492)	
	6405	0130		14,129.14	16,000	(1,871)	
	6451	0130		3,247.00	3,750	(503)	
	6452	0130		763.60	1,750	(986)	
				811,653.81	**828,355**	**(16,701)**	
Elections							
	6102	0141		1,715.85	8,198	(6,482)	
	6103	0141		1,308.75	1,000	309	
	6104	0141		391.94	-	392	
	6105	0141		9,264.25	15,000	(5,736)	
	6121	0141		256.35	-	256	
	6122	0141		245.54	1,851	(1,605)	
	6133	0141		57.10	296	(239)	
	6208	0141		-	-	-	
	6281	0141		7,424.84	9,000	(1,575)	
	6249	0141		1,183.82	500	684	
	6322	0141		36.15	100	(64)	
	6361	0141		218.73	200	19	
	6451	0141		-	300	(300)	
				22,103.32	**36,445**	**(14,342)**	
Finance							
	6102	0153		256,779.11	252,925	3,854	
	6121	0153		18,954.11	18,969	(15)	
	6122	0153		18,221.68	20,421	(2,199)	
	6131	0153		28,896.40	28,901	(5)	
	6133	0153		1,395.08	1,986	(591)	
	6204	0153		433.23	1,000	(567)	
	6208	0153		389.98	500	(110)	
	6302	0153		32,680.00	34,000	(1,320)	
	6321	0153		447.12	500	(53)	
	6322	0153		1,688.68	2,200	(511)	
	6335	0153		225.00	1,000	(775)	
	6352	0153		263.38	600	(337)	
	6361	0153		3,637.22	3,700	(63)	
	6451	0153		544.00	800	(256)	
	6489	0153		3,034.76	3,500	(465)	
				367,589.75	**371,002**	**(3,412)**	
Assessing							
	6489	0155	**Dept Over Budget**	**143,667.00**	**142,000**	**1,667**	
Legal							
	6304	0161		151,342.85	122,000	29,343	Personnel & code enforcement issues
	6361	0161		1,478.54	1,300	179	
			Dept Over Budget	**152,821.39**	**123,300**	**29,521**	
Plan & Zoning							
	6102	0191		408,398.80	405,112	3,287	
	6104	0191		31,332.45	32,851	(1,519)	

	ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
6105	0191		9,212.00	7,280	1,932	
6108	0191		-		-	
6121	0191		32,796.36	33,393	(597)	
6122	0191		33,749.69	35,252	(1,502)	
6131	0191		42,109.60	38,195	3,915	
6133	0191		2,414.58	3,562	(1,147)	
6208	0191		463.94	1,500	(1,036)	
6249	0191		473.07	4,000	(3,527)	
6315	0191		104,314.54	80,000	24,315	Offset with building permit increase
6321	0191		558.90	500	59	
6322	0191		481.45	2,500	(2,019)	
6323	0191		2,163.36	1,500	663	
6331	0191		1,260.99	1,500	(239)	
6334	0191		-	500	(500)	
6335	0191		1,852.06	3,000	(1,148)	
6352	0191		1,144.59	2,000	(855)	
6361	0191		6,663.26	4,800	1,863	
6451	0191		633.00	2,000	(1,367)	
6452	0191		787.00	1,000	(213)	
6471	0191		155.00	350	(195)	
		Dept Over Budget	**680,964.64**	**660,795**	**20,170**	

Data Processing						
6102	0192		149,915.38	148,923	992	
6104	0192		-	-	-	
6121	0192		11,172.50	11,169	4	
6122	0192		11,181.70	11,392	(210)	
6131	0192		20,644.80	20,326	319	
6133	0192		835.61	1,191	(355)	
6208	0192		152.53	300	(147)	
6249	0192		1,059.67	500	560	
6281	0192		41,290.16	48,000	(6,710)	
6321	0192		8,248.72	11,000	(2,751)	
6335	0192		2,707.76	1,000	1,708	
6361	0192		6,069.87	4,400	1,670	
6405	0192		288,359.14	260,000	28,359	
6585	0192		81,526.23	200,000	(118,474)	Server Project reduced by $100,000
			623,164.07	**718,201**	**(95,037)**	

Government Buildings						
6102	0194		113,982.35	119,588	(5,606)	
6103	0194		1,075.28	-	1,075	
6104	0194		51,168.46	51,257	(89)	
6121	0194		12,232.26	12,813	(581)	
6122	0194		11,979.99	13,069	(1,089)	
6131	0194		23,943.60	23,787	157	
6133	0194		8,795.83	5,755	3,041	
6221	0194		1,503.00	2,500	(997)	
6223	0194		2,465.84	3,000	(534)	
6225	0194		793.02	2,000	(1,207)	
6231	0194		1,605.32	1,850	(245)	
6249	0194		14,462.63	15,000	(537)	
6257	0194		4,101.41	1,500	2,601	

		ACCT	2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
	6259	0194	4,001.16	5,000	(999)	
	6281	0194	3,117.06	4,000	(883)	
	6323	0194	1,574.73	1,800	(225)	
	6361	0194	6,210.18	14,000	(7,790)	
	6371	0194	90,507.66	106,000	(15,492)	
	6372	0194	2,057.15	4,000	(1,943)	
	6373	0194	29,313.06	26,000	3,313	
	6374	0194	4,790.07	4,500	290	
	6381	0194	7,641.32	8,000	(359)	
	6382	0194	11,460.74	10,000	1,461	
	6388	0194	1,845.00	2,000	(155)	
	6415	0194	-	1,000	(1,000)	
	6489	0194	83,466.92	85,000	(1,533)	
	6550	0194	-	58,000	(58,000)	Didn't purchase city vehicle this year
	6580	0194	-	-	-	
			494,094.04	**581,419**	**(87,325)**	
Newsletter						
	6102	0195	3,928.00	5,548	(1,620)	
	6104	0195	-	-	-	
	6121	0195	294.69	416	(121)	
	6122	0195	326.56	424	(97)	
	6133	0195	19.70	44	(24)	
	6322	0195	10,556.70	11,000	(443)	
	6352	0195	33,275.88	36,000	(2,724)	
	6361	0195	483.76	-	484	
			48,885.29	**53,432**	**(4,547)**	
Police						
	6102	0211	2,382,526.14	2,424,441	(41,915)	
	6103	0211	100,247.98	82,282	17,966	
	6104	0211	77,510.74	71,193	6,318	
	6105	0211	-	-	-	
	6108	0211	22,718.83	-	22,719	Camacho severance
	6121	0211	408,861.81	410,368	(1,506)	
	6122	0211	53,390.06	53,590	(200)	
	6131	0211	258,969.80	267,262	(8,292)	
	6133	0211	94,301.82	68,815	25,487	WC increase was encumbered in 2018
	6204	0211	2,567.20	1,800	767	
	6206	0211	1,100.57	1,000	101	
	6207	0211	2,565.33	2,500	65	
	6208	0211	2,561.18	4,000	(1,439)	
	6223	0211	55,400.02	65,000	(9,600)	
	6227	0211	950.53	1,100	(149)	
	6229	0211	961.52	1,000	(38)	
	6231	0211	30,904.76	30,000	905	
	6233	0211	1,071.06	1,500	(429)	
	6235	0211	9,386.49	8,500	886	
	6237	0211	669.44	1,000	(331)	
	6239	0211	1,164.10	1,500	(336)	
	6249	0211	9,644.45	9,025	619	
	6251	0211	811.98	2,500	(1,688)	
	6253	0211	2,342.02	3,000	(658)	

	ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
6255	0211		7,270.62	7,500	(229)	
6257	0211		6,794.65	13,000	(6,205)	
6259	0211		7,844.16	8,000	(156)	
6275	0211		1,267.69	1,000	268	
6281	0211		31,267.84	22,370	8,898	
6315	0211		4,729.70	12,000	(7,270)	
6321	0211		2,123.82	2,300	(176)	
6322	0211		1,259.35	1,300	(41)	
6323	0211		10,072.40	9,700	372	
6331	0211		3,549.45	4,000	(451)	
6334	0211		-	100	(100)	
6335	0211		26,761.53	28,000	(1,238)	
6361	0211		49,547.63	40,000	9,548	
6382	0211		235.00	500	(265)	
6383	0211		-	250	(250)	
6386	0211		-	500	(500)	
6388	0211		5,643.45	15,000	(9,357)	
6389	0211		1,623.00	2,000	(377)	
6405	0211		2,445.46	3,500	(1,055)	
6413	0211		4,837.48	6,000	(1,163)	
6415	0211		31,013.94	30,000	1,014	
6451	0211		3,017.80	3,100	(82)	
6489	0211		5,410.30	4,000	1,410	
6550	0211		67,154.54	71,000	(3,845)	
6580	0211		-	-	-	
		Dept Over Budget	**3,794,497.64**	**3,796,496**	**(1,998)**	
Fire						
6102	0220		260,037.14	267,950	(7,913)	
6103	0220		232.20	-	232	
6104	0220		264,835.50	253,477	11,359	
6105	0220		-	-	-	
6108	0220		-	-	-	
6121	0220		45,362.19	47,437	(2,075)	
6122	0220		21,478.57	22,929	(1,450)	
6131	0220		35,215.55	30,627	4,589	
6132	0220		1,313.42	1,300	13	
6133	0220		26,414.07	28,720	(2,306)	
6208	0220		602.45	1,200	(598)	
6223	0220		12,642.75	12,000	643	
6225	0220		3,782.76	3,500	283	
6231	0220		21,514.82	28,000	(6,485)	
6233	0220		1,395.60	1,500	(104)	
6249	0220		14,880.23	24,000	(9,120)	
6257	0220		2,895.43	10,000	(7,105)	
6266	0220		4,843.31	5,000	(157)	
6281	0220		16,725.14	25,000	(8,275)	
6302	0220		3,900.00	3,600	300	
6321	0220		2,000.19	2,000	0	
6322	0220		146.22	500	(354)	
6323	0220		6,906.27	6,000	906	
6335	0220		27,850.73	22,000	5,851	Reim with grant funds under rev section
6361	0220		14,493.00	18,000	(3,507)	
6371	0220		17,327.04	21,000	(3,673)	

		ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
	6372	0220		4,396.60	4,000	397	
	6373	0220		7,072.08	7,000	72	
	6374	0220		1,249.55	1,200	50	
	6388	0220		65,273.20	27,000	38,273	Emercency repairs on fire vehicles
	6405	0220		14,684.58	14,645	40	
	6451	0220		1,236.00	2,500	(1,264)	
	6452	0220		687.50	1,000	(313)	
	6471	0220		274.88	1,000	(725)	
	6489	0220		2,443.51	6,000	(3,556)	
	6550	0220		44,634.14	45,000	(366)	
	6580	0220		75,377.52	95,000	(19,622)	
				1,024,124.14	1,040,085	**(15,961)**	
Protective Inspection(Building)							
	6102	0240		199,090.57	192,180	6,911	
	6104	0240			-	-	
	6108	0240		16,493.08		16,493	
	6121	0240		14,887.77	**14,413**	475	
	6122	0240		15,875.57	14,702	1,174	
	6131	0240		21,348.15	25,644	(4,296)	
	6133	0240		1,159.52	1,538	(378)	
	6204	0240		393.00	800	(407)	
	6208	0240		323.36	750	(427)	
	6223	0240		2,165.43	3,000	(835)	
	6231	0240		14.00	750	(736)	
	6249	0240		2,404.02	2,500	(96)	
	6315	0240		208,229.55	110,000	98,230	Electrical & Bldg insp contracts offset with bldg per rev. Encumbered $50,000 from 2017 for Stonebrook & C
	6321	0240		335.35	600	(265)	
	6322	0240		585.46	2,000	(1,415)	
	6323	0240		570.45	2,500	(1,930)	
	6334	0240		527.90	500	28	
	6335	0240		5,495.77	3,000	2,496	
	6361	0240		6,237.02	4,200	2,037	
	6405	240		24,483.53	24,484	(0)	
	6451	0240		360.00	1,000	(640)	
	6471	0240		100.00	1,000	(900)	
	6550	0240		79,751.58	78,500	1,252	
			Dept Over Budget	**600,831.08**	**484,061**	**116,770**	
Civil Defense	6251	0250		-	1,000	(1,000)	
	6275	0250		4,890.54	2,500	2,391	
	6361	0250		150.06	100	50	
	6371	0250		1,020.00	1,200	(180)	
	6382	0250		9,103.55	4,000	5,104	Repairs on sirens
			Dept Over Budget	**15,164.15**	**8,800**	**6,364**	
Traffic Engineering							
	6102	0260		25,843.55	48,981	(23,137)	See PW, Parks & Snow & util
	6121	0260		1,930.01	3,674	(1,744)	
	6122	0260		1,934.43	3,747	(1,813)	
	6133	0260		1,638.52	3,476	(1,837)	
	6249	0260		8,447.68	15,000	(6,552)	

		ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
	6271	0260		120.76	3,000	(2,879)	
	6361	0260		571.87	750	(178)	
	6371	0260		14,510.87	13,000	1,511	
	6382	0260		4,306.57	13,000	(8,693)	
	6489	0260		600.00	3,500	(2,900)	
	6580	0260		-	-	-	
				59,904.26	**108,128**	**(48,224)**	
Animal Control							
	6249	0270		135.56	750	(614)	
	6281	0270		375.00	500	(125)	
	6489	0270		3,825.00	8,000	(4,175)	
				4,335.56	**9,250**	**(4,914)**	
Community Orienting							
	6204	0280		292.59	400	(107)	
	6206	0280		882.53	300	583	
	6241	0280		7,750.64	7,000	751	
	6281	0280		87.98	100	(12)	
	6291	0280		505.00	200	305	
	6322	0280		-	50	(50)	
	6323	0280		1,017.91		1,018	
	6331	0280		412.77	1,000	(587)	
	6335	0280		655.00	1,000	(345)	
	6361	0280		100.74	1,300	(1,199)	
	6415	0280		-	125	(125)	
	6451	0280		932.50	1,500	(568)	
	6471	0280		250.68	250	1	
				12,888.34	**13,225**	**(337)**	
Engineering							
	6102	0301		206,802.27	215,232	(8,430)	Shifted more to utilities
	6103	0301		9,788.36	5,000	4,788	
	6104	0301		-	-	-	
	6105	0301		11,914.50	29,120	(17,206)	Interns not all utilized
	6106	0301		926.25	-	926	
	6108	0301		18,602.48	-	18,602	Severance Mike McDowall
	6121	0301		15,191.55	17,195	(2,003)	
	6122	0301		17,824.90	19,076	(1,251)	
	6131	0301		36,693.20	28,235	8,458	Insurance added midyear
	6133	0301		1,179.54	2,117	(937)	
	6205	0301		-	250	(250)	
	6208	0301		2,754.84	1,000	1,755	
	6223	0301		3,917.04	4,000	(83)	
	6231	0301		2,155.74	2,000	156	
	6249	0301		841.49	2,000	(1,159)	
	6257	0301		893.13	1,000	(107)	
	6281	0301		217.85	1,000	(782)	
	6315	0301		967.00	30,000	(29,033)	Engr services not contracted
	6321	0301		1,285.46	1,100	185	
	6322	0301		2,297.70	2,000	298	
	6323	0301		2,660.12	3,000	(340)	

			ACCT	2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
		6331	0301	71.90	1,000	(928)	
		6335	0301	4,089.85	6,500	(2,410)	
		6361	0301	4,415.26	4,700	(285)	
		6405	0301	-	3,500	(3,500)	
		6451	0301	731.50	1,000	(269)	
		6471	0301	81.83	250	(168)	
		6550	0301	33,499.96	31,500	2,000	
				379,803.72	**411,775**	**(31,971)**	
St Maintenance							
		6102	0311	379,894.00	434,348	(54,454)	See PW, Parks & Snow & util
		6103	0311	1,532.87	2,000	(467)	
		6105	0311	9,361.00	13,200	(3,839)	
		6108	0311	8,172.57	-	8,173	Severance Lonny Lofgren
		6121	0311	28,192.10	32,124	(3,932)	
		6122	0311	29,152.99	35,560	(6,407)	
		6131	0311	84,199.70	76,951	7,249	Insurance added midyear
		6133	0311	29,348.56	37,090	(7,741)	
		6208	0311	621.74	400	222	
		6221	0311	-	-	-	
		6223	0311	9,426.64	9,000	427	
		6225	0311	22,377.57	15,000	7,378	
		6227	0311	5,296.09	4,000	1,296	
		6229	0311	865.27	3,500	(2,635)	
		6231	0311	3,020.01	2,500	520	
		6249	0311	8,827.77	8,500	328	
		6257	0311	30,149.44	25,000	5,149	
		6259	0311	2,381.70	6,000	(3,618)	
		6261	0311	-	1,000	(1,000)	
		6265	0311	14,234.66	21,000	(6,765)	
		6267	0311	1,576.66	2,000	(423)	
		6269	0311	5,675.25	7,500	(1,825)	
		6275	0311	-	-	-	
		6281	0311	16,043.12	15,000	1,043	
		6315	0311	28,019.28	24,000	4,019	
		6321	0311	1,051.92	1,100	(48)	
		6322	0311	30.34	200	(170)	
		6323	0311	3,766.85	3,500	267	
		6335	0311	3,636.15	4,000	(364)	
		6361	0311	17,276.67	22,000	(4,723)	
		6371	0311	7,555.36	8,500	(945)	
		6372	0311	2,656.12	3,500	(844)	
		6373	0311	5,240.24	5,000	240	
		6374	0311	2,166.62	2,400	(233)	
		6381	0311	3,393.20	10,000	(6,607)	
		6382	0311	4,820.03	3,000	1,820	
		6387	0311	160.00	800	(640)	
		6388	0311	13,953.28	8,000	5,953	
		6404	0311	1,331.64	1,500	(168)	
		6415	0311	86,564.70	60,000	26,565	See 0311.6488-$30,000 approved for paving from here
		6417	0311	1,672.41	2,500	(828)	
		6451	0311	352.50	400	(48)	
		6488	0311	237,482.55	500,000	(262,517)	Unspent Road funding for sealcoats

		ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
	6489	0311		9,488.68	10,000	(511)	
	6540	0311		185,979.68	179,250	6,730	
	6580	0311		-	-	-	
				1,306,947.93	**1,601,323**	**(294,375)**	
Snow & Ice							
	6102	0312		111,160.86	84,803	26,358	See PW, Parks & Snow & util
	6103	0312		27,433.31	10,000	17,433	Overtime-several snow events
	6104	0312		-	-	-	
	6105	0312		7,442.50	10,000	(2,558)	
	6121	0312		10,547.04	7,110	3,437	
	6122	0312		11,416.01	8,018	3,398	
	6133	0312		9,352.62	5,284	4,069	
	6223	0312		-	-	-	
	6225	0312		26,138.06	18,000	8,138	
	6229	0312		56.83	500	(443)	
	6257	0312		35,875.06	29,000	6,875	
	6261	0312		4,725.54	3,000	1,726	
	6263	0312		97,333.78	93,600	3,734	
	6267	0312		5,776.63	3,700	2,077	
	6361	0312		3,552.52	4,000	(447)	
	6388	0312		9,490.63	12,000	(2,509)	
	6489	0312		-	-	-	
DEPARTMENT OVER BUDGET			**Dept Over Budget**	**360,301.39**	**289,015**	**71,286**	Snowy year-many plowing events
Park & Rec							
	6102	0452		516,077.07	507,044	9,033	See PW, Parks & Snow & util
	6103	0452		4,308.28	1,000	3,308	
	6104	0452		23,516.87	-	23,517	
	6105	0452		65,553.26	105,345	(39,792)	
	6121	0452		40,859.65	39,288	1,572	
	6122	0452		46,761.77	46,924	(162)	
	6131	0452		68,662.20	68,503	159	
	6133	0452		25,555.05	23,173	2,382	
	6208	0452		1,441.00	500	941	
	6223	0452		19,106.65	17,000	2,107	
	6225	0452		4,500.08	7,000	(2,500)	
	6229	0452		653.55	2,000	(1,346)	
	6231	0452		3,888.35	3,500	388	
	6249	0452		35,821.14	35,000	821	
	6257	0452		17,698.15	14,000	3,698	
	6265	0452		93,441.00	90,000	3,441	
	6268	0452		9,317.46	15,000	(5,683)	
	6269	0452		19,296.58	18,000	1,297	
	6281	0452		1,914.66	2,500	(585)	
	6315	0452		31,522.00	35,000	(3,478)	
	6321	0452		784.20	800	(16)	
	6322	0452		79.29	100	(21)	
	6323	0452		4,589.60	3,500	1,090	
	6335	0452		2,914.22	2,000	914	
	6361	0452		15,364.17	14,000	1,364	

		ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)	
	6371	0452		22,300.50	24,000	(1,700)	
	6372	0452		6,095.06	13,000	(6,905)	
	6373	0452		3,513.88	4,000	(486)	
	6374	0452		4,739.47	3,000	1,739	
	6381	0452		8,792.80	21,000	(12,207)	
	6382	0452		12,601.20	5,000	7,601	
	6388	0452		6,429.09	4,000	2,429	
	6415	0452		1,568.43	9,000	(7,432)	
	6416	0452		275.00	500	(225)	
	6417	0452		275.87	500	(224)	
	6451	0452		300.00	650	(350)	
	6489	0452		101,982.08	75,000	26,982	Mowing Draw Park & Irrigation Services
	6580	0452		**60,911.20**	**66,200**	**(5,289)**	
DEPARTMENT OVER BUDGET			**Dept Over Budget**	**1,283,410.83**	**1,277,027**	**6,384**	
Community Programs				-		-	
	6486	0455		-	-	-	
	6489	0455		20,000.00	20,000	-	
				20,000.00	**20,000**	**-**	
Council Contingency							
	6105	0892				-	
	6131	0892			-	-	
	6315	0892		-	25,000	(25,000)	Unbudgeted items coded directly to relates dept exp
	6373	0892				-	
	6603	0892		61,853.00	106,373	(44,520)	$44,520 B&C loan coded against property tax fund 412
	6612	0892		-	-	-	Sewer prin of loan is shown here for levy purposes only.
	6820	0892		-	-	-	
				61,853.00	**131,373**	**(69,520)**	
TOTAL EXPENDITURES				**12,391,616.86**	**12,838,782**	**(447,165)**	
					Revenue Over Exp	839,293.66	

BUDGET SUMMARY

	ACCT		2019 Actual Final Budget	2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)
Revenues:		Over (Under) budge	Reason under budget		
		Property Tax	(24,621)	Taxes paid not at 100%	
		Building Permits	368,922	Building permit increase	
		Intergovernmental Revenue	66,566	Police aid	
		Charges for Services	86,512	Plan check Fees	
		Fines	(12,021)	Admin fines, reducing?	
		Misc Revenues	937	Newsletter ads	
		Interest Earnings	84,930	Write down to market value	
		Transfers In	(179,096)	Capital Equipment purchases less than budget. Equip fund less transferred	
		Total Revenues over budget	**392,129**		
Expenditures:		Over (Under) Budge	Reason Over(Under) Budget See Reasons outlined above		
	111	Mayor & Council	(4,838)		
	114	Commissions	(5,825)		
	130	Administration	(16,701)		
	141	Elections	(14,342)		
	153	Finance	(3,412)		
	155	Assessing	1,667	Department over budget	
	161	Legal	29,521	Department over budget	
	191	Planning	20,170	Department over budget	
	192	Data Processing	(95,037)		
	194	Gov't Buildings	(87,325)		
	195	Newsletter	(4,547)		
	211	Police	(1,998)		
	220	Fire	(15,961)		
	240	Building	116,770	Department over budget	
	250	Civil Defense	6,364	Department over budget	
	260	Traffic Engineering	(48,224)		
	270	Animal Control	(4,914)		
	280	Community Orienting	(337)		
	301	Engineering	(31,971)		
	311	Street Maintenance	(294,375)		
	312	Snow & Ice	71,286	Department over budget	
	452	Park & Rec	6,384	Department over budget	
	455	Community Programs	-		
	892	Contingency	(69,520)	Need to adjust for year end trans	
		Total Expenditures under budg	**(447,165)**		

ACCT		2019 Actual Final Budget		2019 Adopted Budget	DIFFERENCE AMEND/BUDG Over/(Under)
Revenues over Expenditures					
	Revenues	392,128.52			
	Expenditures	447,165.14			
	Net Revenue Over Expenditure	839,293.66	**		
	Fund Balance Policy-	(263,476.72)			
	Requirement: 50% 2019 budget, comp absences & encumberance				
	Net Excess Revenue Est			**575,816.94**	
Per Policy	TRANSFER OUT AS FOLLOWS:				
30%	Maint Fund			172,745.08	
30%	Equipment Replacement Fund			172,745.08	
10%	Facilities Construction Fund			57,581.69	
30%	PIR Fund			172,745.08	
				575,816.94	

OBJECT ACCOUNT	DESCRIPTION
6100	PERSONNEL
6101	WAGES & SALARIES
6102	F.T. REGULAR-WAGES & SALARIES
6103	FULL TIME-REGULAR-OVERTIME
6104	PART TIME-WAGES & SALARIES
6105	TEMPORARY-WAGES & SALARIES
6106	OVERTIME-TEMPORARY
6107	OVERTIME-PART TIME
6108	SEVERANCE PAY
6120	EMPLOYER CONTRIBUTION-RETIREME
6121	PERA CONTRIBUTIONS
6122	FICA/MEDICARE CONTRIBUTIONS
6123	ICMA RETIREMENT TRUST
6130	EMPLOYER CONTRIBUTION-INSURANC
6131	GROUP INSURANCE
6132	DISABILITY INSURANCE
6133	WORKERS COMP INSURANCE PREMIUM
6200	SUPPLIES
6201	OFFICE SUPPLIES
6202	ACCESSORIES
6203	DUPLICATING SUPPLY & COPY PAPE
6204	STATIONERY, ENVELOPES & FORMS
6205	DRAFTING SUPPLIES
6206	FILM, MICROFILM, TAPES, DISKS
6207	TRAINING SUPPLIES
6208	MISCELLANEOUS OFFICE SUPPLIES
6220	OPERATING SUPPLIES
6221	CLEANING SUPPLIES
6223	GASOLINE
6225	DIESEL FUEL
6227	LUBRICANTS & ADDITIVES
6229	SHOP MATERIALS
6231	UNIFORMS & TURN-OUT GEAR
6233	BATTERIES EQUIP
6235	AMMUNITION
6237	CRIME SCENE KIT MATERIALS
6239	FIRST AID SUPPLIES
6240	OXYGEN SUPPLIES
6241	COMMUNITY POLICING SUPPLIES
6246	MARKETING & PROMOTIONS
6247	HAPPY DAYS SUPPLIES
6248	MISCELLANEOUS OPERATING-PSA
6249	MISCELLANEOUS OPERATING SUPPLY
6250	REPAIR & MAINTENANCE SUPPLIES
6251	BATTERIES VEHICLE
6253	BRAKES
6255	TIRES
6257	OTHER VEHICLE PARTS
6259	BUILDING MAINT/REPAIR SUPPLIES
6261	SAND & GRAVEL

6263	SALT
6265	ASPHALT
6266	SCBA-PARTS
6267	OTHER STREET MAINTENANCE SUPPL
6268	IRRIGATION SUPPLIES
6269	LANDSCAPE MATERIALS
6271	SIGN REPAIR MATERIALS
6273	UTILITY SYSTEM MAINT SUPPLIES
6275	OTHER EQUIPMENT PARTS
6280	SMALL TOOLS & MINOR EQUIPMENT
6281	SMALL TOOLS & MINOR EQUIPMENT
6290	MERCHANDISE FOR RESALE
6291	CULVERTS, SIGNS, STREET SUPPLY
6292	WATER METERS FOR RESALE
6293	MAPS
6300	OTHER SERVICES & CHARGES
6301	PROFESSIONAL SERVICES
6302	AUDITING & ACCOUNTING SERVICES
6303	ENGINEERING FEES
6304	LEGAL FEES
6305	MEDICAL/PSYCHOLOGICAL FEES
6306	PERSONNEL TESTING & RECRUITMT
6307	PSA-MEDICALS/PSYCHOLOGICAL
6310	FISCAL AGENT FEES
6311	APPRAISAL FEES
6315	MISCELLANEOUS PROFESSIONAL SER
6317	CITY STAFF TIME
6320	COMMUNICATION
6321	TELEPHONE
6322	POSTAGE
6323	CELLULAR PHONES
6324	MESSENGER SERVICE
6325	LONG DISTANCE CHARGES
6330	EMPLOYEE REIMBURSEMENTS
6331	TRAVEL & LODGING
6333	EDUCATION ASSISTANCE
6334	MILEAGE REIMBURSEMENT
6335	TRAINING
6336	PUBLIC SAFETY AIDES-TRAINING
6350	ADVERTISING & PUBLISHING
6351	LEGAL NOTICES PUBLISHING
6352	GENERAL NOTICE & PUBLIC INFOR
6353	ORDINANCE PUBLICATION
6354	HELP WANTED ADVERTISEMENTS
6360	INSURANCE
6361	GENERAL LIABILITY/PROPERTY INS
6370	UTILITIES
6371	ELECTRIC UTILITIES
6372	WATER/IRRIGATION
6373	GAS
6374	REFUSE/RECYCLING
6375	SEWER

6377	SEWER SERVICE CHARGE
6380	REPAIR & MAINTENANCE-LABOR
6381	BUILDING & STRUCTURE REPAIR
6382	MACHINERY & EQUIPMENT REPAIR
6383	OFFICE EQUIPMENT REPAIR
6384	SCBA-REPAIRS
6386	BRAKE REPAIR
6387	TIRE MOUNTING & BALANCING
6388	OTHER VEHICLE REPAIR
6389	TOWING SERVICES
6400	REPAIR & MAINTENANCE CONTRACTS
6401	BUILDINGS
6402	STRUCTURES
6403	IMPROVEMENTS OTHER THAN BLDGS
6404	MACHINERY & EQUIPMENT
6405	OFFICE & DATA PROCESSING EQUIP
6410	RENTALS
6413	OFFICE EQUIPMENT RENTAL
6415	OTHER EQUIPMENT RENTAL
6416	MACHINERY RENTAL
6417	UNIFORM RENTAL
6418	UNIFORMS-PUBLIC SAFETY AIDES
6430	MISCELLANEOUS
6433	REFUNDS
6434	GOPHER FEET REIMBURSEMENT
6435	FINANCE CHARGES
6439	OTHER MISCELLANEOUS
6450	DUES, SUBSCRIPTIONS, & REGISTR
6451	MEMBERSHIP DUES
6452	SUBSCRIPTIONS
6453	REGISTRATION FEES
6460	AWARS & INDEMNITIES
6461	AWARDS & INDEMNITIES
6470	BOOKS & PAMPHLETS
6471	BOOKS & PAMPHLETS
6480	CONTRACTED SERVICES
6486	CONTRACTED COMMUNITY SCHOOL PR
6488	STREET MAINTENANCE CONTRACT
6489	OTHER CONTRACTED SERVICES
6490	DONATIONS TO CIVIC ORGANIZATIO
6491	DONATIONS
6495	TRAILS
6499	EASEMENTS & RIGHT-OF-WAY
6500	CAPITAL EXPENDITURES
6501	CAPITAL EXPENDITURES
6510	LAND
6520	BUILDINGS & STRUCTURES
6530	IMPROVEMENTS OTHER THAN BLDS
6540	HEAVY MACHINERY
6550	MOTOR VEHICLES
6560	OFFICE EQUIPMENT
6570	DISTRIBUTION SYSTEMS

CC Regular Session **5. 6.**

Meeting Date: 03/24/2020

By: Bruce Westby, Engineering/Public Works

Information

Title:

~~Adopt Resolution #20-044 Accepting Feasibility Report for Amended 2020 Overlay Improvements, Improvement Project #20-02A~~ Please Note: this Consent Item was moved to the Regular Agenda to be considered as Item 7.3.

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #20-044 accepting the Feasibility Report for proposed Amended 2020 Overlay Improvements, Improvement Project #20-02A.

Background:

On December 10, 2019, the City Council ordered Staff to prepare a Feasibility Report to explore proposed mill and overlay improvements to streets in the Klemish and Flores, Sunfish Square, and Windemere Woods neighborhoods in 2020 per the 2020 – 2029 Capital Improvement Program (CIP). This was designated as City Improvement Project #20-02. In summary, the proposed improvements were not found to be feasible or cost-effective from an engineering standpoint and Staff recommended not completing such improvements in 2020. Instead, Staff recommended reconstructing the streets using full-depth reclamation improvements after their PASER ratings fall to a rating of 3 or less.

On February 24, 2020, the City Council accepted Staff's conclusions and recommendations and ordered a new Feasibility Report for amended 2020 mill and overlay improvements, designated as City Improvement Project #20-02A. This project proposes to complete 2-inch bituminous pavement mill and overlay improvements, and other associated appurtenant improvements, to 2.82 miles of public street segments located in the residential neighborhoods of Regency Pond 1st, 2nd and 3rd Additions, as well as in Business Park 95 1st, 2nd, 5th and 7th Additions. These streets were proposed to receive bituminous pavement overlay improvements in 2022 and 2024 respectively per the 2020 - 2029 Capital Improvement Program (CIP). Based on City records and observed pavement conditions, Staff felt these streets would support 2-inch mill and overlay improvements in 2020.

On March 2, 2020, WSB and Associates extracted pavement cores from each of the street segments for the purpose of verifying that the thickness and structural capacity of the existing pavement sections would support 2-inch mill and overlay improvements. Unfortunately, the cores revealed that the pavement on a majority of the street segments is either too thin, or is in such poor condition, that 2-inch mill and overlay improvements would not be feasible or cost-effective.

A copy of the final Feasibility Report is attached to this case. A copy of WSB's pavement forensics report, including the locations and pictures of the pavement cores, is included in Appendix D of the Feasibility Report.

On March 16, 2020, Staff presented this information to the Public Works Committee. After a brief discussion, the Committee unanimously supported Staff's conclusions and recommendations that the proposed Amended 2020 Pavement Overlay Improvements are not feasible or cost-effective from an engineering standpoint, that the improvements as proposed should not be completed in 2020, and that additional streets should not be evaluated for 2020 mill and overlay improvements.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #20-044 accepting the Feasibility Report for proposed Amended 2020 Overlay Improvements, Improvement Project #20-02A.

Funding Source:

The Feasibility Report was prepared in-house as part of Staff's normal duties.

Recommendation:

The Public Works Committee unanimously recommends alternative #1, as does Staff.

Action:

Motion to adopt Resolution #20-044 accepting the Feasibility Report for proposed Amended 2020 Overlay Improvements, Improvement Project #20-02A.

Attachments

Resolution 20-044
CIP 2022 Overlays
CIP 2024 Overlays
Feasibility Report IP20-02A

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:06 PM
Form Started By: Bruce Westby		Started On: 03/03/2020 07:27 AM
Final Approval Date: 03/19/2020		

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

RESOLUTION #20-044

RESOLUTION ACCEPTING FEASIBILITY REPORT FOR AMENDED 2020 OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #20-02A

WHEREAS, pursuant to a Ramsey City Council Resolution #19-264, adopted December 10, 2019, a Feasibility Report was prepared by the City Engineer with reference to proposed 2020 pavement overlay improvements within the residential developments of Klemish and Flores, Sunfish Square, Sunfish Square 2nd Addition, Windemere Woods, and Windemere Woods 2nd Addition as identified in the City's current capital improvement program (CIP); and

WHEREAS, pursuant to Ramsey City Council Resolution #20-036, adopted February 24, 2020, the City Council accepted the City Engineer's conclusion that the 2020 mill and overlay improvements as proposed in the current CIP are not generally feasible or cost-effective from an engineering standpoint, and concurred with the City Engineer's recommendation that the improvements should not be completed in 2020; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-037, adopted February 24, 2020, the City Engineer was instructed to prepare a Feasibility Report with reference to proposed amended 2020 pavement overlay improvements within the Business Park 95 commercial development and the Regency Pond 1st, 2nd and 3rd Additions; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy.

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

1. Upon considering the proposed amended 2020 pavement overlay improvements for said streets in accordance with the Feasibility Report, the City Council accepts the City Engineer's conclusion that the proposed improvements are not feasible or cost-effective from an engineering standpoint, and concurs with the City Engineer's recommendation that the improvements should not be completed in 2020.

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 24th day of March, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Capital Improvement Program

2020 *thru* **2029**

City of Ramsey, Minnesota

Project # **19-STR-007**

Project Name **2022 Overlay Projects**

Department Street Improvements
Contact
Type Improvement
Useful Life 20
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$580,040**

Description

Overlaying of Streets in: Regency Pond, Regency Pond 2nd, Regency Pond 3rd, Wildlife Sanctuary 3rd, and Wildwood Acres

Justification

These streets are in such condition that they require an overlay to most cost-effectively maintain the pavement.

Expenditures	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Improvements Other than Building Cost			580,040								580,040
Total			**580,040**								**580,040**

Funding Sources	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Special Assessment - Bonded			131,824								131,824
Storm Water Utility Fund			52,740								52,740
GO Bonding (Road Funding)			395,476								395,476
Total			**580,040**								**580,040**

Capital Improvement Program

2020 *thru* **2029**

City of Ramsey, Minnesota

Project # 17-STR-010

Project Name 2024 Overlay Projects

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$744,209**

Description

Mill and overlay numerous existing streets.
Oakridge Estates, Sunny Ponds, Sunny Ponds 2nd, Sunny Ponds 3rd, Business Park 95, Business Park 95 2nd, Business Park 95 5th, Business Park 95 7th and Traprock Commons

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Improvements Other than Building Cost					744,209						744,209
Total					**744,209**						**744,209**

Funding Sources	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Special Assessment - Bonded					176,252						176,252
Storm Water Utility Fund					39,200						39,200
GO Bonding (Road Funding)					528,757						528,757
Total					**744,209**						**744,209**

FEASIBILITY REPORT

AMENDED 2020 PAVEMENT OVERLAY IMPROVEMENTS

CITY IMPROVEMENT PROJECT NO. 20-02A

March 19, 2020

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9839
763-433-9848 (Fax)

March 19, 2020

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Feasibility Report – City of Ramsey Improvement Project #20-02A
Amended 2020 Pavement Overlay Improvements

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed 2020 Pavement Overlay Improvements, Improvement Project #20-02A.

The report examines the feasibility of completing 2-inch bituminous pavement mill and overlay improvements, and other necessary appurtenant improvements, on approximately 2.82 miles of public streets in the Regency Pond residential neighborhood and the Business Park 95 industrial park within the City of Ramsey.

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.

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
Joe Feriancek, Civil Engineer II

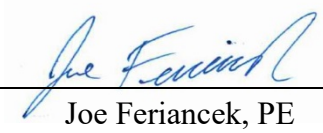
CERTIFICATION

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: March 19, 2020 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.



Joe Feriancek, PE

Date: March 19, 2020 License No. 57095

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Appendix B
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WSB and Associates Pavement Forensics Report

1. EXECUTIVE SUMMARY

City Improvement Project #20-02A proposes to complete 2-inch bituminous pavement mill and overlay improvements to 2.82 miles of public street segments within the City of Ramsey, including other associated appurtenant improvements as outlined in this report. The street segments are located in the residential neighborhoods of Regency Pond 1st, 2nd and 3rd Additions, as well as Business Park 95 1st, 2nd, 5th and 7th Additions. These streets were proposed to receive bituminous pavement overlay improvements in 2022 and 2024 respectively per the 2020 - 2029 Capital Improvement Program (CIP).

Appendix A includes exhibits showing the proposed project areas and scopes.

City Staff typically rates the pavement condition of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. The last three years of PASER rating for each street segment proposed to receive an overlay with this project is included in the street segments summaries included in ***Appendix B*** of this report.

On December 10, 2019, the Ramsey City Council ordered this feasibility report which explores the necessity, feasibility and cost-effectiveness of the proposed improvements by examining the scope of the improvements, exploring estimated costs and available funding sources, and determining whether the improvements should be completed as proposed or in connection with other improvements.

WSB and Associates performed pavement forensics for the proposed project areas, and submitted a pavement forensics report, which is included in ***Appendix D***. The findings are discussed in section 3 of this report. In general, the existing pavement sections will not support 2-inch mill and overlay improvements. Staff therefore investigated costs for completing a full-depth reclamation (FDR) in Business Park 95 for comparison purposes.

The engineer's estimates for all streets proposed to receive 2" mill and overlay improvements is $1,037,385. Estimated costs include 10% contingency costs, plus 14% indirect costs for administrative, engineering, finance and legal costs. The improvements proposed with this project are identified in the City's current 10-year Capital Improvement Program, and can be funded using a combination of Road Reconstruction Funds, special assessments to benefitting properties, and Stormwater Funds. ***Appendix C*** includes a detailed opinion of probable costs.

The proposed improvements were not found to be feasible or cost-effective from an engineering standpoint so Staff does not support the amended 2020 pavement overlay improvements as proposed herein. The proposed street segments would be most cost-effectively reconstructed after their PASER ratings fall to 3 or less.

2. INTRODUCTION

2.1 Authorization

Preparation of this feasibility report was authorized by the Ramsey City Council on December 10, 2019.

2.2 Program Overview

This feasibility report explores proposed 2-inch bituminous pavement mill and overlay improvements to approximately 2.82 miles of public streets in the Regency Pond residential neighborhood and in the Business Park 95 industrial park, along with associated appurtenant improvements. This project is designated as Amended 2020 Pavement Overlay Improvements, Improvement Project #20-02A.

This feasibility report explores the necessity, feasibility and cost-effectiveness of the proposed improvements by examining the scope of the improvements, exploring estimated costs and available funding sources, and determining whether the improvements should be completed as proposed or in connection with other improvements.

2.3 Scope

The scope of this report addresses proposed 2-inch bituminous pavement mill and overlay improvements to approximately 2.82 miles of public streets in the Regency Pond residential neighborhood and in the Business Park 95 industrial park as shown in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Streets

3.1.a Regency Pond Residential Neighborhood

The existing right-of-ways along the street segments proposed to receive overlays as part of this project are 60-feet in width. The paved street width is 30-feet as measured from curb to curb. All streets in this project were constructed as urban sections with bituminous pavement and concrete curb and gutter between 1996 and 1998.

The streets segments proposed to receive overlays in 2020 have 2018 PASER ratings between 6 and 8, which are generally considered to be good candidates for mill and overlay improvements. To verify that the pavement sections were thick enough and had adequate structural capacity to support 2-inch mill and overlay improvements, Staff hired WSB and Associates to complete a pavement forensics analysis, which included the extraction of pavement cores from each street segment proposed to receive mill and overlay improvements. The pavement forensics report is included in ***Appendix D*** of this report.

Based on the general condition and thickness of the existing pavement sections, WSB and Associates and City Staff do not recommend completing mill and overlay improvements on these street segments as proposed. It is estimated that the existing streets should remain serviceable with moderate maintenance for up to 10 years. Once PASER ratings fall to 3 or less, a full-depth reclamation (FDR) or reconstruction project should be completed.

3.1.b Business Park 95 Industrial Park

The existing right-of-ways along the street segments proposed to receive overlays as part of this project range from 66 to 80-feet in width. The paved street widths range from 38 to 44-feet as measured from curb to curb. All streets in this project were constructed as urban sections with bituminous pavement and concrete curb and gutter between 1995 and 1998.

The streets segments proposed to receive overlays in 2020 have 2018 PASER ratings between 6 and 7, which are generally considered to be good candidates for mill and overlay improvements. To verify that the pavement sections were thick enough and had adequate structural capacity to support 2-inch mill and overlay improvements, Staff hired WSB and Associates to complete a pavement forensics analysis, which included the extraction of pavement cores from each street segment proposed to receive mill and overlay improvements. The pavement forensics report is included in ***Appendix D*** of this report.

Based on the general condition and thickness of the existing pavement sections, WSB and Associates and City Staff do not recommend completing mill and overlay improvements on these street segments as proposed. It is estimated that the existing streets should remain serviceable with moderate maintenance for up to 10 years. Once PASER ratings fall to 3 or less, a full-depth reclamation (FDR) or reconstruction project should be completed.

3.2 Utilities

3.2.a Watermain

Watermain exists under all streets within the Regency Pond residential neighborhood and the Business Park 95 industrial park. No improvements to the watermain is proposed in conjunction with this project.

3.2.b Sanitary Sewer

Sanitary Sewer exists under all streets within the Regency Pond residential neighborhood and the Business Park 95 industrial park. No improvements to the sanitary sewer is proposed in conjunction with this project.

3.2.c Storm Sewer/Drainage

Storm sewer exists under several of the streets within the Regency Pond residential neighborhood and the Business Park 95 industrial park, but it is not proposed to complete any significant repairs or storm sewer construction as part of this project.

4. CONSIDERED IMPROVEMENTS

4.1 Project Area Selection

The City's 10-year Capital Improvement Program calls for proposed 2-inch mill and overlay improvements on the streets in the Regency Pond residential neighborhood in 2022, and in Business Park 95 in 2024. The scope of these proposed improvements is included in ***Appendix A*** of this report.

4.2 Pavement Condition Evaluations/Ratings

City Staff generally evaluates and rates the pavement conditions of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. This system requires a visual evaluation of each pavement surface, which is reflected by a 0 to 10 scale, with 10 being a new street. A PASER rating summary of each street segment is included in ***Appendix B*** of this report.

4.3 Full-Depth Reclamation

Recently, including in 2017 and 2018, streets with pavement sections in similar condition were evaluated for mill and overlay improvements but were instead improved using the full-depth reclamation process. This involves grinding the existing bituminous pavement up, along with a portion of the underlying aggregate base, placing and compacting this reclaim material on top of the existing aggregate base, removing 3½-inches of reclaim material, then placing 3½-inches of new bituminous pavement on top. In general, the streets are still at the stage where with maintenance, Staff feels they can be serviceable for up to 10 years, allowing the City's limited funds to be spent on streets which are better candidates for overlays, or are ready for reconstruction now.

Staff prepared a preliminary engineer's estimate for full-depth reclamation (FDR) improvements for streets in the Business Park 95 industrial park, which totaled $918,332. Considering that the anticipated service life for FDR improvements is up to 60 years, FDR improvements would be significantly more cost-effective than mill and overlay improvements, which would cost more than half what FDR improvements cost, and generally have an anticipated service life of 15 to 20 years.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on the attached pavement forensics report findings, it is not feasible to mill and overlay a majority of the existing pavement.

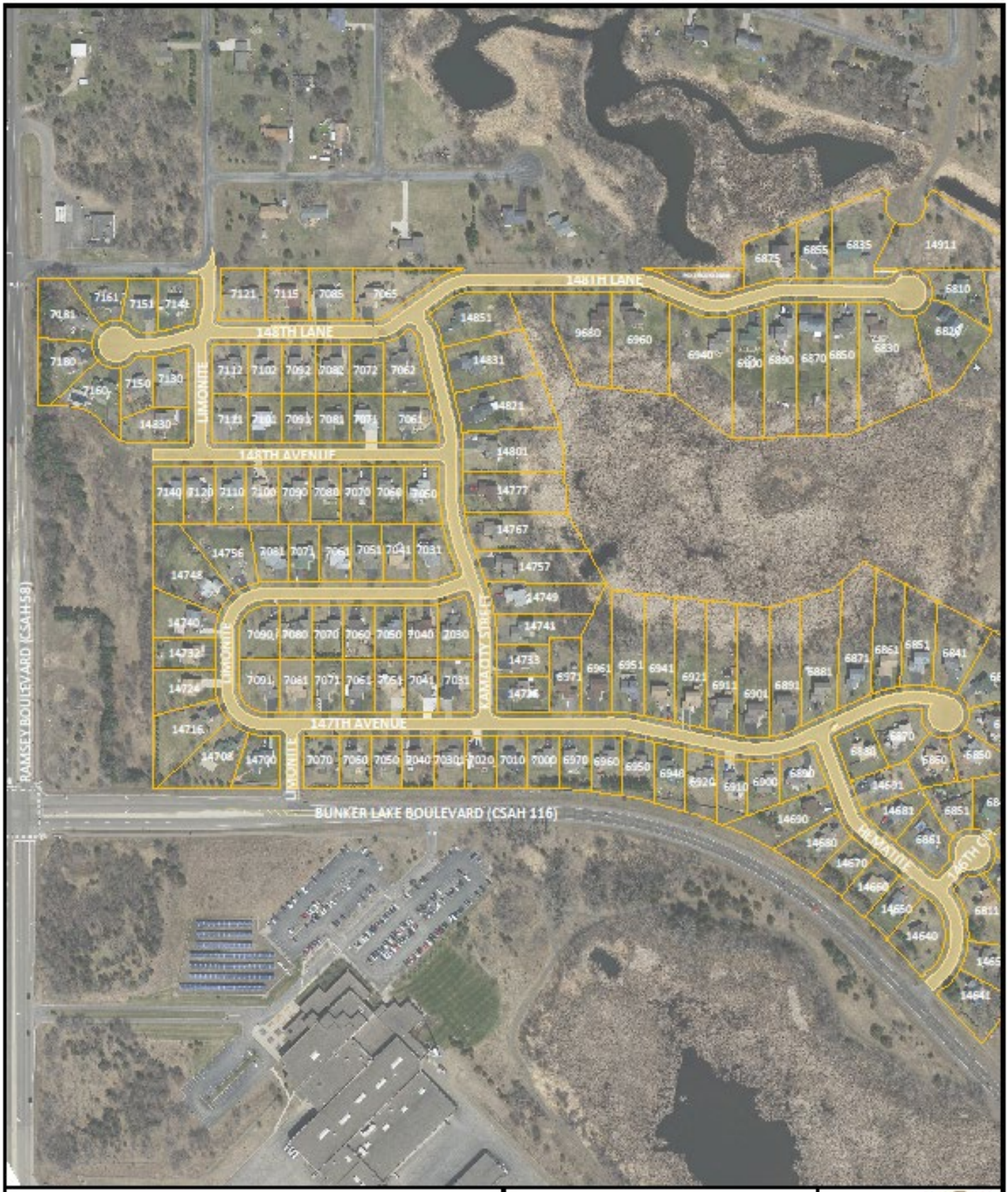
Additionally, if other street segments were to be evaluated and found to be able to support mill and overlay improvements in 2020, the earliest another amended mill and overlay project using special assessments as a funding source could realistically be bid would be late June or early July, meaning a contract would not be awarded until the middle of August. Evaluating additional streets for mill and overlay improvements in 2020 would also cause further delays in the delivery of the Variolite Street reconstruction project.

Also, considering that the City is not committed to a long-term funding source for pavement management program (PMP) projects at this time, levying additional assessments could complicate future discussions and decisions related to optional PMP funding sources.

City Staff therefore concludes that the proposed improvements are not feasible or cost-effective from an engineering standpoint, and recommends that the Amended 2020 Pavement Overlay Improvements as proposed within this Feasibility Report not be completed in 2020. Staff also recommends that additional streets not be evaluated for 2020 mill and overlay improvements.

APPENDIX A

Project Scope – Regency Pond
Project Scope – Business Park 95



REGENCY POND
PROJECT SCOPE

0 300 600 900
SCALE (FEET)

N

City of RAMSEY

BUSINESS PARK 95
PROJECT SCOPE

0 300 600 900
SCALE (FEET)

City of RAMSEY

APPENDIX B

Street Segment Summaries

IP 20-02A, AMENDED 2020 PAVEMENT OVERLAY IMPROVEMENTS
STREET SEGMENT SUMMARIES

BUSINESS PARK 95 (1ST, 2ND, 5TH, 7TH)

Street History									Pavement Coring Results (2020)			
Street	Segment Description	Length	Width	Curb	2018 PASER Rating	Year Bulit	Maintenance 1	Maintenance 2	Core No.	Bit Depth (inches)	Agg. Depth (inches)	WSB Recommended Maintenance
140th Avenue	Radium St to Unity St	981	40	Conc.	7	1998	SC 1 - 2003	SC 2 - 2015	3	5	5.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
McKinley Street	Unity St to Sunfish Lake Blvd	1,067	44	Conc.	6	1995	SC 1 - 2003	SC 2 - 2015	5	6.5	6.5	2 Inch Mill and Overlay
McKinley Street	Unity St to CDS	1,320	40	Conc.	7	1996	SC 1 - 2003	SC 2 - 2015	6	6	9.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
									7	4.75	9	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Radium Street	McKinley St to 140th Ave	1,250	40	Conc.	7	1998	SC 1 - 2003	SC 2 - 2015	8	4	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Unity Street	CR 116 to McKinley St	1,696	38	Conc.	6	1995	SC 1 - 2003	SC 2 - 2015	1	6	6	2 Inch Mill and Overlay
									2	7	8	2.5 Inch Mill and Overlay
									4	8	5.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
	Business Park 95 Subdivision Total	*6,314*	*1.20*	*miles*								

IP 20-02A, AMENDED 2020 PAVEMENT OVERLAY IMPROVEMENTS
STREET SEGMENT SUMMARIES

REGENCY POND (1ST, 2ND, 3RD)

Street History									Pavement Coring Results (2020)			
Street	Segment Description	Length	Width	Curb	2018 PASER Rating	Year Bulit	Maintenance 1	Maintenance 2	Core No.	Bit Depth (inches)	Agg. Depth (inches)	WSB Recommended Maintenance
146th Circle	Hematite St to CDS	196	30	Conc.	7	1996	SC 1 - 2004	SC 2 - 2013	20	2.5	11	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
147th Avenue	W EOP to Hematite St	916	30	Conc.	6	1996	SC 1 - 2005	SC 2 - 2014	17	3	4	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
147th Avenue	Hematite St to CDS	412	30	Conc.	7	1996	SC 1 - 2006	SC 2 - 2015	18	4	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
147th Avenue	PC Limonite St to Kamacite St	586	30	Conc.	8	1997	SC 1 - 2007	SC 2 - 2016				
147th Lane	Kamacite St to PC Limonite St	604	30	Conc.	6	1997	SC 1 - 2008	SC 2 - 2017	15	2	7	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
148th Avenue	Kamacite St to Limonite St	639	30	Conc.	7	1998	SC 1 - 2009	SC 2 - 2018	13	2	6	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
148th Avenue	Limonite St to W EOP	112	30	Conc.	7	1998	SC 1 - 2010	SC 2 - 2019				
148th Lane	Limonite St to Kamacite St	548	30	Conc.	7	1998	SC 1 - 2011	SC 2 - 2020				
148th Lane	Limonite St to CDS	281	30	Conc.	7	1998	SC 1 - 2012	SC 2 - 2021	9	3	6	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
148th Lane	Kamacite St to CDS	1,351	30	Conc.	7	1998	SC 1 - 2013	SC 2 - 2022	10	3	4	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
									11	2.5	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Hematite Street	146th Cir to CR 116	339	30	Conc.	7	1996	SC 1 - 2014	SC 2 - 2023				
Hematite Street	147th Ave to 146th Cir	513	30	Conc.	7	1996	SC 1 - 2015	SC 2 - 2024	19	3.75	4.75	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Kamacite Street	147th Ave to 147th Ln	374	30	Conc.	6	1997	SC 1 - 2016	SC 2 - 2025				
Kamacite Street	148th Ave to 149th Ln	375	30	Conc.	7	1998	SC 1 - 2017	SC 2 - 2026				
Kamacite Street	147th Ln to 148th Ave	320	30	Conc.	6	1998	SC 1 - 2018	SC 2 - 2027	14	2.75	3.75	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Limonite Street	147th Ave to CR 116	219	30	Conc.	7	1997	SC 1 - 2019	SC 2 - 2028	16	2	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Limonite Street	147th Ln to 147th Ave	289	30	Conc.	7	1997	SC 1 - 2020	SC 2 - 2029				
Limonite Street	148th Ave to 149th Ln	314	30	Conc.	7	1998	SC 1 - 2021	SC 2 - 2030	12	2	4.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Limonite Street	149th Ln to 149th Ave	171	30	Conc.	7	1998	SC 1 - 2022	SC 2 - 2031				
	Regency Pond Subdivision Total	*8,559*	*1.62*	*miles*								
	Project Summary	***14873 LF***	**2.82**	**miles**								

APPENDIX C

Engineer's Estimates

IP 20-02A, Amended 2020 Street Overlay Improvements

Engineer's Estimate

2" Mill & Overlay

Regency Pond 1st, 2nd, 3rd (1.6 miles)

				Project Pavement Area	***26,081***		***square yards***
ITEM No.	**MNDOT No.**	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**	**UNIT COST**		**COST EXTENSION**
1	2021.501	MOBILIZATION (5%)	LS	1	$ 20,229.08	$	20,229.08
2	2231.604	BITUMINOUS PATCH	SY	1,304	$ 20.00	$	26,082.00
4	2232.501	MILL BITUMINOUS PAVEMENT	SY	26,081	$ 1.50	$	39,121.50
5	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,826	$ 3.00	$	5,477.10
6	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	2,869	$ 90.00	$	258,201.00
7	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	31	$ 1,000.00	$	31,000.00
8	2531.501	REMOVE & REPLACE CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	801	$ 50.00	$	40,060.00
9	2531.604	REMOVE & REPLACE 7" CONCRETE VALLEY GUTTER	SY	33	$ 80.00	$	2,640.00
10	2563.601	TRAFFIC CONTROL	LS	1	$ 2,000.00	$	2,000.00

Non-Assessable Construction Cost	*$ 26,082.00*
Street Construction Cost	*$ 367,728.68*
Storm Sewer Construction Cost	*$ 31,000.00*
Regency Pond Overlay Program Construction Cost	*$ 424,810.68*
10% Contingency Cost	*$ 42,481.07*
Regency Pond Overlay Project Cost (14% Indirect Cost)	**$ 532,712.59**
Total Project Assessments (25% of Assessable Cost)	*$ 125,001.44*
Stormwater Utility Fund	*$ 29,155.50*
Road Reconstruction / Overlay Fund	*$ 378,555.65*

IP 20-02A, Amended 2020 Pavement Overlay Improvements

Engineer's Estimate

2" Mill & Overlay

Business Park 95 (1.2 miles)

				Project Pavement Area	***25,773***	***square yards***
ITEM No.	**MNDOT No.**	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**	**UNIT COST**	**COST EXTENSION**
1	2021.501	MOBILIZATION (5%)	LS	1	$ 19,164.29	$ 19,164.29
2	2231.604	BITUMINOUS PATCH	SY	1,289	$ 20.00	$ 25,774.00
4	2232.501	MILL BITUMINOUS PAVEMENT	SY	25,773	$ 1.50	$ 38,659.50
5	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,804	$ 3.00	$ 5,412.30
6	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	2,835	$ 90.00	$ 255,150.00
7	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	22	$ 1,000.00	$ 22,000.00
8	2531.501	REMOVE & REPLACE CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	585	$ 50.00	$ 29,250.00
9	2531.604	REMOVE & REPLACE 7" CONCRETE VALLEY GUTTER	SY	63	$ 80.00	$ 5,040.00
10	2563.601	TRAFFIC CONTROL	LS	1	$ 2,000.00	$ 2,000.00
					Non-Assessable Construction Cost	*$ 25,774.00*
					Street Construction Cost	*$ 354,676.09*
					Storm Sewer Construction Cost	*$ 22,000.00*
					Business Park 95 Overlay Program Construction Cost	*$ 402,450.09*
					10% Contingency Cost	*$ 40,245.01*
					Business Park 95 Overlay Project Cost (14% Indirect Cost)	**$ 504,672.41**
					Total Project Assessments (25% of Assessable Cost)	*$ 118,087.95*
					Stormwater Utility Fund	*$ 20,691.00*
					Road Reconstruction / Overlay Fund	*$ 365,893.46*

Full-Depth Reclamation (FDR)

Business Park 95 (1.2 miles)

				Project Pavement Area	***25,773***	***square yards***
ITEM No.	**MNDOT No.**	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**	**UNIT COST**	**COST EXTENSION**
1	2021.501	MOBILIZATION (5%)	LS	1	$ 32,000.00	$ 32,000.00
2	2215.501	BITUMINOUS PAVEMENT RECLAMATION (FULL DEPTH)	SY	25,773	$ 1.25	$ 32,216.25
3	2331.607	HAUL AND DISPOSE BIT PAVEMENT RECLAMATION (LV)	CY	3,580	$ 15.00	$ 53,694.00
4	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,804	$ 3.00	$ 5,412.30
5	2360.502	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2.0")	TON	2,835	$ 85.00	$ 240,975.00
6	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	2,835	$ 90.00	$ 255,150.00
7	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	22	$ 1,000.00	$ 22,000.00
8	2531.501	REMOVE & REPLACE CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	585	$ 50.00	$ 29,250.00
9	2531.604	REMOVE & REPLACE 7" CONCRETE VALLEY GUTTER	SY	63	$ 80.00	$ 5,040.00
10	2563.601	TRAFFIC CONTROL	LS	1	$ 3,000.00	$ 3,000.00
					Street Construciton Cost	*$ 656,737.55*
					Storm Sewer Construction Cost	*$ 22,000.00*
					Business Park 95 Overlay Program Construction Cost	*$ 678,737.55*
					10% Contingency Cost	*$ 67,873.76*
					Business Park 95 Overlay Project Cost (23% Indirect Cost)	**$ 918,331.91**
					Total Project Assessments (25% of Assessable Cost)	*$ 229,582.98*
					Stormwater Utility Fund	*$ 22,324.50*
					Road Reconstruction / Overlay Fund	*$ 666,424.43*

APPENDIX D

WSB and Associates Pavement Forensics Report

Memorandum

To: Joe Feriancek, PE

From: Andrea Blanchette, PE
Tom Wood
Sheue Torng Lee

Date: March 4, 2020

Re: Pavement Coring Forensic Report
City of Ramsey
WSB Project No. 015656-000

Introduction

WSB is pleased to submit this pavement forensics report detailing the results of the pavement coring which was completed on March 2, 2020 in the City of Ramsey. The various characteristics of the pavement cores were summarized to provide information to the City to assist in determining the appropriate pavement maintenance or rehabilitation method for the roadways.

A total of 8 (6 of which were taken in a patched area) pavement cores were obtained in the Business Park 95 Project Area and a total of 12 cores were obtained in the Regency Pond Project Area. The locations of the pavement cores are summarized in **Figure 1** and **Figure 2**. A summary of the pavement depths and conditions for the streets are shown in **Table 1**. Pictures of the cores obtained can be found in the **Appendix**.

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

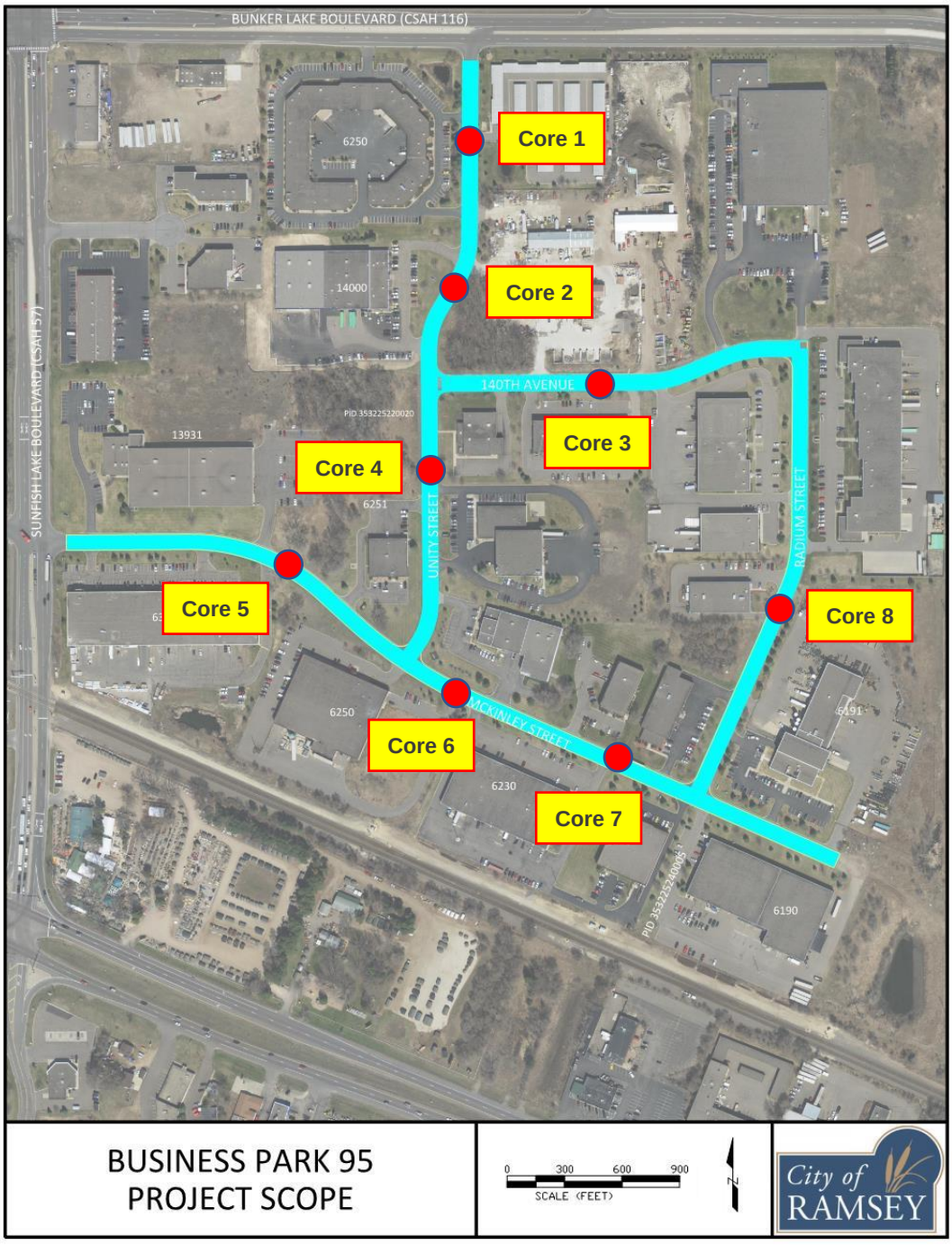


Figure 1. Pavement core locations in Business Park 95 Project Area

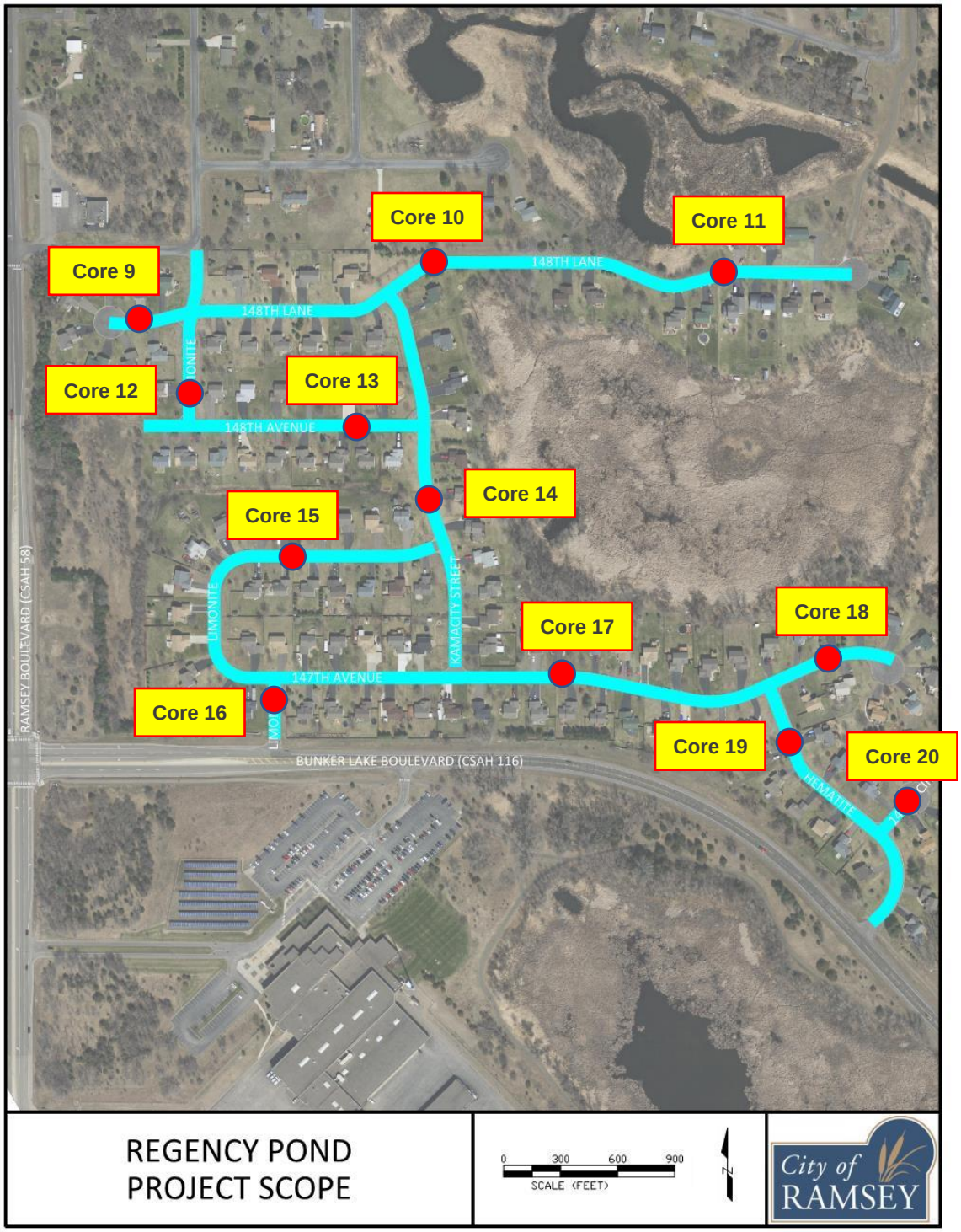


Figure 2. Regency Pond Project Area

Table 1. Pavement core location and information

Core ID	Location	Bit Depth (inches)	Agg. Depth [1] (inches)	Notes	Recommended Maintenance
1	Unity Street	6	6	The top lift of pavement was 1.25 inches. This layer was starting to show signs of deterioration losing fines and binder. The rest of the core was bonded and showing minimal signs of aging.	2 Inch Mill and Overlay
2	Unity Street **(On a Patched Area)**	7	8	The top lift of pavement was 2 inches. This layer was starting to show signs of deterioration losing fines and binder. The patch was not bonded to the pavement section and was completely delaminated. The rest of the core was in decent shape.	2.5 Inch Mill and Overlay
3	140th Avenue **(On a Patched Area)**	5	5.5	The top lift of pavement was 2.5 inches. The core completely fell apart upon removal from the hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
4	Unity Street **(On a Patched Area)**	8	5.5	The top lift of pavement was 2 inches. The top 4 inches of pavement broke off from the rest of the core and showed parts were delaminated with no bond. Below the top 4 inches, the core completely fell apart.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
5	McKinley Street	6.5	6.5	The top lift of pavement was 1.75 inches. The core was in good shape, all the layers were bonded together well.	2 Inch Mill and Overlay

6	McKinley Street **(On a Patched Area)**	6	9.5	The top 3 inches of pavement was completely raveled and broke apart upon removal from the core hole. The bottom 3 inches was bonded together. Because the top 3 inches crumbled the lift thickness of the wear course could not be determined.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
7	McKinley Street **(On a Patched Area)**	4.75	9	This core was in very poor condition with delamination of the patch as well as a severe loss of fines and binder throughout.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
8	Radium Street **(On a Patched Area)**	4	5	This core was in very poor condition with delamination of the patch as well as a severe loss of fines and binder throughout. The core broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
9	148th Lane	3	6	The core was in fair condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
10	148th Lane	3	4	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
11	148th Lane	2.5	5	The core was in fair to poor condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
12	Limonite	2	4.5	The core was in fair condition. This was a very thin lift of	Full Depth Reclamation, Full Bituminous Removal

				pavement and was starting to show signs of aging, losing fines and binder.	and Replacement or Reconstruction
13	148th Avenue	2	6	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
14	Kamacity Street	2.75	3.75	The core was in fair to poor condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
15	Limonite	2	7	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
16	Limonite	2	5	The core was in fair condition. This was a very thin lift of pavement.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
17	147th Avenue	3	4	The core was in fair condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
18	147th Avenue	4	5	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
19	Hematite	3.75	4.75	The core was in fair condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
20	146th Circle	2.5	11	The core was in good to fair condition. This was a thin lift of pavement.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
[1] Subgrade material was observed to be sand material on Cores 1 through 10 and sand/gravel on Cores 11 through 20.					

Summary of Findings

Business Park 95

The cores taken along the roadways in this project area varied in bituminous thickness from 4 to 8 inches. Cores 1, 2 and 5 were in good condition with the layers bonded together well and the bituminous condition not yet showing signs of aging. However, the remainder of the pavements in this project area were either showing severe signs of aging below the pavement surface, including crumbling upon removal from the core hole. Because of this, it is recommended to perform either a full depth reclamation, full depth bituminous removal and replacement or full reconstruction in this project area. There is not enough sound material in these locations to do a partial depth mill and overlay.

Regency Pond

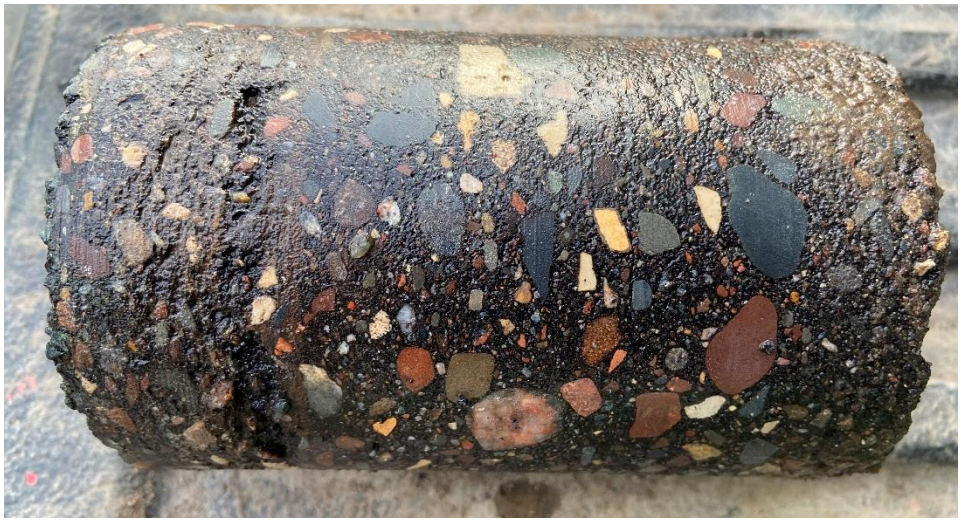
The cores taken along the roadways in this project area varied in bituminous thickness from 2 to 4 inches. In general, the bituminous was either very thin, or shown to be in very poor condition. Because of this, it is recommended to perform either a full depth reclamation, full depth bituminous removal and replacement or full reconstruction in this project area. There is not enough sound material in these locations to do a partial depth mill and overlay.

Appendix

City of Ramsey

Coring Pictures

Core 1 (Unity Street)

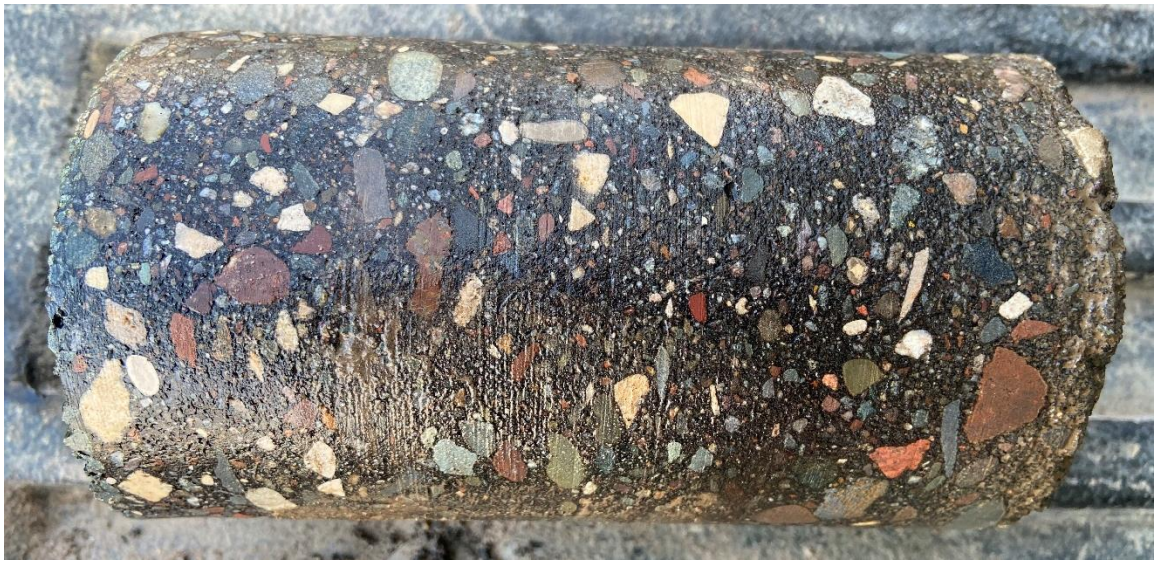


Core 2 (Unity Street on Patched Area)

Core 3 (140th Avenue on a Patched Area)

Core 4 (Unity Street on Patched Area)

Core 5 (McKinley Street)



Core 6 (McKinley Street on a Patched Area)

Core 7 (McKinley Street on a Patched Area)

Core 8 (Radium Street on a Patched Area)

Core 9 (148th Lane)

Core 10 (148th Lane)

Core 11 (148th Lane)

Core 12 (Limonite)

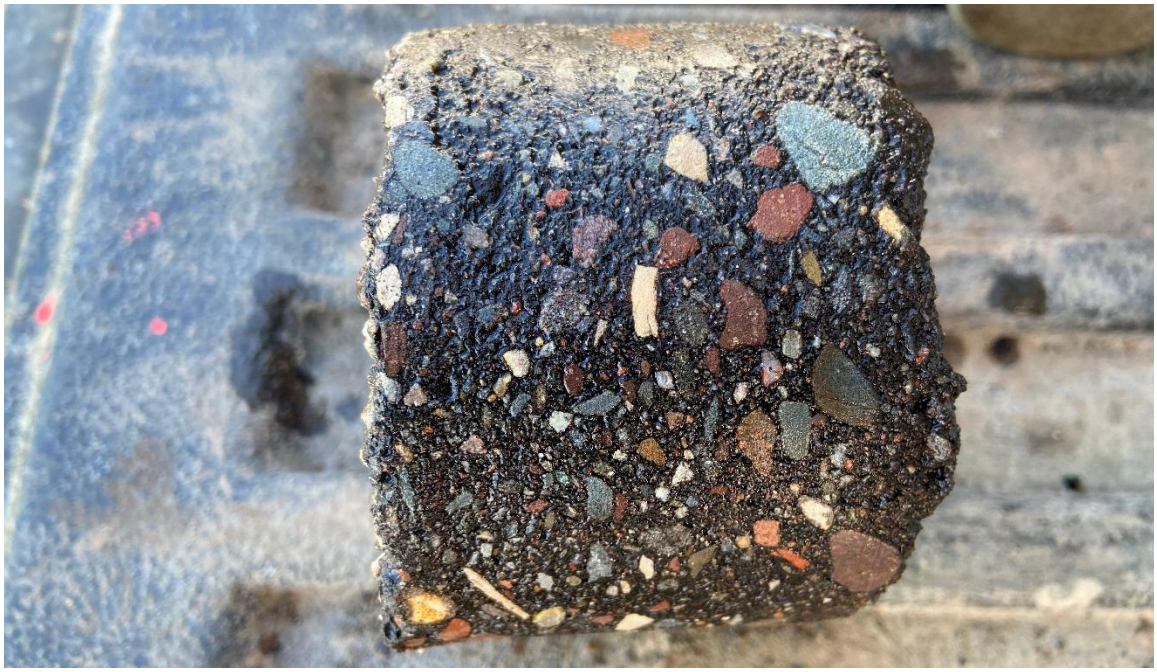
Core 13 (148th Avenue)

Core 14 (Kamacity Street)

Core 15 (Limonite)

Core 16 (Limonite)

Core 17 (147th Avenue)



Core 18 (147th Avenue)

Core 19 (Hematite)

Core 20 (146th Circle)

CC Regular Session **5. 7.**

Meeting Date: 03/24/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #20-056 Approving Riverstone Preliminary Plat Extension

Purpose/Background:

The purpose of this case is to review a proposal from Capstone, LLC (the "Applicant") to extend the Riverstone Preliminary Plat (the "Project") three (3) years.

Notification:

No notification is required to extend a preliminary plat; however, there has been significant notification of this project both at time of revision of preliminary plat (notice sent to property owners within 700 feet of the site), as well as an open house in late 2019, and notice sent for Riverstone 4th Addition Final Plat (most recently).

Observations/Alternatives:

Summary

This was a request that was submitted with the revised preliminary plat previously approved by the City Council in early 2020, but was errantly left off of the preliminary plat resolution. Preliminary plat approvals are valid for one (1) year, and with previous Riverstone approvals, staff has brought back forward for extensions each year. The project is well underway, and was recently approved for its 4th Addition. In order to reduce the number of individual extensions and approvals for this project, Staff and the Applicant are in favor of a three (3) year extension.

The Applicant will still be required to bring forward any final plat (or phase) for City Council approval. This approval would lock in the preliminary plat approved by City Council in February 2020 for three (3) years. This preliminary plat approval included 267 detached units, and the removal of attached 4 unit townhome buildings, which were replaced by less dense detached products.

Alternatives

Alternative 1: Adopt Resolution #20-056 and extend the preliminary plat approval for three (3) years. This is a typical request with a subdivision of this scale. Riverstone Addition contains 267 units and is a phased development project. Typically, developers will phase developments that are this large in order to build a reasonable number of homes and sell those homes as they build. Riverstone is on its 4th Addition at this time. Extending the preliminary plat will still require that the Applicant comes forward with Final Plat plans for approval at each future stage, but will create a more efficient process overall so that the preliminary plat does not need to be extended after each year. Staff is supportive of this alternative.

Alternative 1: Deny Resolution #20-056. As noted above, this is typical request with a phased development project of this scale. This is a reasonable request for this project, and staff is supportive of the request to improve efficiencies in the future and present final plat plans. Denial of the resolution will not halt the project, but will require that the preliminary plat is extended in another year, or with a future phase of development. Staff is not supportive of this alternative.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:
Staff recommends adoption of Resolution #20-056.

Action:
Motion to adopt Resolution #20-056 extending the preliminary plat approval for Riverstone for three (3) years.

Attachments

Approved Preliminary Plat
Previously Approved Resolution #20-028
Resolution #20-056

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	03/19/2020 10:19 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:12 PM
Form Started By: Chloe McGuire Brigl		Started On: 03/12/2020 09:48 AM
Final Approval Date: 03/19/2020		

Land Use Application Approved for Construction

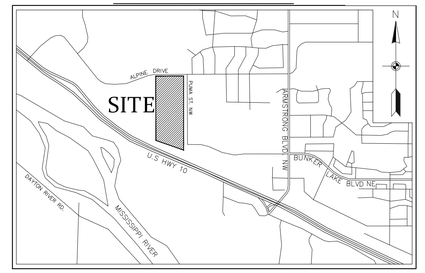
Tim Gladhill, Community Development Director

City of RAMSEY

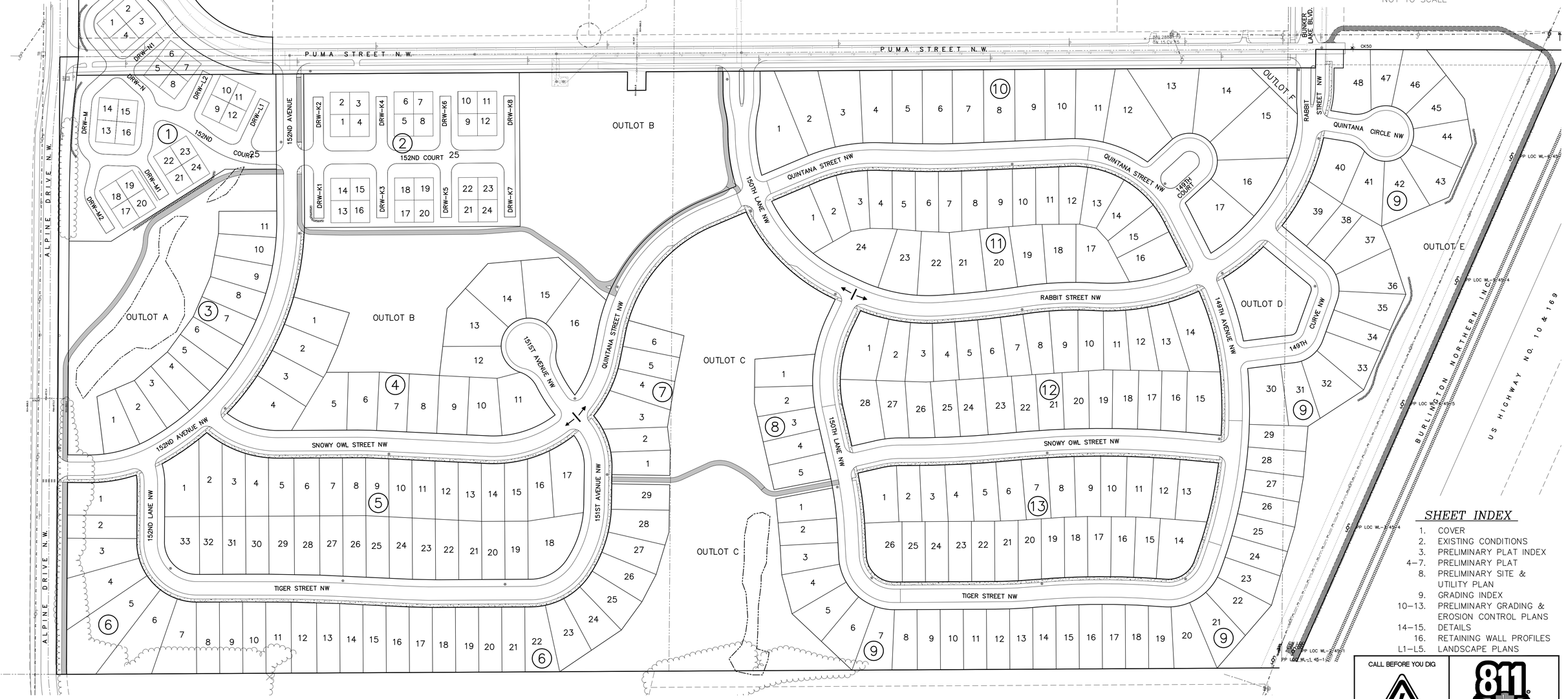
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

1.	COVER
2.	EXISTING CONDITIONS
3.	PRELIMINARY PLAT INDEX
4–7.	PRELIMINARY PLAT
8.	PRELIMINARY SITE & UTILITY PLAN
9.	GRADING INDEX
10–13.	PRELIMINARY GRADING & EROSION CONTROL PLANS
14–15.	DETAILS
16.	RETAINING WALL PROFILES
L1–L5.	LANDSCAPE PLANS

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

0 50 100 200
(IN FEET)

CALL BEFORE YOU DIG

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."

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: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER SHEET

1 of 16

[Save Date: 05/30/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_cover.dwg

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Tim Gladhill, Community Development Director

City of RAMSEY

SEE SHEET 11

149TH AVENUE NW

149TH LANE NW

149TH CURVE NW

149TH COURT NW

QUINTANA STREET NW

RABBIT STREET NW

QUINTANA CIRCLE NW

BUNKER LAKE BLVD.

GRAVEL CONSTRUCTION ENTRANCE

OUTLOT D

OUTLOT E

OUTLOT F

RETAINING WALL #1

RETAINING WALL #2

BURLINGTON NORTHERN INC.

US HIGHWAY NO. 10 & 169

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
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 FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TB

0 25 50 100 (IN FEET)

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Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

10 of 16

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Tim Gladhill, Community Development Director

City of RAMSEY

NWL = 866.5
OUTLET = 866.8
100 YR HWL = 869.2 OUTLOT C

SEE SHEET 12

10' BITUMINOUS TRAIL

150TH LANE NW

QUINTANA STREET NW

TIGER STREET NW

SNOWY OWL STREET NW

RABBIT STREET NW

PUMA STREET N. W.

149TH COURT

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
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 FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

N

0 25 50 100
(IN FEET)

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City of RAMSEY

SEE SHEET 13

SEE SHEET 11

TIGER STREET NW

SNOWY OWL STREET NW

PUMA STREET N.W.

151ST AVENUE NW

QUINTANA STREET NW

152ND COURT

150TH LANE NW

OUTLOT B

POND 300
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.2

RETAINING WALL #3

OUTLOT C

INFILTRATION BASIN #201
NWL = 866.5
100 YR HWL = 868.7
OUTLET EL =867.0
BOTTOM EL =866.0
AREA = 38,950 S.F.
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

POND 200
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 869.2

OUTLOT B

POND 100
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.0

10' BITUMINOUS TRAIL

SAFETY BENCH

DRW-K1 G.B. 0+50 EL. 873.00
DRW-K2 G.B. 0+50 EL. 873.50
DRW-K3 G.B. 0+50 EL. 873.00
DRW-K4 G.B. 0+50 EL. 873.50
DRW-K5 G.B. 0+50 EL. 873.25
DRW-K6 G.B. 0+50 EL. 873.50
DRW-K7 G.B. 0+50 EL. 873.25
DRW-K8 G.B. 0+50 EL. 873.25

PVI 11+50 EL. 876.00 (50' V.C.)
PVI 19+00 EL. 870.50 (50' V.C.)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
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 FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0 E.O.F. 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

0 25 50 100
(IN FEET)

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Tim Gladhill, Community Development Director

City of RAMSEY

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

RETAINING WALL #5

RETAINING WALL #6

10' BITUMINOUS TRAIL

POND 400
NWL = 868.5
100 YR HWL = 869.6

OUTLOT A

WETLAND 1
NWL = 867.5
100 YR HWL = 868.4

RETAINING WALL #4

WETLAND FILL
1738 SF

152ND LANE NW

152ND AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

151ST AVENUE NW

152ND COURT

PUMA STREET N.W.

OUTLOT B

POND 300
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.2

RETAINING WALL #3

SEE SHEET 12

N

0 25 50 100
(IN FEET)

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
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 FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

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PRELIMINARY GRADING & EROSION CONTROL PLAN

13 of 16

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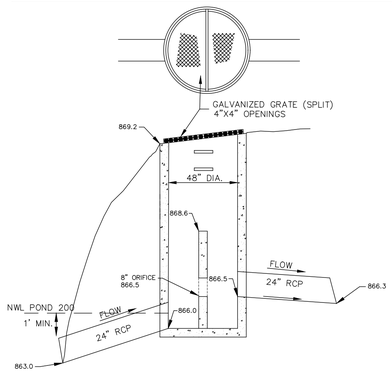
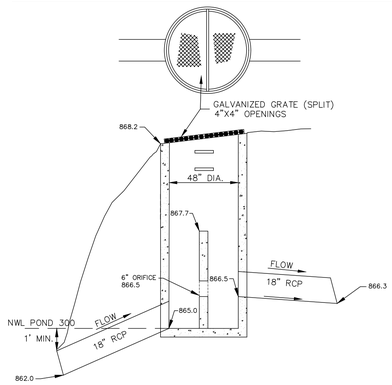
Tim Gladhill, Community Development Director — City of RAMSEY

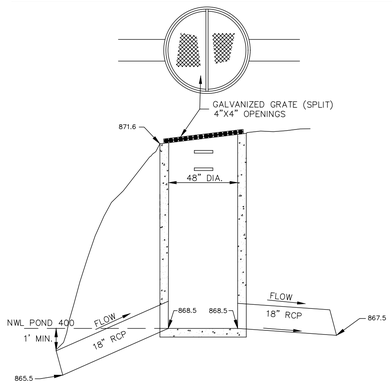
OUTLET CONTROL STRUCTURE POND 200



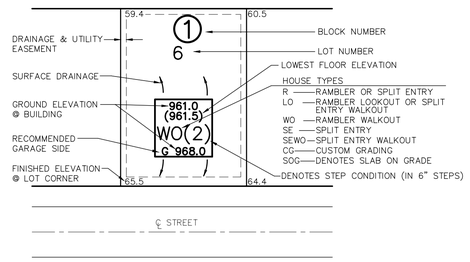
OUTLET CONTROL STRUCTURE POND 300



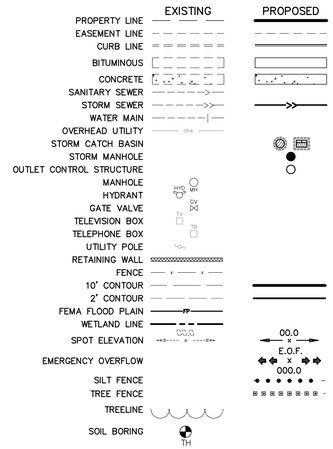
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

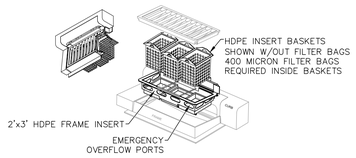


LEGEND



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

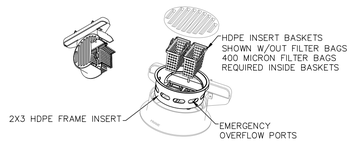
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



– 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

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.

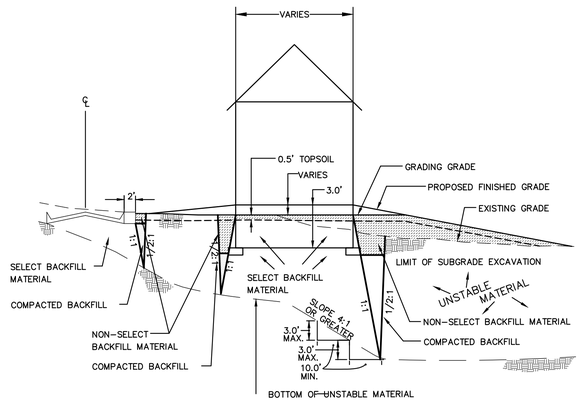
APPROVED: 2 – 2003

City of RAMSEY

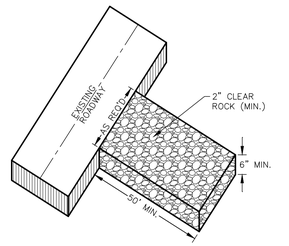
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No: STR-26

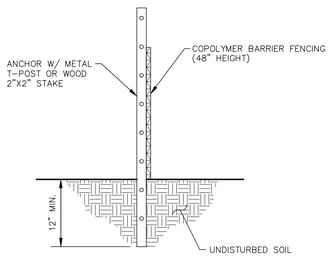
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



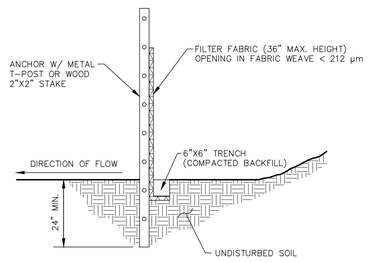
TREE FENCE



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.

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.

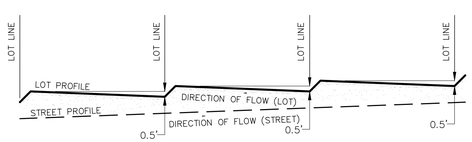
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

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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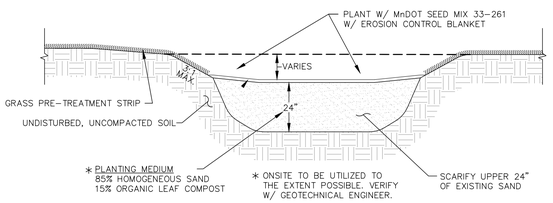
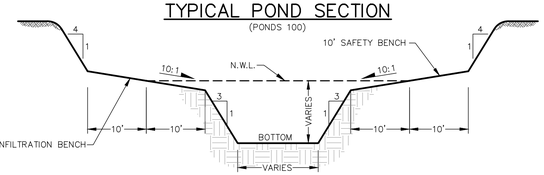


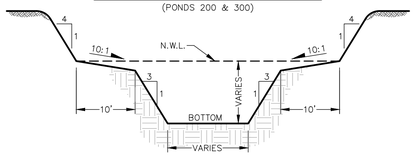
TYPICAL POND SECTION

(PONDS 100)



TYPICAL POND SECTION

(PONDS 200 & 300)



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RIVERSTONE
Ramsey, MN

DETAILS

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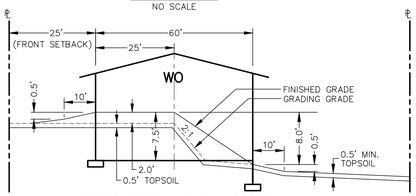
Tim Gladhill, Community Development Director

City of RAMSEY

65' LOTS

WALKOUT
NO SCALE



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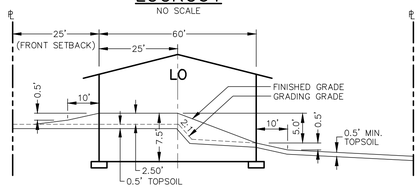

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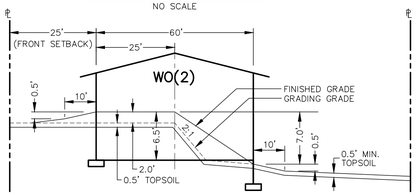

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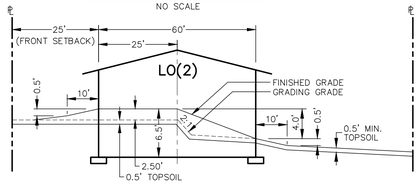

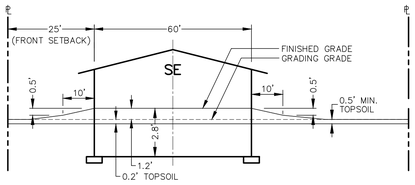

RAMBLER
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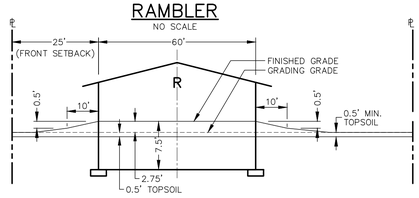
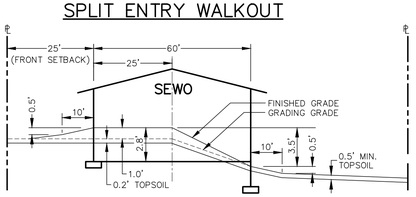
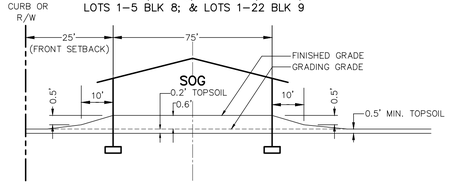
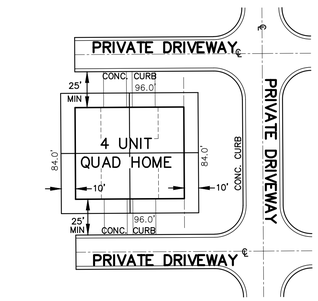


SPLIT ENTRY WALKOUT

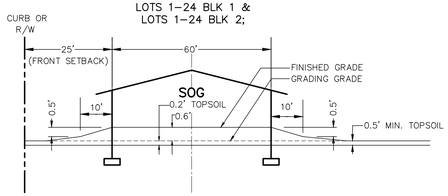


50' VILLAS
SINGLE FAMILY HOLDOWNS
LOTS 1–28, BLK 6; LOTS 1–7, BLK 7;
LOTS 1–5 BLK 8; & LOTS 1–22 BLK 9

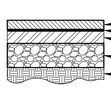




QUAD HOMES
LOTS 1–24 BLK 1 &
LOTS 1–24 BLK 2;



INSERT A:



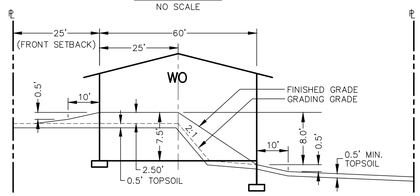
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

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.

50' LOTS

WALKOUT
NO SCALE



LOOKOUT
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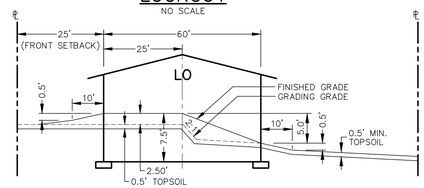

MODIFIED WALKOUT
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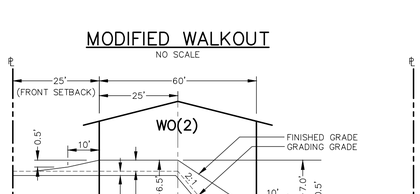

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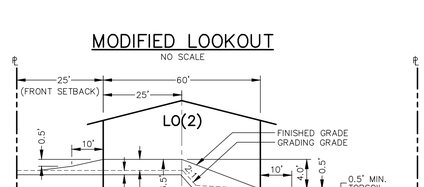

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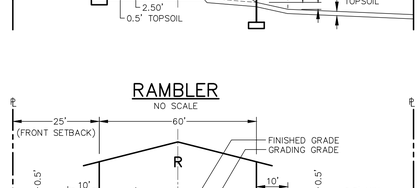

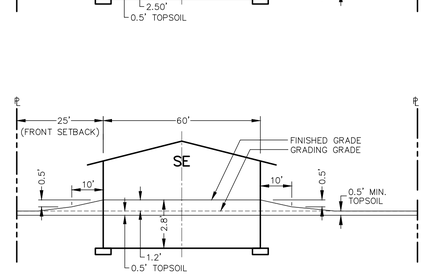

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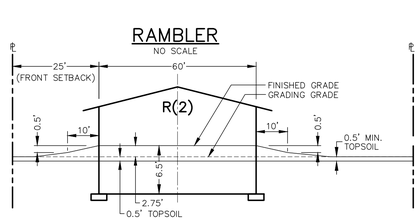
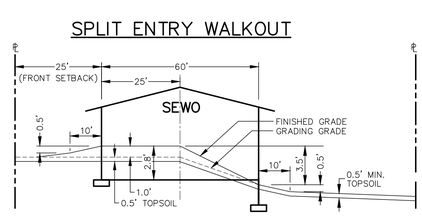
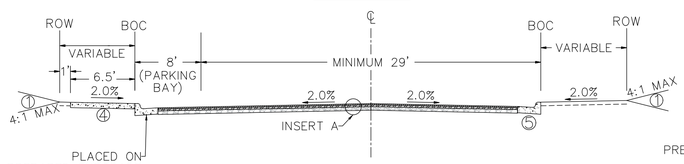


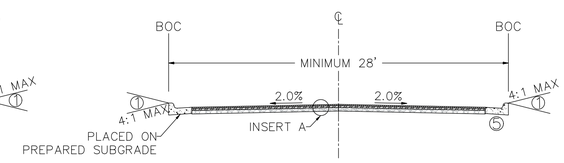
SPLIT ENTRY WALKOUT



29' – URBAN STREET
W/ PARKING BAY
NOTE: NOT TO SCALE



28' – PRIVATE STREET
NOTE: NOT TO SCALE



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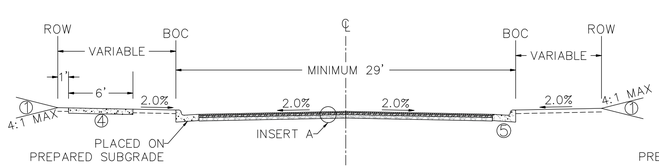
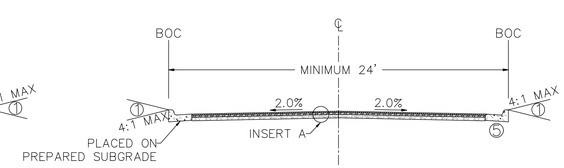
NOTE: NOT TO SCALE



24' – PRIVATE STREET
NOTE: NOT TO SCALE



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RIVERSTONE
Ramsey, MN

DETAILS

15 of 16

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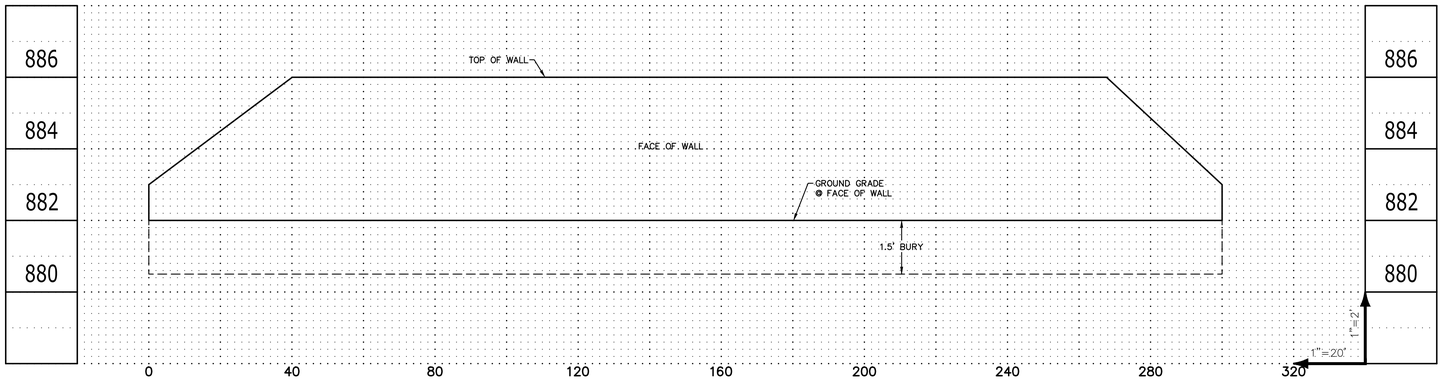
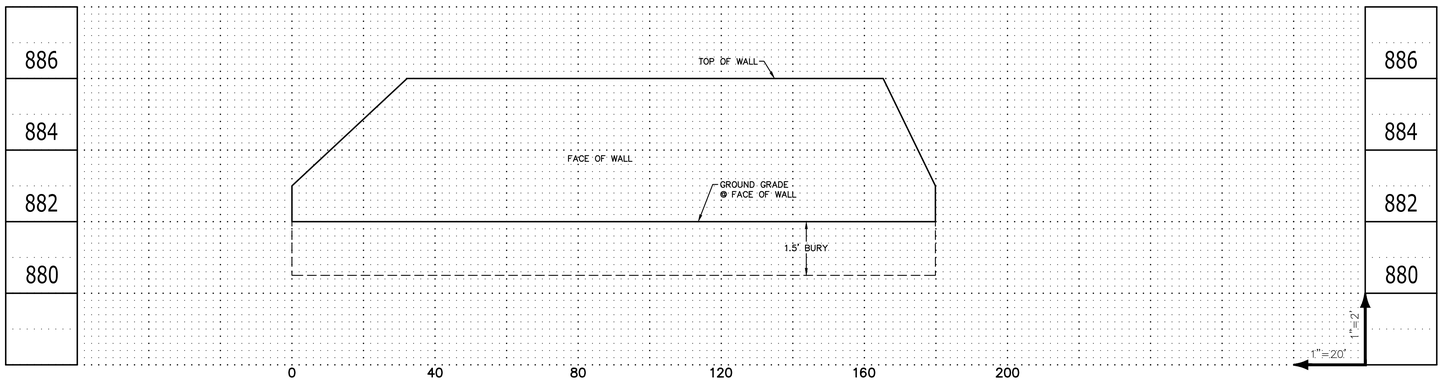
Land Use Application Approved for Construction
Tim Gladhill, Community Development Director
City of RAMSEY

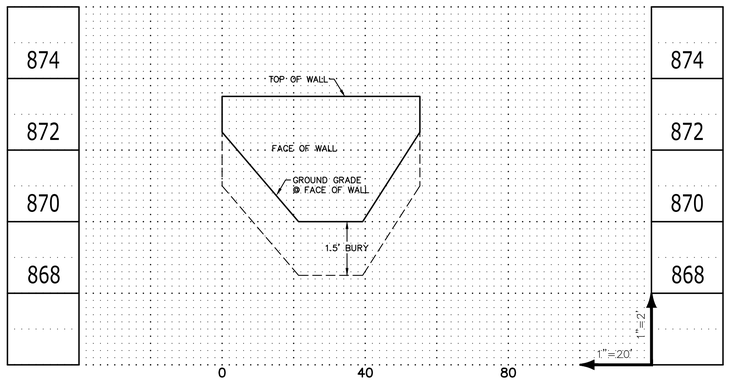
MODULAR RETAINING WALL #1
(1542 SF)



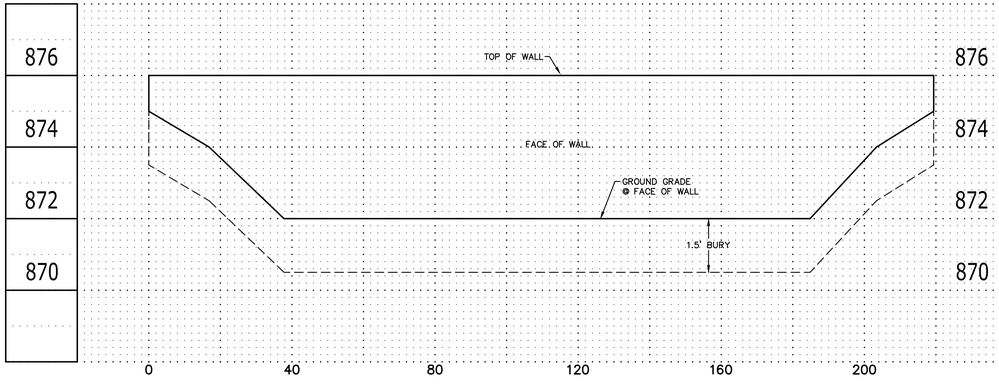
MODULAR RETAINING WALL #2
(919 SF)



MODULAR RETAINING WALL #3
(235 SF)



MODULAR RETAINING WALL #4
(1085 SF)



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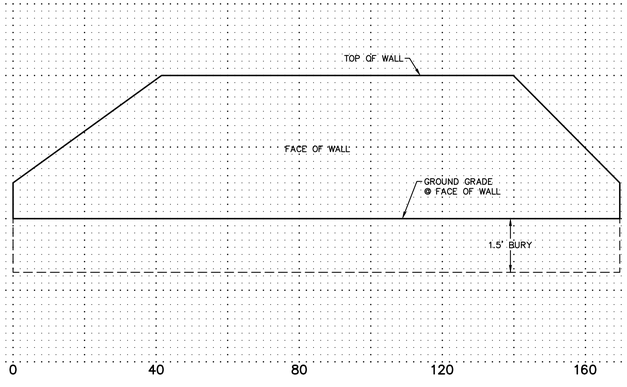
(830 SF)



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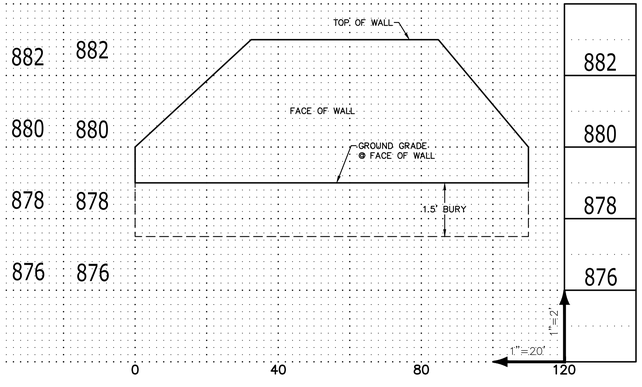
(525 SF)



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RETAINING WALL PROFILES

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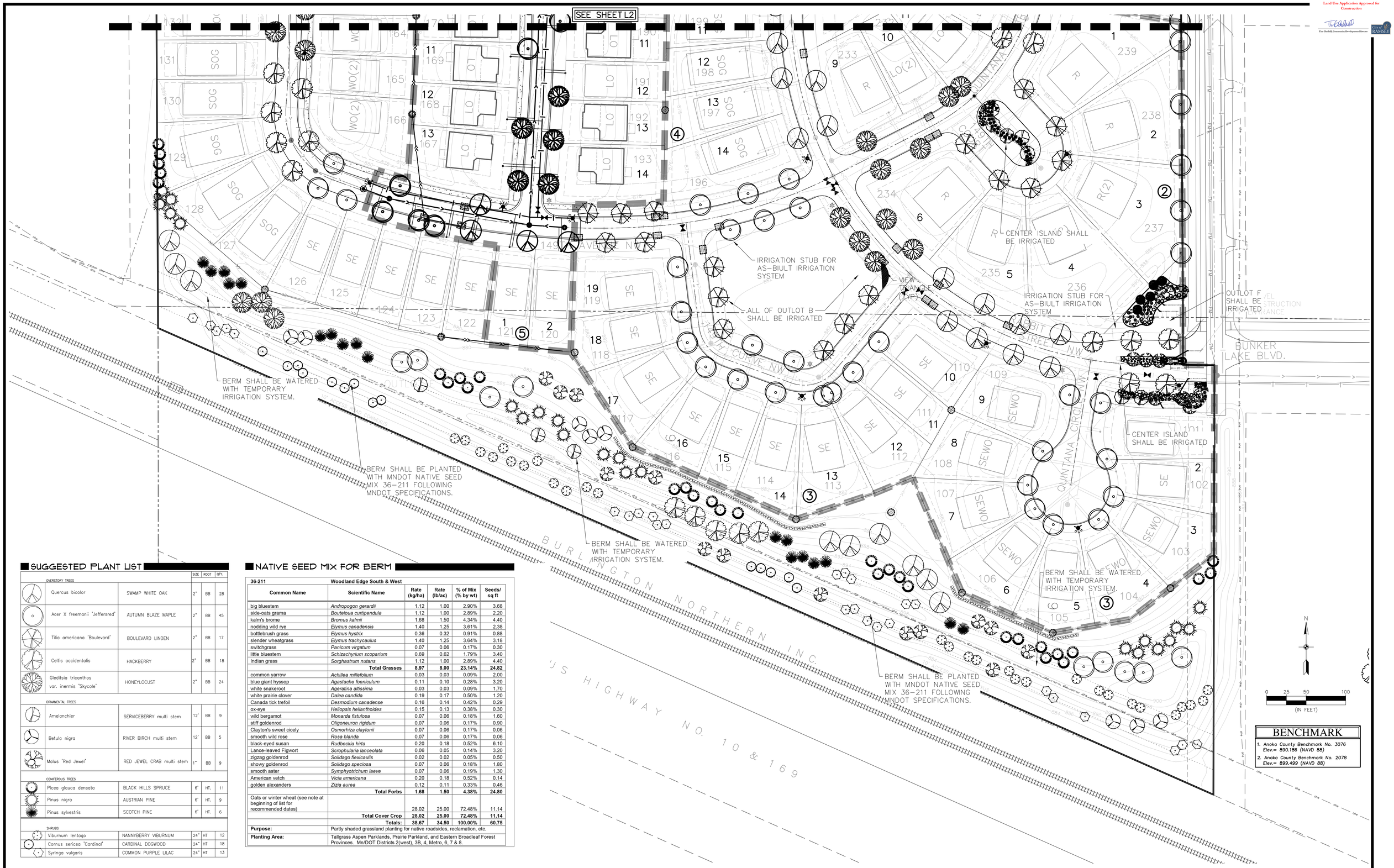

SUGGESTED PLANT LIST

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	45
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	17
	Celtis occidentalis	HACKBERRY	2"	BB	18
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	24
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	9
	Betula nigra	RIVER BIRCH multi stem	12'	BB	5
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	9
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	11
	Pinus nigra	AUSTRIAN PINE	6'	HT.	9
	Pinus sylvestris	SCOTCH PINE	6'	HT.	6
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	12
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	18
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	13

NATIVE SEED MIX FOR BERM

36-211 **Woodland Edge South & West**

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	1.12	1.00	2.90%	3.68
side-oats grama	*Bouteloua curtipendula*	1.12	1.00	2.89%	2.20
kalm's brome	*Bromus kalmii*	1.68	1.50	4.34%	4.40
nodding wild rye	*Elymus canadensis*	1.40	1.25	3.61%	2.38
bottlebrush grass	*Elymus hystrix*	0.36	0.32	0.91%	0.88
slender wheatgrass	*Elymus trachycaulus*	1.40	1.25	3.64%	3.18
switchgrass	*Panicum virgatum*	0.07	0.06	0.17%	0.30
little bluestem	*Schizachyrium scoparium*	0.69	0.62	1.79%	3.40
Indian grass	*Sorghastrum nutans*	1.12	1.00	2.89%	4.40
	Total Grasses	**8.97**	**8.00**	**23.14%**	**24.82**
common yarrow	*Achillea millefolium*	0.03	0.03	0.09%	2.00
blue giant hyssop	*Agastache foeniculum*	0.11	0.10	0.28%	3.20
white snakeroot	*Ageratina altissima*	0.03	0.03	0.09%	1.70
white prairie clover	*Dalea candida*	0.19	0.17	0.50%	1.20
Canada tick trefoil	*Desmodium canadense*	0.16	0.14	0.42%	0.29
ox-eye	*Heliopsis helianthoides*	0.15	0.13	0.38%	0.30
wild bergamot	*Monarda fistulosa*	0.07	0.06	0.18%	1.60
stiff goldenrod	*Oligoneuron rigidum*	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	*Osmorhiza claytonii*	0.07	0.06	0.17%	0.06
smooth wild rose	*Rosa blanda*	0.07	0.06	0.17%	0.06
black-eyed susan	*Rudbeckia hirta*	0.20	0.18	0.52%	6.10
Lance-leaved Figwort	*Scrophularia lanceolata*	0.06	0.05	0.14%	3.20
zigzag goldenrod	*Solidago flexicaulis*	0.02	0.02	0.05%	0.50
showy goldenrod	*Solidago speciosa*	0.07	0.06	0.18%	1.80
smooth aster	*Symphyotrichum laeve*	0.07	0.06	0.19%	1.30
American vetch	*Vicia americana*	0.20	0.18	0.52%	0.14
golden alexanders	*Zizia aurea*	0.12	0.11	0.33%	0.46
	Total Forbs	**1.68**	**1.50**	**4.38%**	**24.80**
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	72.48%	11.14
	Total Cover Crop	**28.02**	**25.00**	**72.48%**	**11.14**
	Totals:	**38.67**	**34.50**	**100.00%**	**60.75**
Purpose:	Partly shaded grassland planting for native roadsides, reclamation, etc.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

Carlson McCann
• 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
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

LANDSCAPE PLAN

L1 of 5

Save Date: 06/01/18 f:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

SEE SHEET L3

SEE SHEET L1

LANDSCAPE SCHEDULE

OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	31
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	24
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	29
	Celtis occidentalis	HACKBERRY	2"	BB	39
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	24
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	5
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	2
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	3
	Pinus nigra	AUSTRIAN PINE	6'	HT.	–
	Pinus sylvestris	SCOTCH PINE	6'	HT.	5
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	–
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	–
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	–

N

0 25 50 100

(IN FEET)

BENCHMARK

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RIVERSTONE
Ramsey, MN

LANDSCAPE PLAN

L2 of 5

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Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

LANDSCAPE SCHEDULE

OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	12
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	25
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	31
	Celtis occidentalis	HACKBERRY	2"	BB	22
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	30
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	12
	Betula nigra	RIVER BIRCH multi stem	12'	BB	3
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
CONFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	6
	Pinus nigra	AUSTRIAN PINE	6'	HT.	8
	Pinus sylvestris	SCOTCH PINE	6'	HT.	11
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	7
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	7
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	14

SEE SHEET L4

SEE SHEET L2

OUTLOT B
POND 300
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.2

OUTLOT B
POND 100
NWL = 865.5
OUTLET = 866.8
100 YR HWL = 868.0

POND 200
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.2

INV=866.8
18" RCP
INV=866.5

0 25 50 100
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
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Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

L3 of 5

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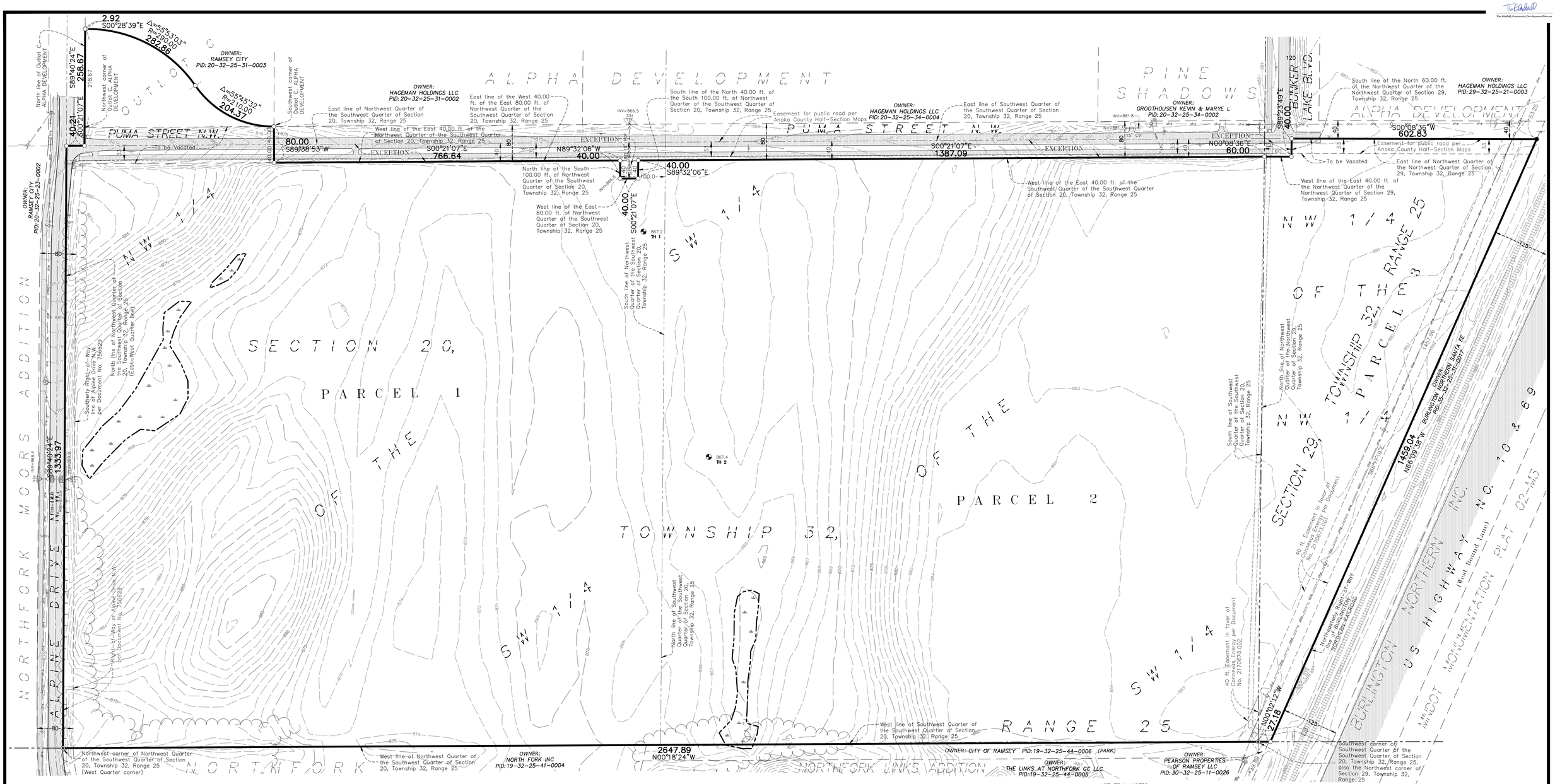
City of RAMSEY



Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

And

That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

LEGEND

- ◉ – Denotes Anoka County Cast Iron Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- –o– – Denotes Miscellaneous Sign
- – Denotes Electric Box
- – Denotes Catch Basin
- – Denotes Electric Meter
- – Denotes Telephone Box
- – Denotes Utility Pole
- – Denotes Flared End Section
- – Denotes Hand Hole
- – Denotes Overhead Electric
- – Denotes Storm Sewer
- – Denotes Existing Fence as noted
- – Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
- – Denotes Gravel Surface
- – Denotes Bituminous Surface
- – Denotes Existing 1 Ft. Contour
- – Denotes Existing 5 Ft. Contour

(IN FEET)

GENERAL NOTES:

1. The field work for this survey was completed on November 28th, 2016.
2. Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
3. BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
4. Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
5. Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
6. Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. 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).

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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: 3/8/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 3/8/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments

RIVERSTONE DEVELOPMENT, LLC
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RIVERSTONE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 16

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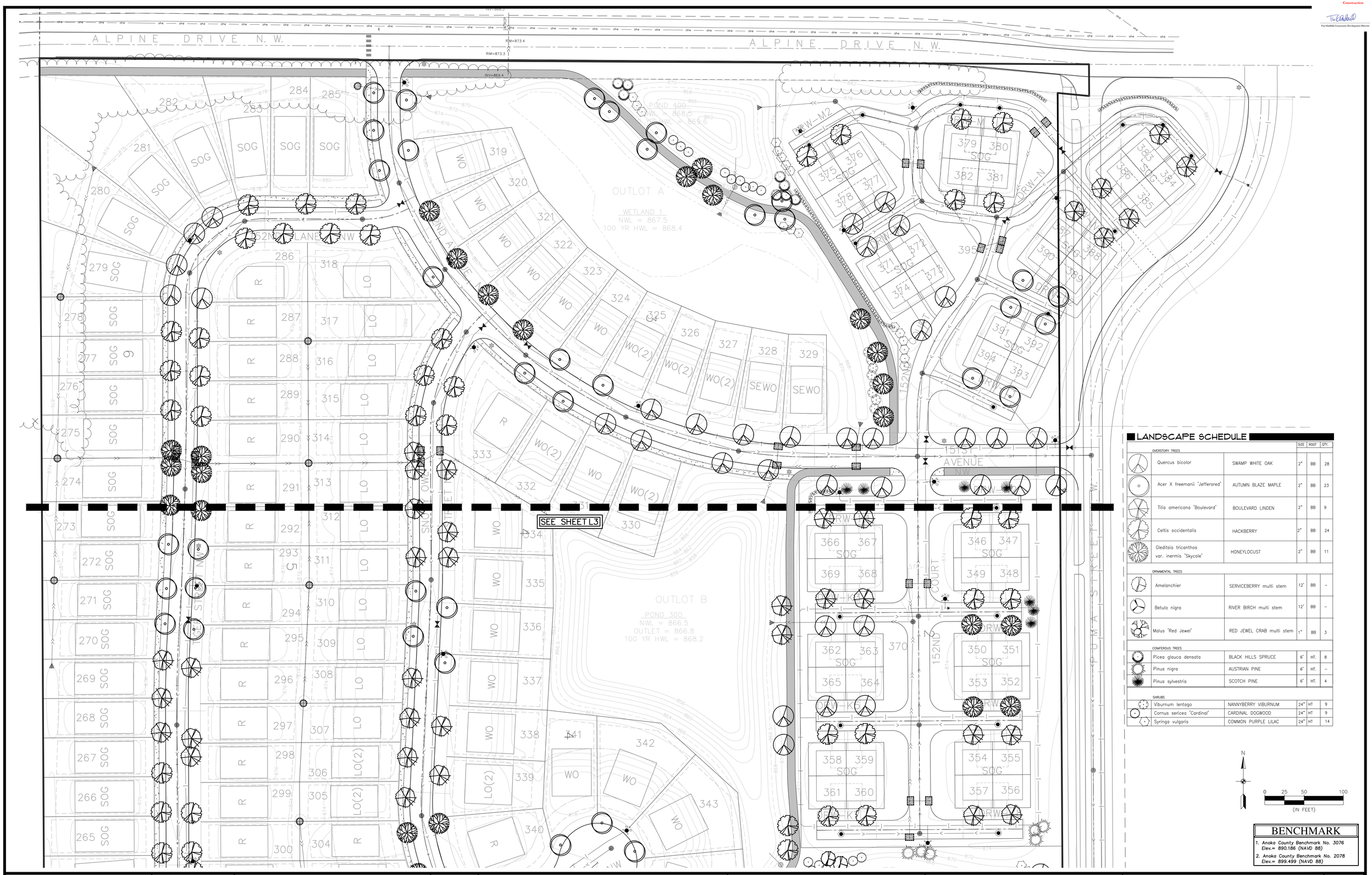
Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY



LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	23
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	9
	Celtis occidentalis	HACKBERRY	2"	BB	24
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	11
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	–
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	8
	Pinus nigra	AUSTRIAN PINE	6'	HT.	–
	Pinus sylvestris	SCOTCH PINE	6'	HT.	4
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	9
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	9
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	14

N

0 25 50 100

(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
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PRELIMINARY LANDSCAPE PLAN

L4 of 5

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Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

CITY OF RAMSEY REQUESTED NOTES:

1. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	DECIDUOUS TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	98
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	119
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	86
	Celtis occidentalis	HACKBERRY	2"	BB	103
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	94
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	26
	Betula nigra	RIVER BIRCH multi stem	12'	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	8'	BB	14
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	26
	Pinus nigra	AUSTRIAN PINE	6'	HT.	17
	Pinus sylvestris	SCOTCH PINE	6'	HT.	21
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	29
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	35
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	44

LANDSCAPE REQUIRMENTS

2 TREES PER LOT — 2 X 295 = 590 TREES

TOTAL TREES TO BE PLANTED = 612 TREES

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS:

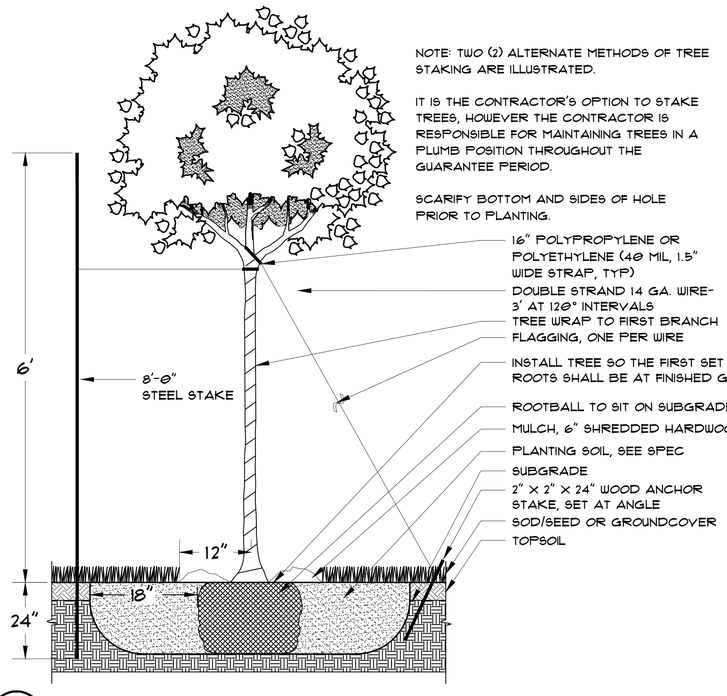
1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
9. FERTILIZATION: IT IS RECOMMENDED THAT NEWLY PLANTED TREES AND SHRUBS SHOULD NOT BE FERTILIZED THE FIRST YEAR. IF NECESSARY, BEGIN FERTILIZING TREES AND SHRUBS THE SECOND YEAR AFTER ESTABLISHMENT AT A RATIO AND RATE BASED ON A SOIL TEST.
10. MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERRENIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER WEED MAT BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
11. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS OIN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
12. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
13. RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
14. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
15. EDGING: EDGING SHALL BE 4: P.V.C COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

PLANTING NOTES:

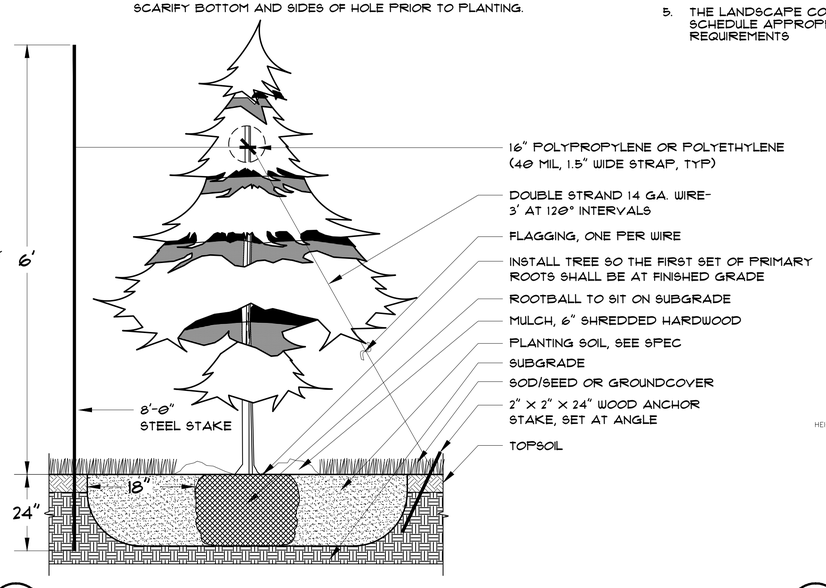
1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES AND DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN THE LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHOULD BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED/SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3 : 1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATORS AT NO COST TO THE OWNER.

IRRIGATION NOTES:

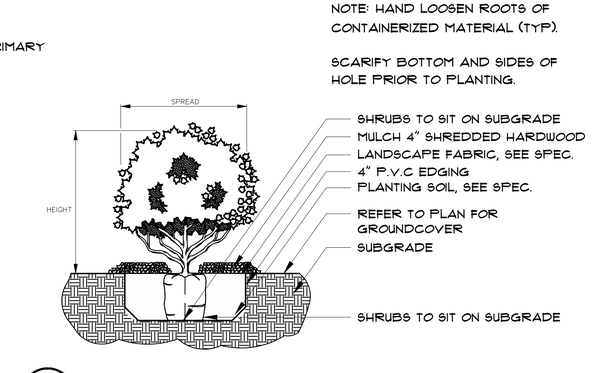
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS ILLUSTRATING IRRIGATION PLANS AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
2. VERIFY EXISTING/PROPOSED SYSTEM LOCATION.
3. UNLESS OTHERWISE NOTED, ALL SOD/SEED AND PLANTING AREAS INDICATED ON THE PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN THE PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
4. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS



1 L2 DECIDUOUS TREE — LEVEL SITE



2 L2 CONIFEROUS TREE — LEVEL SITE



3 L2 SHRUB — LEVEL SITE

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
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE DETAILS

L5 of 5

Save Date: 06/01/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

RIVERSTONE

SITE DATA

TOTAL SITE AREA	±90.32 AC.
TOTAL ROW AREA	±16.77 AC.
TOTAL OUTLOT AREA	±20.64 AC.
OUTLOT A	±2.73 AC.
OUTLOT B	±6.20 AC.
OUTLOT C	±6.36 AC.
OUTLOT D	±0.66 AC.
OUTLOT E	±4.58 AC.
OUTLOT F	±0.11 AC.
TOTAL LOT AREA	±52.88 AC.
TOTAL NUMBER OF LOTS	291
(SINGLE FAMILY AND MULTI-FAMILY LOTS)	
TOTAL MULTI-FAMILY AREA	±7.38 AC.
NUMBER OF LOTS	48
NUMBER OF COMMON AREA LOTS	2
MULTI-FAMILY LOT SIZE	±2,016 S.F.
TOTAL SINGLE FAMILY AREA	±45.53 AC.
NUMBER OF LOTS	243
SMALLEST LOT	±6,056 S.F.
LARGEST LOT	±19,592 S.F.
AVERAGE LOT	±8,161 S.F.
EXISTING ZONING	R-1, R-2, R-3, B-2
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE
GROSS DENSITY	3.22 (LOTS/AC.)
(SINGLE FAMILY + MULTI-FAMILY LOTS/ TOTAL SITE AREA)	

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.

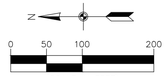
BENCHMARK

1. *Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)*
2. *Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)*

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

LEGEND

- ◉ – Denotes Anoka County Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



LEGAL DESCRIPTION

Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota. EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

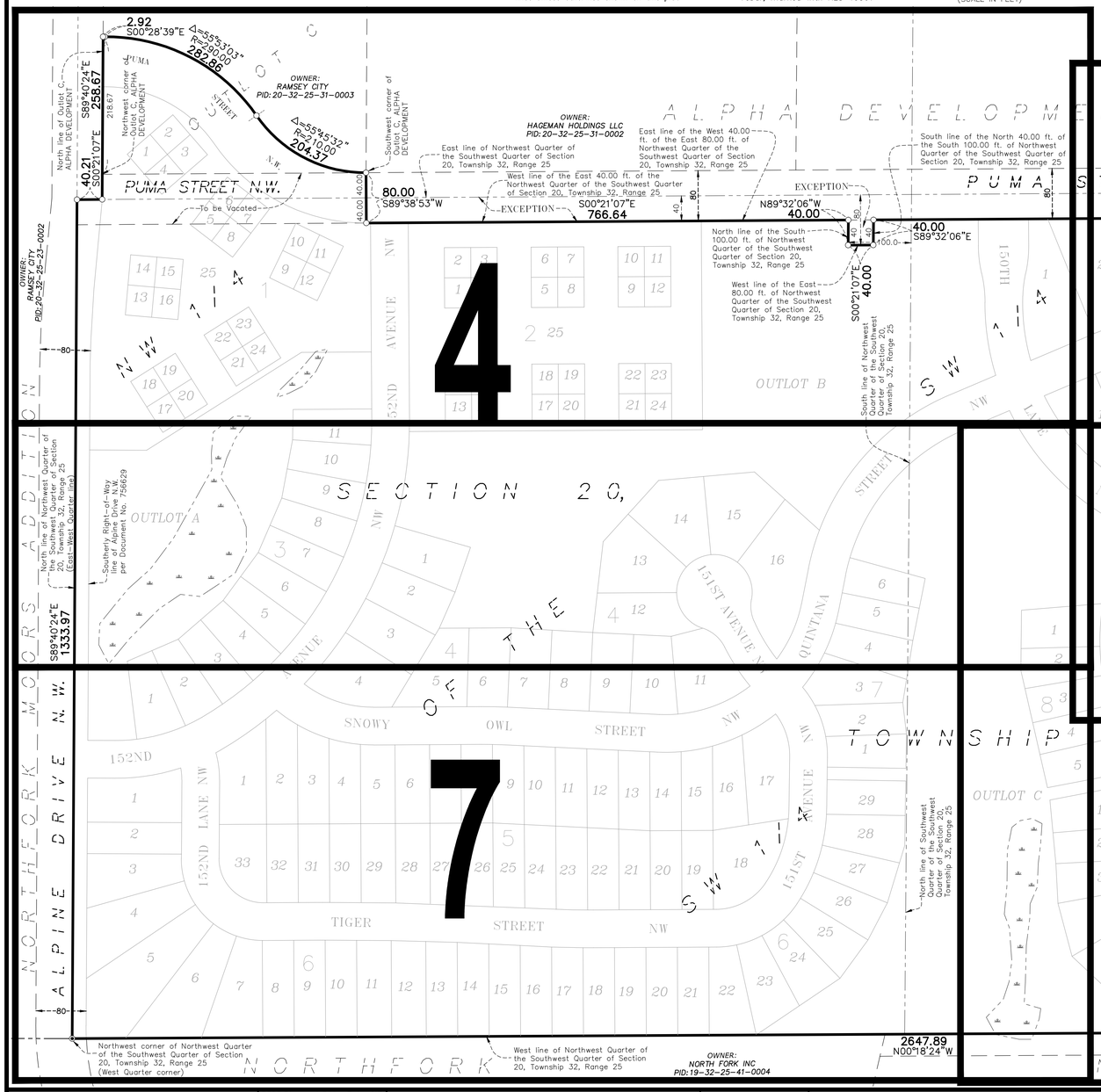
(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

AND

That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.



Carlson McCain
• environmental
• engineering
• surveying

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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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT INDEX

3 of 16

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp-index.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director — City of RAMSEY

LEGEND

- ◉ – Denotes Anoka County Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

N

0 25 50 100

(SCALE IN FEET)

ALPHA DEVELOPMENT

PUMA STREET N.W.

OWNER: RAMSEY CITY PID: 20-32-25-31-0003

OWNER: HAGEMAN HOLDINGS LLC PID: 20-32-25-31-0002

OWNER: RAMSEY CITY PID: 20-32-25-23-0002

SECTION 20, TOWNSHIP 32, RANGE 25

THORK MOORS ADDITION

ALPINE DRIVE N.W.

150TH LANE NW

152ND AVENUE NW

151ST LANE NW

QUINTANA STREET NW

RAVEN STREET NW

OUTLOT A
±118,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

OUTLOT B
±269,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

25
±118,251 sq.ft.
Drainage & Utility Easement
(Over all of Lot 25, Block 1)

25
±106,330 sq.ft.
Drainage & Utility Easement
(Over all of Lot 25, Block 2)

EXCEPTION
S00°21'07"E 766.64
N89°32'06"W 40.00
S89°32'06"E 40.00
S00°21'07"E 40.00

(To be Vacated)

SEE SHEET 7

SEE SHEET 5

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Date: 03/08/2017 License #: 40361

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RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

4 of 16

[Save Date: 04/16/18] F:\Jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

LEGEND

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0 25 50 100 (SCALE IN FEET)

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ALPHA DEVELOPMENT

OWNER: HAGEMAN HOLDINGS LLC PID: 20-32-25-34-0004

PINE SHADOWS

OWNER: GROOTHOUSEN KEVIN & MARYE L PID: 20-32-25-34-0002

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

OWNER: HAGEMAN HOLDINGS LLC PID: 29-32-25-21-0003

PUMA STREET N. W.

East line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

S00°21'07"E 1387.09

West line of the East 40.00 ft. of the Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

EXCEPTION

West line of the East 40.00 ft. of the Northwest Quarter of Section 29, Township 32, Range 25

EXCEPTION N00°08'36"E 60.00

40.00 S89°23'49"E

South line of the North 60.00 ft. of the Northwest Quarter of Section 29, Township 32, Range 25

S00°08'36"W 542.83

East line of Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

Easement for public road per Anoka County Half-Section Maps (To be Vacated)

Drainage & Utility Easement

QUINTANA STREET NW

QUINTANA CIRCLE NW

149TH COURT

149TH CURVE NW

RABBIT STREET NW

SNOWY OWL STREET NW

LANE NW

AVENUE NW

OUTLOT F ±4,941 sq.ft.

OUTLOT D ±28,544 sq.ft.

OUTLOT E ±199,714 sq.ft. Drainage & Utility Easement (Over all of Outlot E)

Utility Easement per Document No. 2170673.001

OWNER: BURLINGTON NORTHERN SANTA FE PID: 35-32-25-13-0017

BURLINGTON NORTHERN SANTA FE RAILWAY

1459.04 N66°59'38"W

SECTION 29, TOWNSHIP 32, RANGE 25

MNDOT MONUMENTATION PLAT 02-M5

SEE SHEET 4

SEE SHEET 6

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• engineering
• surveying

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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

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Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

SEE SHEET 5

SEE SHEET 7

TOWNSHIP 32, RANGE 25

STREET NW

LANE NW

RABBIT STREET NW

SNOWY OWL STREET NW

TIGER STREET NW

149TH LANE NW

149TH CURVE NW

151ST LANE NW

150TH LANE NW

149TH AVENUE NW

RANGE LINE

SECTION LINE

OUTLOT C
±276,979 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

OUTLOT D
±28,544 sq.ft.

OUTLOT E
±199,714 sq.ft.
Drainage & Utility Easement
(Over all of Outlot E)

South line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

North line of Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

South line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

North line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

Utility Easement per Document No. 2770673.001

Utility Easement No. per 2770673.002

Northeasterly Right-of-Way line BURLINGTON NORTHERN RAILROAD

West line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

Southwest corner of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, also the Northwest corner of Section 29, Township 32, Range 25

2647.89
N00°18'24"W

27.18
N00°02'12"W

631.6

139.2

OWNER:
CITY OF RAMSEY (PARK)
PID:19-32-25-44-0006

OWNER:
THE LINKS AT NORTHFORK GC LLC
PID:19-32-25-44-0005

OWNER:
PEARSON PROPERTIES OF RAMSEY LLC
PID:32-32-25-11-0026

NORTHFORK LINKS ADDITION

LEGEND

◉ – Denotes Anoka County Monument
● – Denotes Found Iron Monument
○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

0 25 50 100
(SCALE IN FEET)

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

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: Date: 03/08/2017 License #: 40361	DRAWN BY: JAB ISSUE DATE: 03/08/2017 FILE NO: 1308	Revisions: 1. 5/24/2017-Per City Comments 2. 6/23/2017-Per City Comments 3. 3/26/2018-Layout Change 4. 4/13/2018-Revise Street Names	**RIVERSTONE DEVELOPMENT, LLC** 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303	**RIVERSTONE** Ramsey, MN	**PRELIMINARY PLAT**	6 of 16

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director — City of RAMSEY

SEE SHEET 4

SEE SHEET 6

NORTHFORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. 889.6

461.8

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 7586629

North line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

S89°40'24"E 1333.97

90.9

OUTLOT A
±118,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

151ND AVENUE NW

152ND LANE NW

SNOWY OWL STREET NW

TIGER STREET NW

151ST AVENUE NW

147.8 QUINTANA STREET NW

TOWNSHIP 32,

OUTLOT C
±276,979 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

North line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

South line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

2647.89
N00°18'24"W

NORTH FORK

OWNER:
NORTH FORK INC
PID: 19-32-25-41-0004

LEGEND

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RIVERSTONE DEVELOPMENT, LLC
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Ramsey, MN

PRELIMINARY PLAT

7 of 16

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

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City of RAMSEY

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

0 50 100 200

PUMA STREET N.W.

PUMA STREET N.W.

16" WM EXTENSION (BY OTHERS)

8" SAN SWR (BY OTHERS)

4" FORCEMAIN (BY OTHERS)

CONNECT TO WM

CONNECT TO EX WM

CONNECT TO EX SAN SWR

LIFT STATION (BY OTHERS)

FUTURE TRUNK WM (BY OTHERS)

FUTURE TRUNK SEWER (BY OTHERS)

EX. BITUMINOUS TRAIL

16" SAN SWR (BY OTHERS)

16" WM EXTENSION (BY OTHERS)

BUNKER LAKE BLVD.

ALPINE DRIVE N.W.

152ND AVENUE

152ND COURT

152ND LANE NW

151ST AVENUE NW

150TH LANE NW

149TH AVENUE NW

149TH COURT

QUINTANA STREET NW

QUINTANA CIRCLE NW

RABBIT STREET NW

SNOWY OWL STREET NW

TIGER STREET NW

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

POND

INFILTRATION BASIN

SAFETY BENCH

OUTLET CONTROL STRUCTURE

10' BIT. TRAIL

6'-6" THICK CONC. SIDEWALK

CROSSWALK MARKINGS

PEDESTRIAN CROSSING SIGNAL

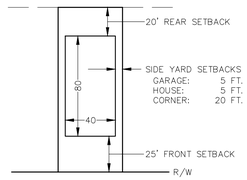
PEDESTRIAN CROSSING ADVANCED WARNING SIGNAL. (FINAL LOCATION/DESIGN TO BE SUBMITTED & REVISED W/FINAL PLANS PRIOR TO INSTALLATION.

BURLINGTON NORTHERN SANTA FE

US HIGHWAY NO. 10 & 169

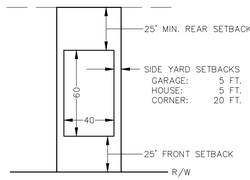
50' MAINTENANCE ACCESS ROAD

50' VILLA LOT DETAIL



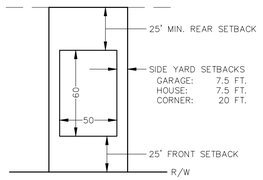
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' LOT DETAIL



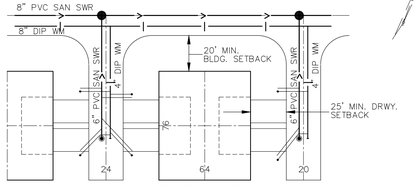
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



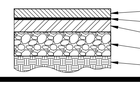
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

TOWNHOME DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED 10' BEHIND THE CURB.

STREET SECTION



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
PLACED ON PREPARED SUBGRADE

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	●
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	,0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE	STM	●
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		MODULAR ROCK
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
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		

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/08/17 License #: 25063

Drawn: ADB
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Revisions:
1. 5/24/17 Per City Comments
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RIVERSTONE DEVELOPMENT, LLC.
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RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

8 of 16

Save Date: 06/13/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_site.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

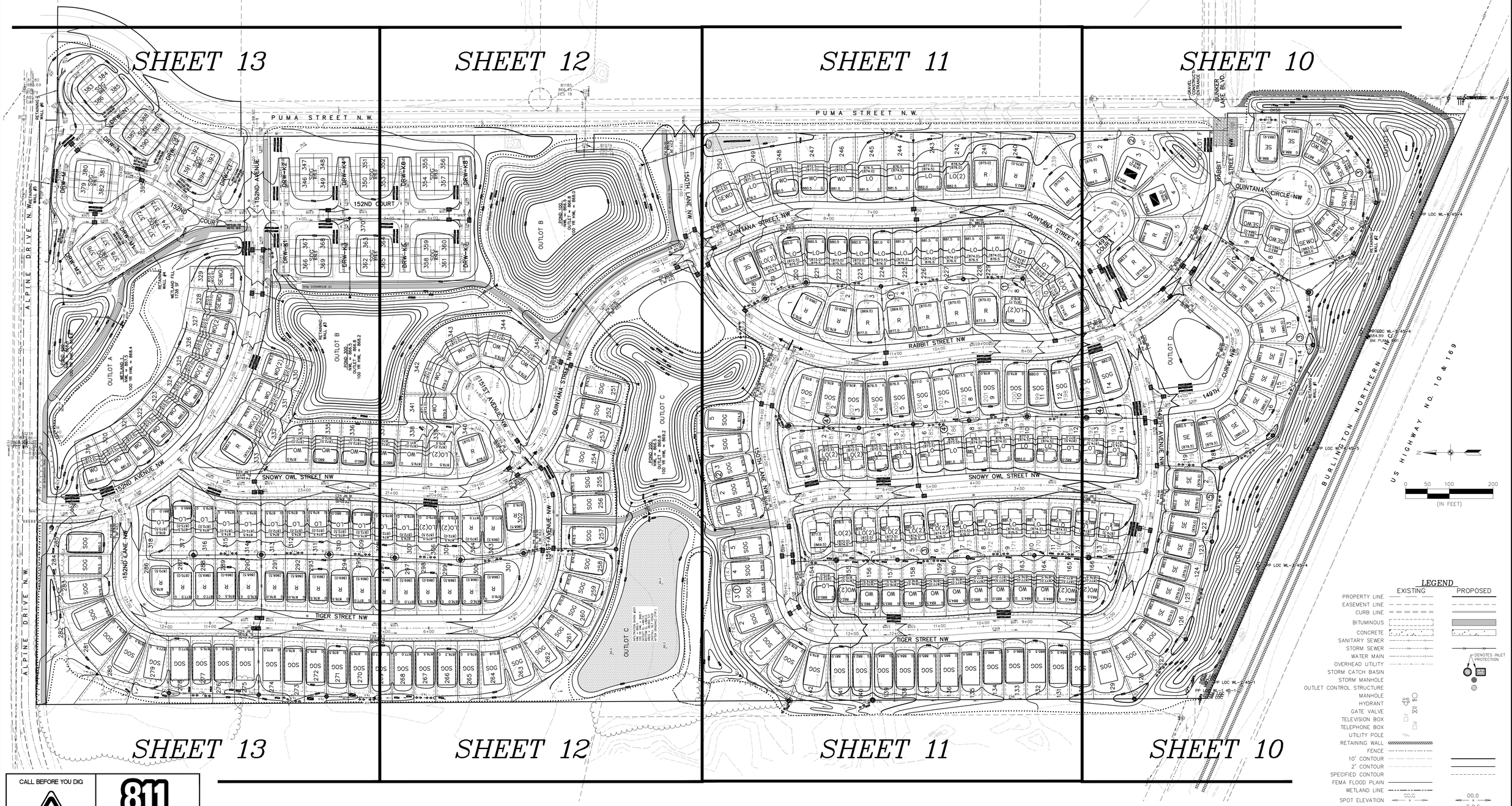
City of RAMSEY

SHEET 13

SHEET 12

SHEET 11

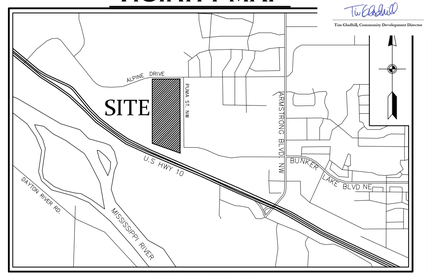
SHEET 10



RIVERSTONE
TREE PRESERVATION PLAN
RAMSEY, MINNESOTA

Land Use Application Approved for Construction
Tim Gladhill, Community Development Director
City of Ramsey

VICINITY MAP



NOT TO SCALE

1 / TP1 TREE PRESERVATION PLAN

0 100 200 300
SCALE 1" = 100'

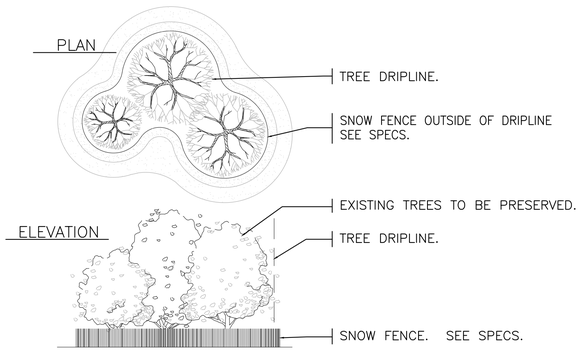
TREE REMOVAL/REPLACEMENT SUMMARY

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)	374 dbh
SIGNIFICANT TREES (ALL OTHERS)	1884 dbh
TOTAL DBH ON SITE -	2258 dbh
TOTAL (2258 TOTAL- 882 EXEMPT TREES = 1376DBH)	1376 DBH
EXEMPT TREES	882 dbh
40% TO REMAIN ON-SITE	550 dbh
60% ALLOWABLE REMOVAL	826 dbh
TREES REMOVED FOR GRADING	939 dbh
TOTAL REPLACEMENT REQUIRED	113 dbh
REPLACE TREES @ 125%	141 dbh
REPLACEMENT TREES @ 2.5 DBH	57 ADDITIONAL TREES

SHEET INDEX

1. COVER
2. TREE PRESERVATION PLAN & TREE TABLES

TREE PROTECTION FENCE



ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

BENCHMARK

1. *Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)*
2. *Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)*

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Signature: James A. Kalkes
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
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RIVERSTONE
Ramsey, MN

COVER

TP1 of 2

[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

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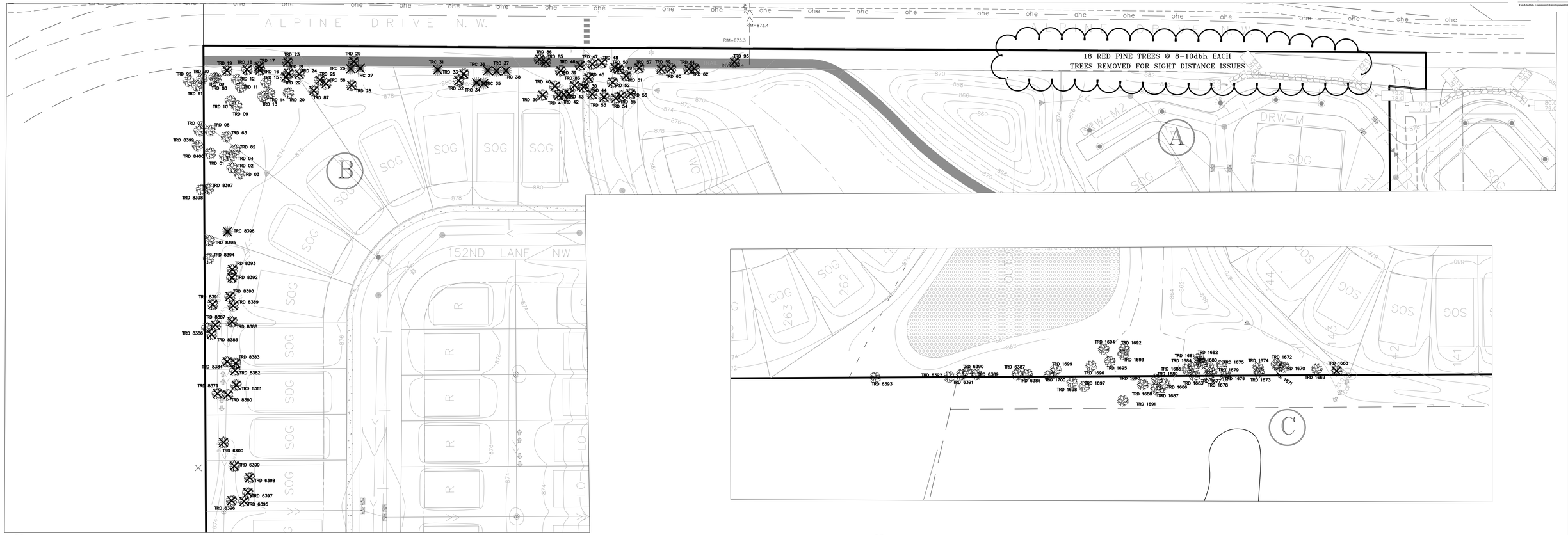
City of RAMSEY



1 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

2 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
001	Boxelder	8	X		
002	Elm	16	X		
003	Boxelder	9	X		
004.01	Boxelder	15	X		
004.02	Boxelder	12	X		
005	Boxelder	15		X	Grading
006	Boxelder	13		X	Grading
007	Boxelder	10	Off Site		
008	Boxelder	10	Off Site		
009	Boxelder	14	X		
010	Boxelder	12	X		
011	Boxelder	12	X		
012	Elm	10	X		
013	Elm	9	X		
014	Boxelder	11	X		
015	Boxelder	12	X		
016	Boxelder	12		X	Exempt - Trail
017	Boxelder	13		X	Exempt - Trail
018	Boxelder	12		X	Exempt - Trail
019	Boxelder	13		X	Exempt - Trail
020	Boxelder	12	X		
021	Boxelder	10		X	Grading
022	Boxelder	8		X	Grading
023.01	Boxelder	9		X	Exempt - Trail
023.02	Boxelder	8		X	Exempt - Trail
024	Boxelder	8		X	Grading
025	Hackberry	18		X	Grading
026	35' Red Pine	9		X	Exempt - Trail
027	35' Red Pine	9		X	Exempt - Trail
028	Boxelder	8		X	Grading
029	Boxelder	8		X	Exempt - Trail
030.01	25' Red Pine	6		X	Exempt - Trail
030.02	25' Red Pine	6		X	Exempt - Trail
031	40' Red Pine	9		X	Exempt - Trail
032	Elm	9		X	Grading
033	Elm	9		X	Exempt - Trail
034	30' Red Pine	12		X	Grading
035	30' Red Pine	12		X	Grading
036	40' Pine	14		X	Exempt - Trail
037	40' Pine	14		X	Exempt - Trail
038.01	Boxelder	10		X	Exempt - Trail
038.02	Boxelder	8		X	Exempt - Trail
039	Elm	10		X	Exempt - Trail
040	Hack	10		X	Grading
041	Elm	10		X	Grading
042	Elm	15		X	Grading
043	Boxelder	11		X	Grading
044	Boxelder	12		X	Exempt - Trail
045	Boxelder	12		X	Exempt - Trail

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
046	Elm	9		X	Exempt - Trail
047	Elm	8		X	Exempt Road
048	Elm	8		X	Exempt Road
049	Elm	9		X	Exempt Road
050	Elm	8		X	Exempt Road
051	Elm	8		X	Exempt - Trail
052	Ash	10		X	Exempt Road
053.01	Elm	10		X	Exempt Road
053.02	Elm	11		X	Exempt Road
054	Elm	14		X	Exempt Road
055	Boxelder	13		X	Exempt Road
056	Elm	10		X	Exempt Road
057.01	Elm	15		X	Exempt - Trail
057.02	Elm	12		X	Exempt - Trail
057.03	Elm	10		X	Exempt - Trail
058	Elm	9		X	Grading
059	Elm	9		X	Exempt - Trail
060	Elm	10		X	Exempt - Trail
061	Elm	14		X	Exempt - Trail
062	Elm	15		X	Exempt - Trail
063	Elm	16	X		
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
082	Boxelder	8	X		
083	Boxelder	22		X	Grading
084	Boxelder	10		X	Grading
085	Elm	10		X	Exempt - Trail
086	Elm	10		X	Exempt - Trail
087	Elm	24		X	Grading
088	Elm	12	X		
089	Elm	10	X		
090	Elm	12	Off Site		
091	Boxelder	10	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
092	Boxelder	12	Off Site		
093	Boxelder	24		X	Exempt - Trail
1668.01	Boxelder	20		X	
1668.02	Boxelder	15		X	
1668.03	Boxelder	12		X	
1668.04	Boxelder	13		X	
1668.05	Boxelder	17		X	
1669.01	Boxelder	13	X		
1669.02	Boxelder	12	X		
1669.03	Boxelder	17	X		
1670	Oak	25	X		
1671	Oak	12	X		
1672	Boxelder	30	X		
1673.01	Box - Broken	10	X		
1673.02	Box - Broken	12	X		
1673.03	Box - Broken	15	X		
1673.04	Box - Broken	10	X		
1674	Oak	20	X		
1675.01	Boxelder	20	X		
1675.02	Boxelder	20	X		
1675.03	Boxelder	24	X		
1676	Oak	13	X		
1677	Boxelder	10	X		
1678	Boxelder	10	X		
1679	Boxelder	12	X		
1680	Boxelder	10	X		
1681	Boxelder	10	X		
1682	Boxelder	8	X		
1683	Boxelder	12	X		
1684.01	Oak	20	X		
1684.02	Oak	19	X		
1685	Boxelder	11	X		
1686	Boxelder	8	Off Site		
1687	Boxelder	9	X		
1688.01	Boxelder	8	X		
1688.02	Boxelder	10	X		
1689	Boxelder	9	X		
1690	Boxelder	9	Off Site		
1691	Cottonwood	20	X		
1692	Poplar	9	X		
1692.02	Cottonwood	19	X		
1693	Poplar	8	X		
1694	Boxelder	10	X		
1695	Boxelder	14	X		
1696	Oak	41	X		
1697.01	Boxelder	10	Off Site		
1697.02	Boxelder	8	Off Site		
1698	Boxelder	14	Off Site		
1699	Boxelder	18	X		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
1700.01	Boxelder	12	X		
1700.02	Boxelder	10	X		
6386.01	Boxelder	14	X		
6386.02	Boxelder	12	X		
6386.03	Boxelder	12	X		
6387.01	Boxelder	19	X		
6387.02	Boxelder	17	X		
6389	Boxelder	8	X		
6390	Boxelder	8	X		
6391.01	Boxelder	11	X		
6391.02	Boxelder	8	X		
6391.03	Boxelder	8	X		
6392.01	Boxelder	9	X		
6392.02	Boxelder	8	X		
6393	Boxelder	8	X		
6394	25' Red Pine	8		X	Grading
6395	Elm	15		X	Grading
6396	Boxelder	10		X	Grading
6397	Elm	8		X	Grading
6398	Elm	8		X	Grading
6399	Elm	12		X	Grading
6400	Elm	16		X	Grading
8379	Elm	10		X	Grading
8380	Elm	15		X	Grading
8381	Elm	8		X	Grading
8382	Elm	12		X	Grading
8383	Elm	14		X	Grading
8384.01	Elm	26		X	Grading
8384.02	Elm	24		X	Grading
8385	Elm	8		X	Grading
8386	Elm	9	X		
8387.01	Elm	10		X	Grading
8387.02	Elm	8		X	Grading
8388	Elm	18		X	Grading
8389	Elm	12		X	Grading
8390	Elm	10		X	Grading
8391.01	Elm	10		X	Grading
8391.02	Elm	10		X	Grading
8391.03	Elm	10		X	Grading
8391.04	Elm	10		X	Grading
8391.05	Elm	10		X	Grading
8392	Elm	12		X	Grading
8393	Elm	16		X	Grading
8394	Elm	24	X		
8395.01	Elm	22	X		
8395.02	Elm	20	X		
8396	35' Red Pine	14		X	Grading
8397	Hackberry	14	X		
8398	Boxelder	12	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
8399.01	Boxelder	14	Off Site		
8399.02	Boxelder	10	Off Site		
8400.01	Boxelder	20	Off Site		
8400.02	Boxelder	18	X		

TREE LEGEND

- EVERGREEN TREES TO REMAIN
- EVERGREEN TO BE REMOVED
- DECIDUOUS TO REMAIN
- DECIDUOUS TO BE REMOVED

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

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Date: 06/19/18

Revisions:
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Ramsey, MN

TP2 of 2

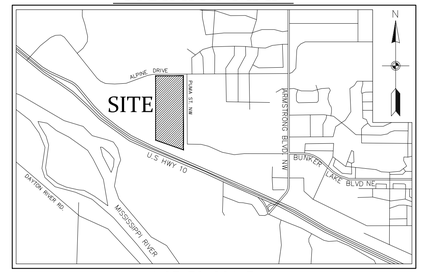
[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

Site Plan Approved

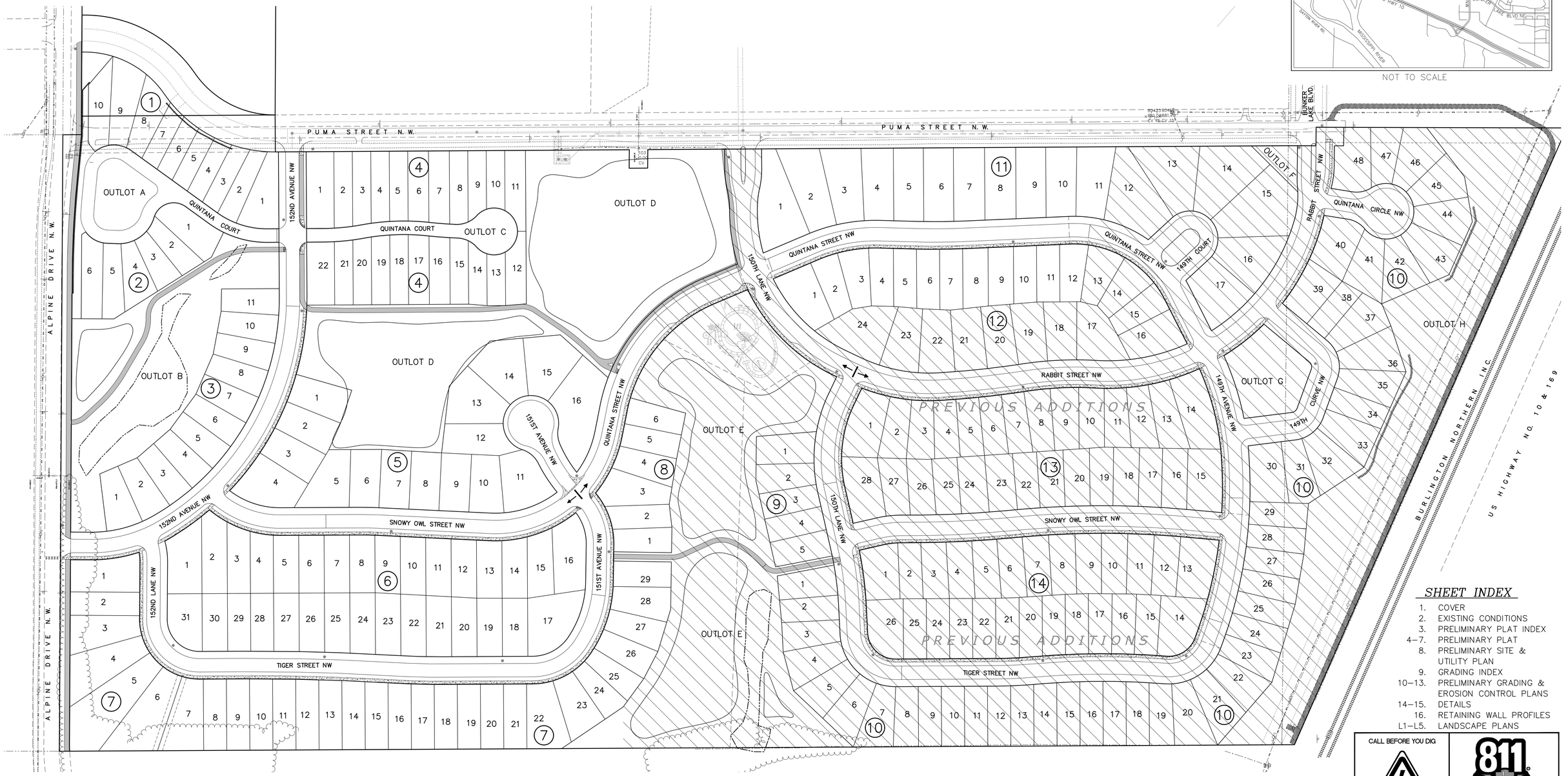
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4–7. PRELIMINARY PLAT
8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
10–13. PRELIMINARY GRADING & EROSION CONTROL PLANS
14–15. DETAILS
16. RETAINING WALL PROFILES
L1–L5. LANDSCAPE PLANS

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."

OWNER REVISIONS (12/4/19)

- QUINTANA COURT ROADWAY LAYOUT REVISED
- BLOCK 1,2&4 REVISED TO DETACHED TOWNHOME UNITS
- BLOCK 6&7 LOT LINE ADJUSTMENTS
- SANITARY SEWER AND WATERMAIN EXTENDED TO THE NEIGHBORING PROPERTY TO THE WEST.

BENCHMARK

1. Anoka County Benchmark No. 3076
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N

0 50 100 200

(IN FEET)

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6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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Ramsey, MN

COVER SHEET

1 of 16

Save Date: 03/09/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_cover.dwg

Site Plan Approval

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0 50 100 200

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	●
SANITARY MANHOLE	SAN	SAN
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	CB or	CB or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	▲
STORM MANHOLE	STM	●
SERVICE	SRV	
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	MODULAR	ROCK
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FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE		
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

PEDESTRIAN CROSSING ADVANCED WARNING SIGNAL. (FINAL LOCATION/DESIGN TO BE SUBMITTED & REVISED W/FINAL PLANS PRIOR TO INSTALLATION.

Lot lines Moved
SSWR Depth to serve to west
WM STUB west
STM Change

STREET SECTION

- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
- BITUMINOUS MATERIAL FOR TACK COAT
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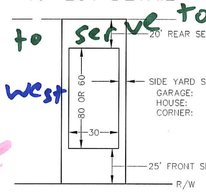
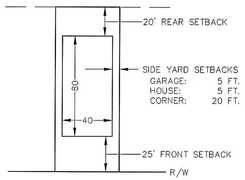
40' LOT DETAIL



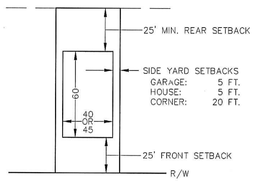
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' VILLA LOT DETAIL



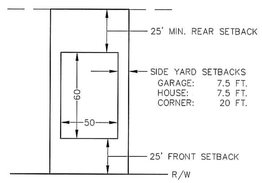
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50'/55' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

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: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-26 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

8 of 16

[Save Date: 12/02/19] F:\Jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_site.dwg

NOTE: GRADING WILL BE AUTHORIZED ON OUTLOT H, PER RIVERSTONE 4TH ADDITION FINAL PLAT, PRIOR TO EXECUTING A CONTRACT FOR PUMA STREET RECONSTRUCTION. BUILDING PERMITS WILL NOT BE ISSUED UNTIL SAID CONTRACT IS EXECUTED.

PUMA STREET N.W.

PUMA STREET N.W.

BUNKER LAKE BLVD.

ALPINE DRIVE N.W.

FUTURE ADDITIONS

QUINTANA COURT

152ND AVENUE

4TH ADDITION

QUINTANA STREET NW

1ST ADDITION

150TH LANE NW

RABBIT STREET NW

149TH AVENUE NW

149TH COURT

QUINTANA CIRCLE NW

RABBIT STREET NW

151ST AVENUE NW

SNOWY OWL STREET NW

2ND ADDITION

152ND LANE NW

TIGER STREET NW

3RD ADDITION

BURLINGTON NORTHERN INC.

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

N

0 50 100 200

(IN FEET)

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Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

Drawn: ADB
Designed: BJK
Date: 2/22/20

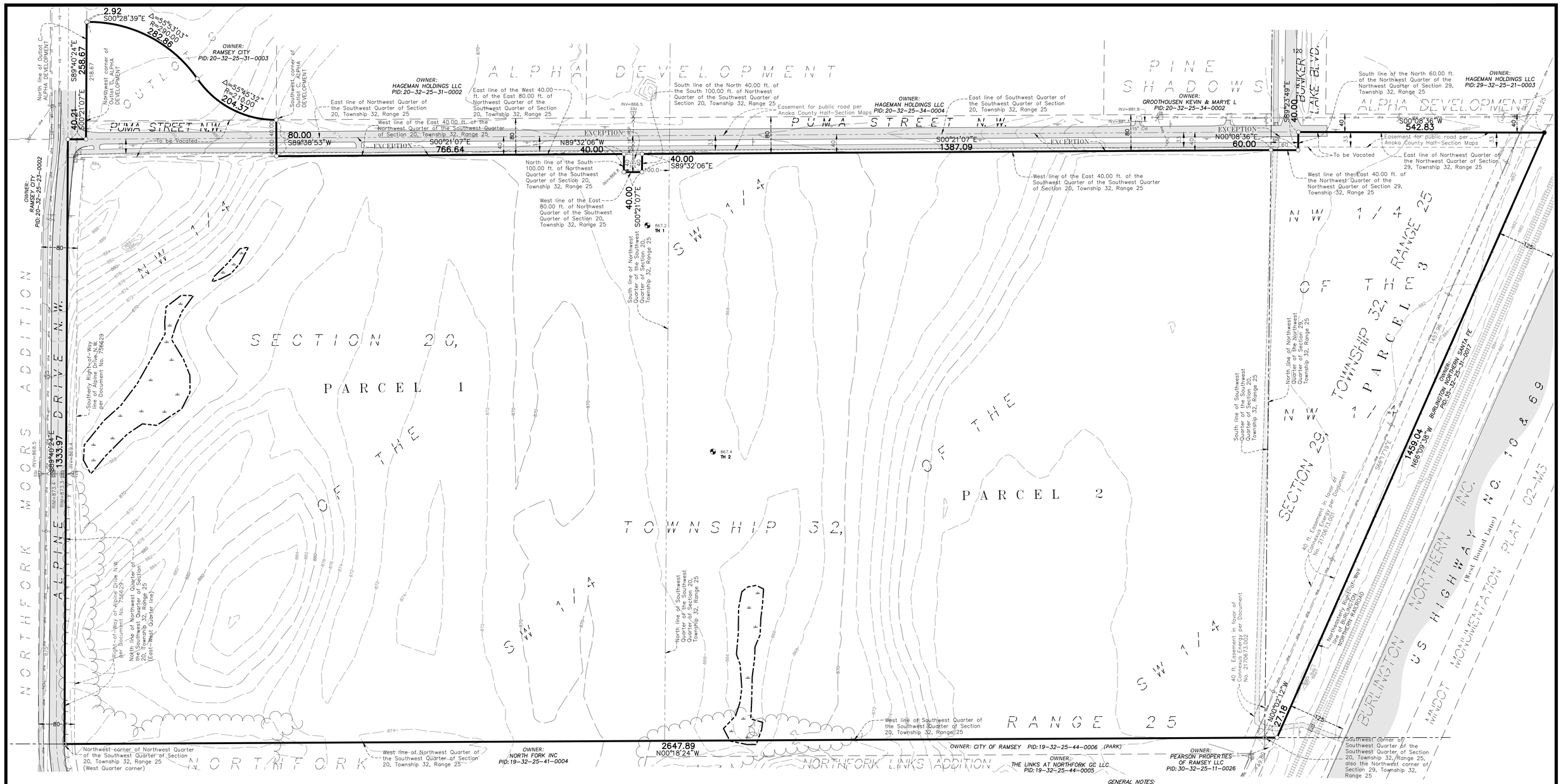
Revisions:
1. 3/9/2020 per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

RIVERSTONE 4TH ADDITION
Ramsey, Minnesota

PERMIT RESTRICTED LOT EXHIBIT

Save Date: 02/27/20 J:\F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\4th addition\6435_permit restricted lot ex.dwg



Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota. EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

And

That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

LEGEND

- ◉ – Denotes Anoka County Cast Iron Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- –o– Denotes Miscellaneous Sign
- EB – Denotes Electric Box
- CB or CBMH – Denotes Catch Basin
- EM – Denotes Electric Meter
- TB – Denotes Telephone Box
- PP – Denotes Utility Pole
- FES – Denotes Flared End Section
- HH – Denotes Hand Hole
- one – Denotes Overhead Electric
- >> – Denotes Storm Sewer
- x – x – Denotes Existing Fence as noted
- Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
- Denotes Gravel Surface
- Denotes Bituminous Surface
- 900 – Denotes Existing 1 Ft. Contour
- 900 – Denotes Existing 5 Ft. Contour

0 50 100 200 (IN FEET)

GENERAL NOTES:

1. The field work for this survey was completed on November 28th, 2016.
2. Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
3. BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
4. Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
5. Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
6. Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. 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).

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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: 3/8/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 3/8/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 2/12/2020-Per City Comments
4. 2/22/2020-Per City Comments

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 16

[Save Date: 02/13/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_excon-2020.dwg

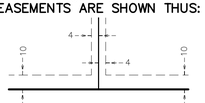
Site Plan Approved

RIVERSTONE

SITE DATA

TOTAL SITE AREA	±90.32 AC.	TOTAL LOT AREA	±51.31 AC.
TOTAL ROW AREA	±16.77 AC.	TOTAL NUMBER OF LOTS	279
TOTAL OUTLOT AREA	±22.24 AC.	SMALLEST LOT	±5,046 S.F.
OUTLOT A	±1.18 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT B	±2.78 AC.	AVERAGE LOT	±8,161 S.F.
OUTLOT C	±0.44 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
OUTLOT D	±6.13 AC.	PROPOSED ZONING	PUD
OUTLOT E	±6.36 AC.	UTILITIES	AVAILABLE
OUTLOT F	±0.11 AC.	GROSS DENSITY	3.09 (LOTS/AC.)
OUTLOT G	±0.66 AC.		
OUTLOT H	±4.58 AC.		

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 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.

BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

LEGEND

- ◉ – Denotes Anoka County Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

N

0 50 100 200

(SCALE IN FEET)

LEGAL DESCRIPTION

Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

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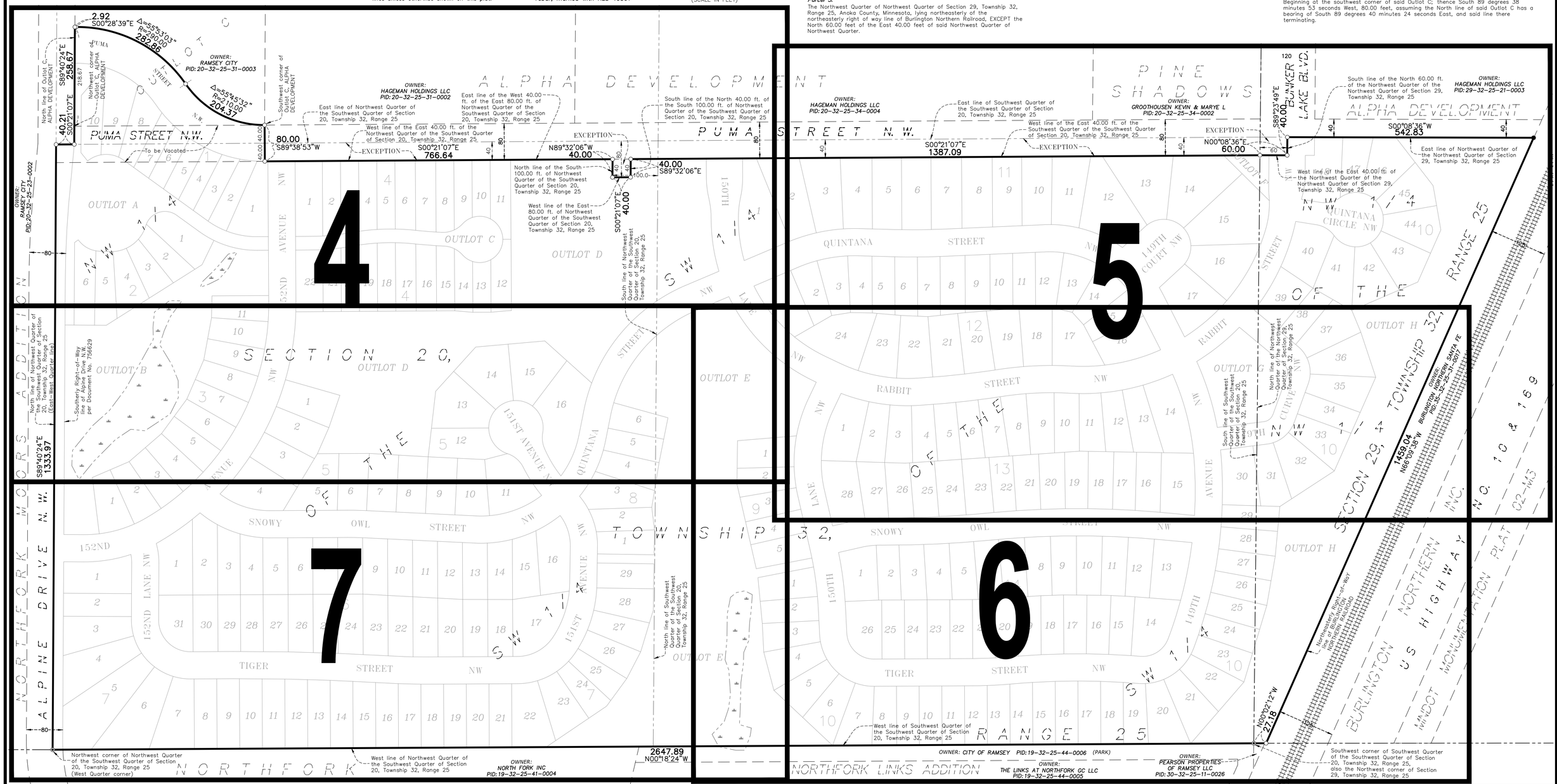

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Fax: (763) 489-7959
www.carlsonmccain.com

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:
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names
5. 12/04/2019-Revise Layout per Owner
6. 2/22/2020-Per City Comments

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT INDEX

3 of 16

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp-index.dwg

Site Plan Approved

LEGEND

- ◉ – Denotes Anoka County Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

0 25 50 100
(SCALE IN FEET)

ALPHA DEVELOPMENT

PUMA STREET N.W.

PUMA STREET N.W. (To be Vacated)

OWNER: RAMSEY CITY PID: 20-32-25-31-0003

OWNER: HAGEMAN HOLDINGS LLC PID: 20-32-25-31-0002

OWNER: RAMSEY CITY PID: 20-32-25-23-0002

Northwest corner of Outlot C, ALPHA DEVELOPMENT

North line of Outlot C, ALPHA DEVELOPMENT

Southwest corner of Outlot C, ALPHA DEVELOPMENT

S89°40'24"E 1333.97

S89°40'24"E 258.67

S00°21'07"E 40.00

S89°38'53"W 80.00

S00°21'07"E 766.64

EXCEPTION

East line of Northwest Quarter of Section 20, Township 32, Range 25

West line of the East 40.00 ft. of the Southwest Quarter of Section 20, Township 32, Range 25

East line of the West 40.00 ft. of the East 80.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

EXCEPTION
S89°32'06"E 40.00
N89°32'06"W 40.00
S00°21'07"E 40.00

North line of the South 100.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

West line of the East 80.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

South line of the North 40.00 ft. of the South 100.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

SECTION 20, TOWNSHIP 32, RANGE 25

OUTLOT A
±51,502 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

OUTLOT B
±121,284 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

OUTLOT C
±19,152 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

OUTLOT D
±266,699 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

OUTLOT D
±266,699 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

THE ORCHARD MOORS ADDITION

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

152ND AVENUE NW

150TH LANE NW

150TH STREET NW

151ST AVENUE NW

QUINTANA STREET NW

TOWNSHIP 32, RANGE 25

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 756629

North line of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

SEE SHEET 5

SEE SHEET 7

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: Date: 03/08/2017 License #: 40361	DRAWN BY: JAB ISSUE DATE: 03/08/2017 FILE NO: 1308	Revisions: 1. 5/24/2017-Per City Comments 2. 6/23/2017-Per City Comments 3. 3/26/2018-Layout Change 4. 4/13/2018-Revise Street Names 5. 12/04/2019-Revise Layout per Owner 6. 2/22/2020-Per City Comments	**RIVERSTONE DEVELOPMENT, LLC** 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303
RIVERSTONE Ramsey, MN	**PRELIMINARY PLAT**	4 of 16			

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Site Plan Approved

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0 25 50 100 (SCALE IN FEET)

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ALPHA DEVELOPMENT
OWNER: HAGEMAN HOLDINGS LLC
PID: 20-32-25-34-0004

PINE SHADOWS
OWNER: GROOTHOUSEN KEVIN & MARYE L
PID: 20-32-25-34-0002

ALPHA DEVELOPMENT
OWNER: HAGEMAN HOLDINGS LLC
PID: 29-32-25-21-0003

BUNKER LAKE BLVD.

PUMA STREET N.W.
S00°21'07"E 1387.09

East line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

West line of the East 40.00 ft. of the Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

EXCEPTION

West line of the East 40.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

EXCEPTION
N00°08'36"E 60.00

S89°23'49"E 40.00

South line of the North 60.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

PUMA STREET N.W.
S00°08'36"W 542.83

East line of Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

Easement for public road per Anoka County Half-Section Maps (To be Vacated)

Drainage & Utility Easement

QUINTANA STREET NW

QUINTANA CIRCLE NW

149TH COURT

149TH CURVE NW

RABBIT LANE NW

RABBIT STREET NW

SNOWY OWL STREET NW

OUTLOT F ±4,941 sq.ft.

OUTLOT G ±28,544 sq.ft.

OUTLOT H ±199,714 sq.ft. Drainage & Utility Easement (Over all of Outlot H)

1 ±10,082 sq.ft.
2 ±13,718 sq.ft.
3 ±12,115 sq.ft.
4 ±10,499 sq.ft.
5 ±10,290 sq.ft.
6 ±10,371 sq.ft.
7 ±10,680 sq.ft.
8 ±10,511 sq.ft.
9 ±9,960 sq.ft.
10 ±9,947 sq.ft.
11 ±11,194 sq.ft.
12 ±16,929 sq.ft.
13 ±14,706 sq.ft.
14 ±16,564 sq.ft.
15 ±19,053 sq.ft.
16 ±12,480 sq.ft.
17 ±12,288 sq.ft.
18 ±8,600 sq.ft.
19 ±8,798 sq.ft.
20 ±8,754 sq.ft.
21 ±9,148 sq.ft.
22 ±9,573 sq.ft.
23 ±9,485 sq.ft.
24 ±13,460 sq.ft.
25 ±6,707 sq.ft.
26 ±6,703 sq.ft.
27 ±7,114 sq.ft.
28 ±10,549 sq.ft.
29 ±6,528 sq.ft.
30 ±9,764 sq.ft.
31 ±7,900 sq.ft.
32 ±9,558 sq.ft.
33 ±8,565 sq.ft.
34 ±6,376 sq.ft.
35 ±8,386 sq.ft.
36 ±9,321 sq.ft.
37 ±9,148 sq.ft.
38 ±6,218 sq.ft.
39 ±8,681 sq.ft.
40 ±10,291 sq.ft.
41 ±9,168 sq.ft.
42 ±9,163 sq.ft.
43 ±9,175 sq.ft.
44 ±8,876 sq.ft.
45 ±8,763 sq.ft.
46 ±9,729 sq.ft.
47 ±7,047 sq.ft.
48 ±10,628 sq.ft.

SEE SHEET 4

SEE SHEET 6

Utility Easement per Document No. 2170673.001

Utility Easement per Document No. 2170673.001

OWNER: BURLINGTON NORTHERN SANTA FE PID:35-32-25-31-0017

1459.04 N66°09'38"W

TOWNSHIP 32 RANGE 25

SECTION 29

SECTION 20

BURLINGTON NORTHERN INC.

BURLINGTON NORTHERN SANTA FE RAILWAY CO.

MNDOT MONUMENTATION PLAT 02-M3

Carlson McCain
• environmental
• engineering
• surveying

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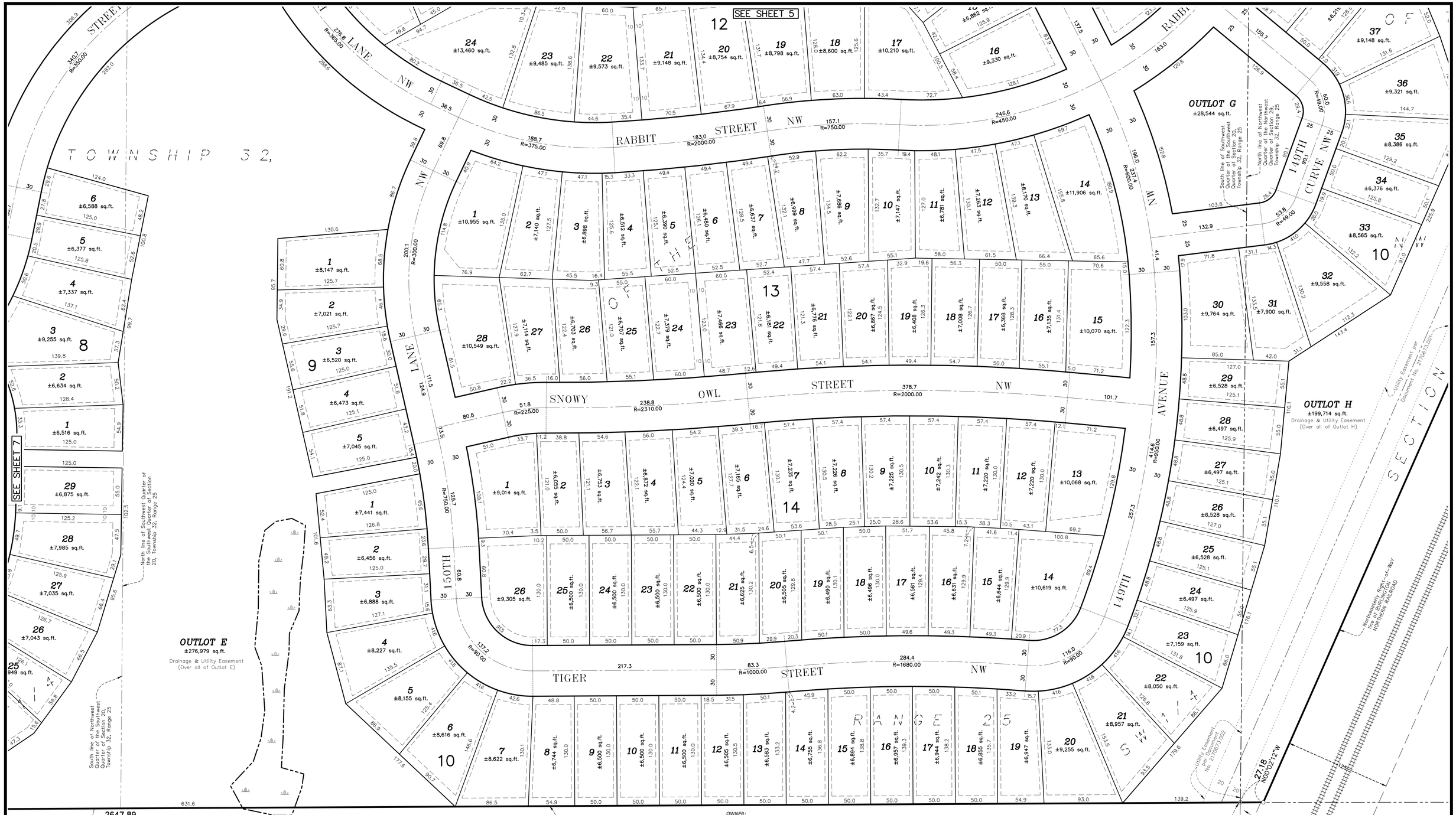
PRELIMINARY PLAT

5 of 16

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Site Plan Approved



LEGEND

- ◉ – Denotes Anoka County Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

0 25 50 100
(SCALE IN FEET)

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
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Fax: (763) 489-7959
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Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names
5. 12/04/2019-Revise Layout per Owner
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RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

6 of 16

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SEE SHEET 4

NORTHFORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. 889.6

461.8

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 7506629

North line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

S89°40'24"E 1333.97

OUTLOT B
±121,264 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

OUTLOT D
±266,699 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

152ND AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

152ND LANE NW

151ST AVENUE NW

QUINTANA STREET

TOWNSHIP 32,

OUTLOT E
±276,979 sq.ft.
Drainage & Utility Easement
(Over all of Outlot E)

SEE SHEET 6

North line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

South line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

2647.89
N00°18'24"W

631.6

NORTHFORK

OWNER:
NORTH FORK INC
PID: 19-32-25-41-0004

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

LEGEND

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PRELIMINARY PLAT

7 of 16

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BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

0 50 100 200

LIFT STATION (BY OTHERS)

CONNECT TO EX WM
CONNECT TO EX SAN SWR

16" WM EXTENSION (BY OTHERS)
8" SAN SWR (BY OTHERS)
4" FORCEMAIN (BY OTHERS)
FUTURE TRUNK WM (BY OTHERS)
FUTURE TRUNK SEWER (BY OTHERS)

PUMA STREET N.W.

ALPINE DRIVE N.W.

152ND AVENUE

150TH LANE NW

151ST AVENUE NW

QUINTANA COURT

QUINTANA STREET NW

QUINTANA CIRCLE NW

RABBIT STREET NW

SNOWY OWL STREET NW

TIGER STREET NW

149TH AVENUE NW

149TH COURT

BUNKER LAKE BLVD.

EX. BITUMINOUS TRAIL

16" SAN SWR (BY OTHERS)

16" WM EXTENSION (BY OTHERS)

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H

POND

SAFETY BENCH

OUTLET CONTROL STRUCTURE

10' BIT. TRAIL

INFILTRATION BASIN

PEDESTRIAN CROSSING ADVANCED WARNING SIGN.

CROSSWALK MARKINGS

TAPCO PEDESTRIAN CROSSING SIGNAL (SEE DETAIL)

SAN SWR STUB
IE:. 853.75

NORTHERN STATES POWER MAINTENANCE ACCESS ROAD

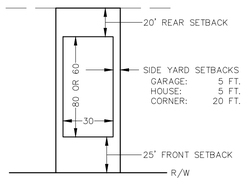
BURLINGTON NORTHERN

US HIGHWAY NO. 10 & 169

STREET SECTION

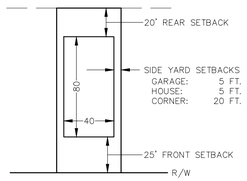
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE
PLACED ON PREPARED SUBGRADE

40' LOT DETAIL



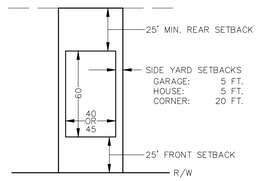
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' VILLA LOT DETAIL



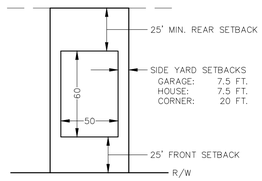
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50'/55' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	,0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	◉
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE		
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SRV	
SOIL BORING/TEST HOLE		

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
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		

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

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RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

8 of 16

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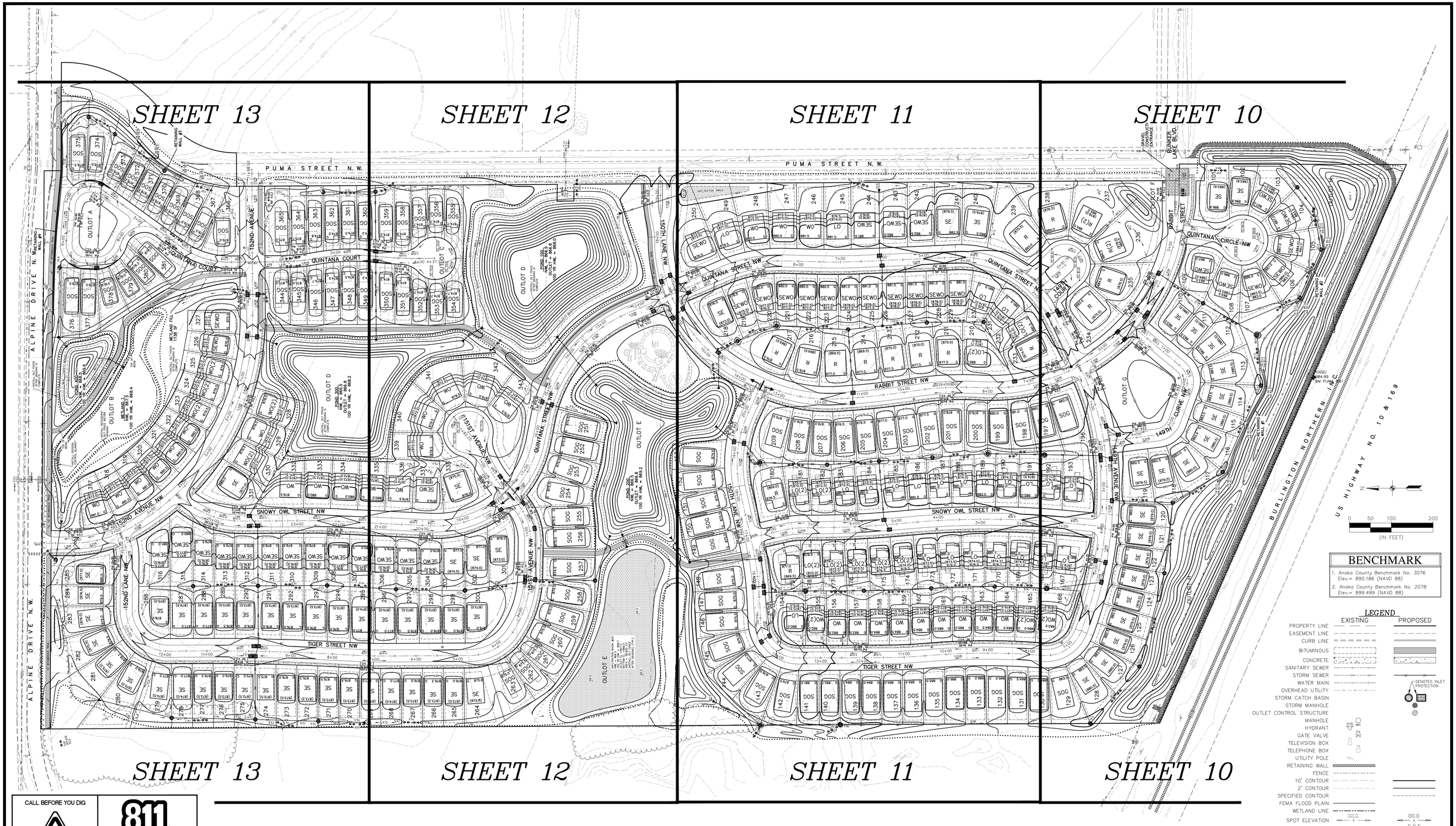

BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE	MH	
HYDRANT	HYD	
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TB

WETLAND SUMMARY

WETLAND FILL = 1738 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUS AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED (PER LRRWMO 6/15/2017 NOTICE OF DECISION APP.#2017-13)

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."

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GRADING INDEX

9 of 16

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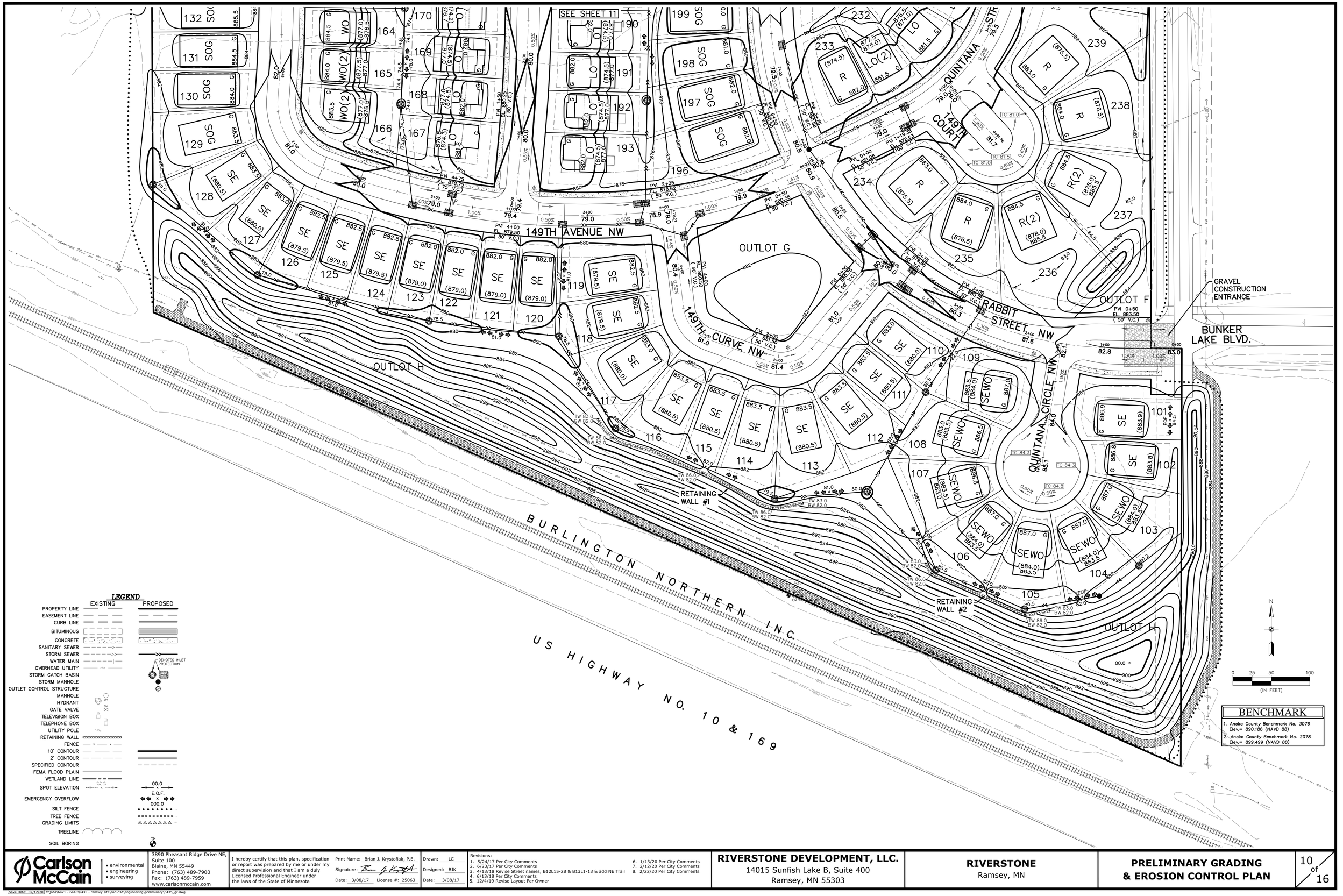

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
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 FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TB

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PRELIMINARY GRADING & EROSION CONTROL PLAN

10 of 16

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
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 FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
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TREELINE		
SOIL BORING		

0 25 50 100
(IN FEET)

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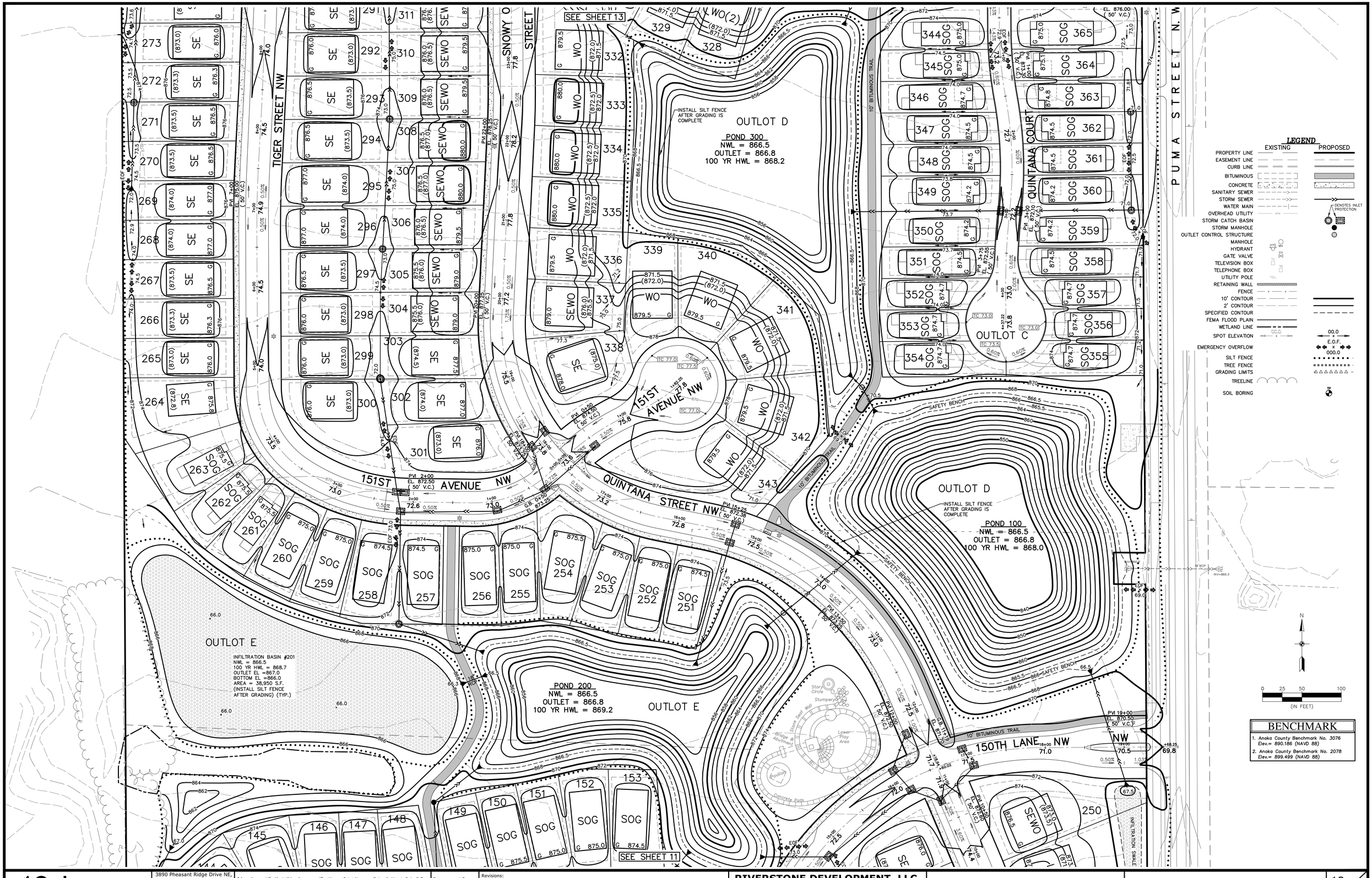

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ALPINE DRIVE N. W.

ALPINE DRIVE N. W.

10' BITUMINOUS TRAIL

12' BITUMINOUS TRAIL

EOF OFFSITE 75.5

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

RETAINING WALL #4

TOP OF BERM

INSTALL EROSION CONTROL BLANKET

POND 400
NWL = 868.5
100 YR HWL = 869.6

SAFETY BENCH

INSTALL REDUNDANT SILT FENCE BEFORE GRADING

OUTLOT B

WETLAND 1
NWL = 867.5
100 YR HWL = 868.4

TOP OF BERM

OUTLOT A

PVI 5+50
EL 876.90
(50' V.C.)

PM 7+00
EL 876.00
(50' V.C.)

PVI 4+25
EL 876.15
(50' V.C.)

152ND LANE NW

152ND AVENUE NW

QUINTANA COURT

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

WETLAND FILL
1738 SF

10' BITUMINOUS TRAIL

RETAINING WALL #3

PVI 9+00
EL 870.00
(150' V.C.)

PVI 6+50
EL 877.00
(50' V.C.)

PVI 11+50
EL 876.00
(50' V.C.)

PVI 3+25
EL 872.45
(50' V.C.)

PVI 3+00
EL 872.10
(50' V.C.)

PM 7+00
EL 875.50
(50' V.C.)

PVI 15+00
EL 878.50
(50' V.C.)

PM 10+00
EL 874.50
(50' V.C.)

PM 20+00
EL 877.25
(50' V.C.)

PM 22+00
EL 876.25
(50' V.C.)

TIGER STREET NW

SNOWY OWL STREET NW

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

OUTLOT D

POND 300
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.2

10' BITUMINOUS TRAIL

OUTLOT C

PUMA STREET N.W.

SEE SHEET 12

0 25 50 100
(IN FEET)

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HYDRANT		
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UTILITY POLE		
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FENCE		
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FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

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• 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: 3/08/17 License #: 25063

Drawn: LC
Designed: BJK
Date: 3/08/17

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

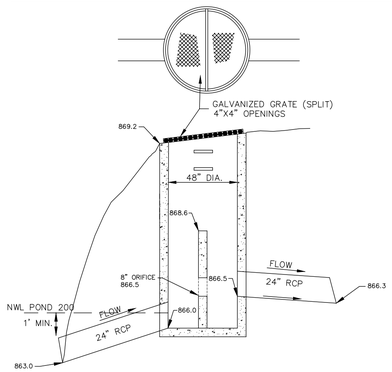
PRELIMINARY GRADING & EROSION CONTROL PLAN

13 of 16

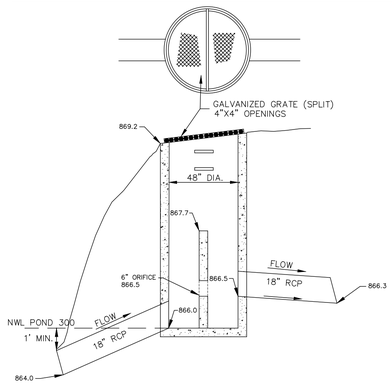
Save Date: 02/12/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Site Plan Approval

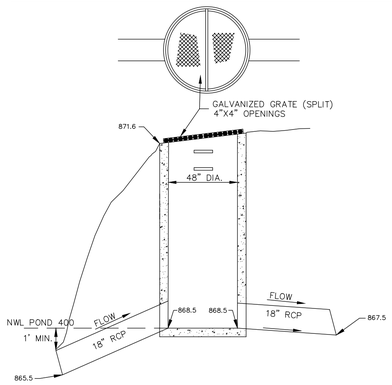
OUTLET CONTROL STRUCTURE POND 200



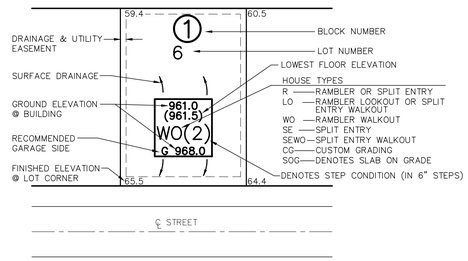
OUTLET CONTROL STRUCTURE POND 300



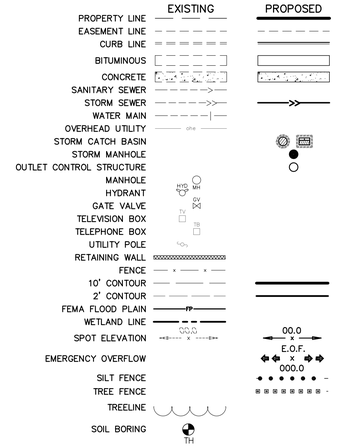
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

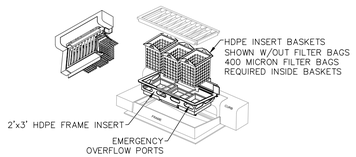


LEGEND



INFRASAFE — 2'x3' DEBRIS COLLECTION DEVICE

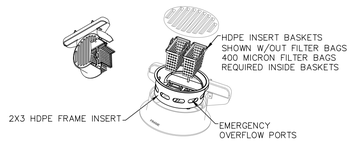
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- 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

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.

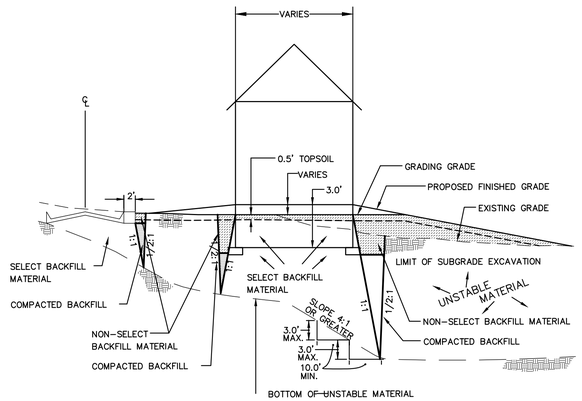
APPROVED: 2 — 2003

City of RAMSEY

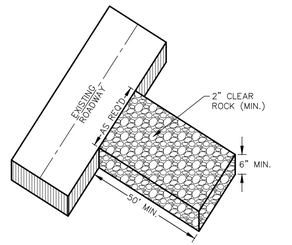
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

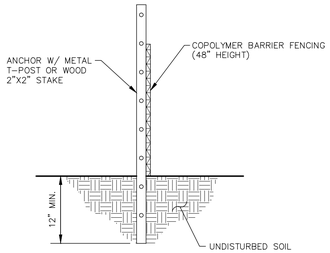
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



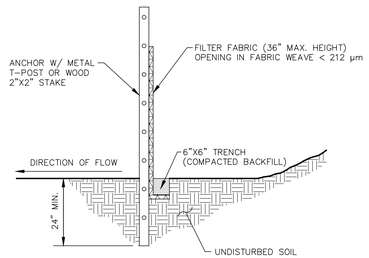
TREE FENCE



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.

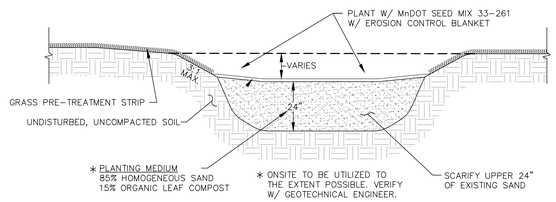
SILT FENCE



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.

INFILTRATION BASIN



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.

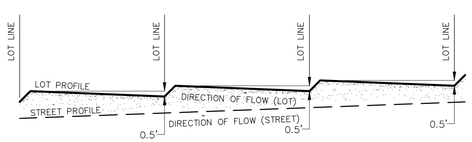
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

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

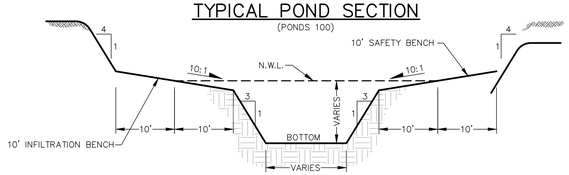
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



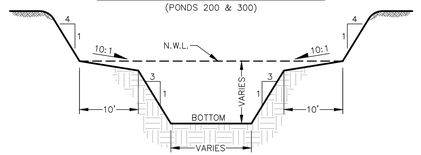
TYPICAL POND SECTION

(PONDS 100)



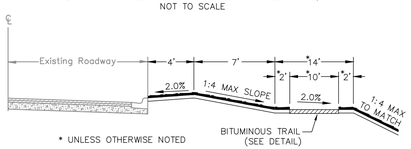
TYPICAL POND SECTION

(PONDS 200 & 300)



TYPICAL TRAIL SECTION

(ALPINE DRIVE BETWEEN PUMA STREET AND 152ND AVE)
NOT TO SCALE



* UNLESS OTHERWISE NOTED

Carlson McCain
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RIVERSTONE
Ramsey, MN

DETAILS

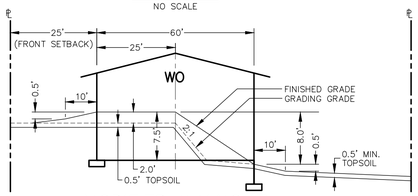
14 of 16

Save Date: 03/09/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

Site Plan Approved

65' LOTS

WALKOUT
NO SCALE



LOOKOUT
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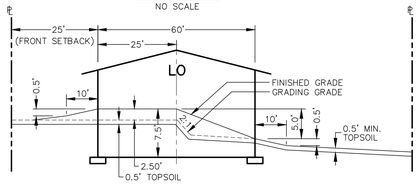

MODIFIED WALKOUT
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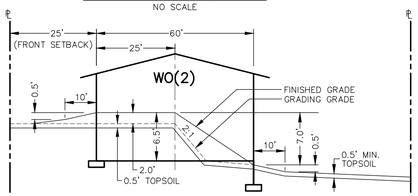

MODIFIED LOOKOUT
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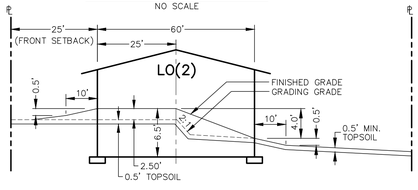
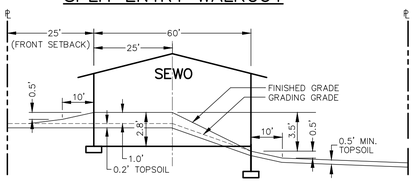
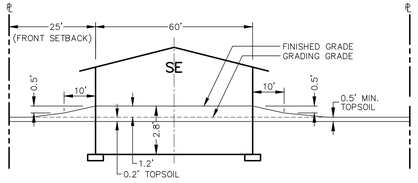


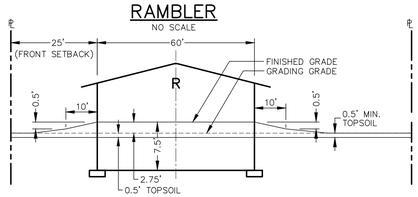
SPLIT ENTRY WALKOUT
NO SCALE



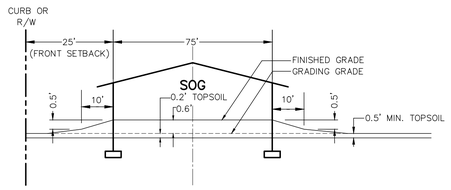
SE
NO SCALE



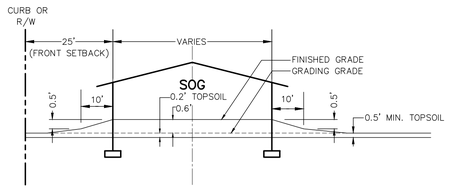
RAMBLER
NO SCALE



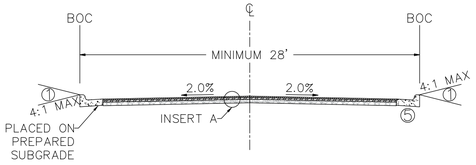
50' VILLAS
SINGLE FAMILY HOLDOWNS



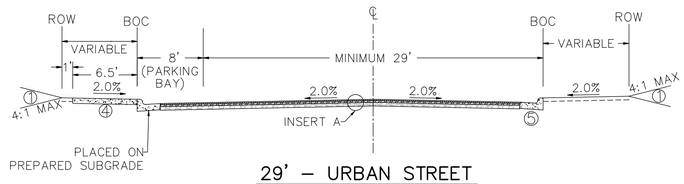
40 'LOTS
DETACHED TOWNHOME HOLDDOWNS



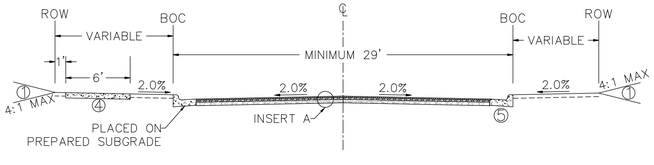
28' – PRIVATE STREET
NOTE: NOT TO SCALE



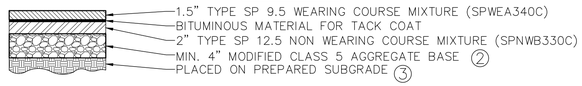
29' – URBAN STREET
W/ PARKING BAY
NOTE: NOT TO SCALE



29' – URBAN STREET
NOTE: NOT TO SCALE



INSERT A:

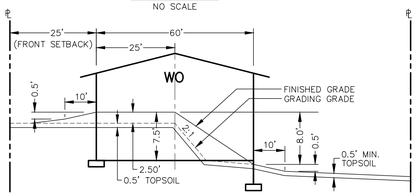


REFERENCE NOTES:

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.

50' LOTS

WALKOUT
NO SCALE



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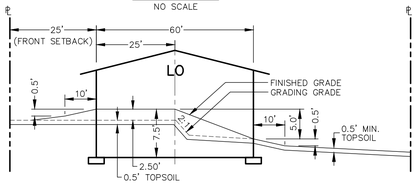

MODIFIED WALKOUT
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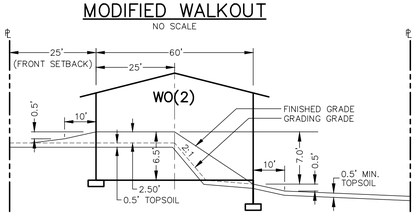

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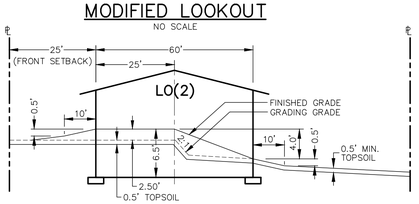

RAMBLER
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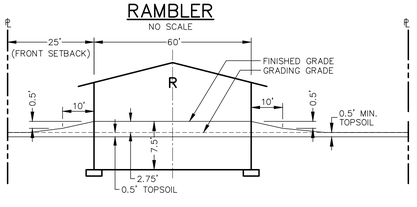
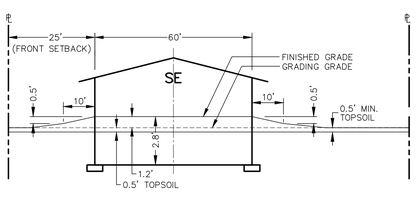


SE
NO SCALE



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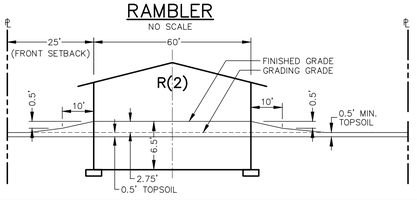

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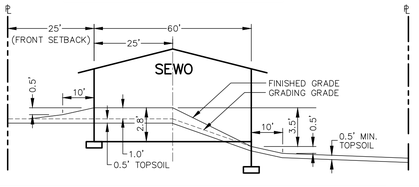
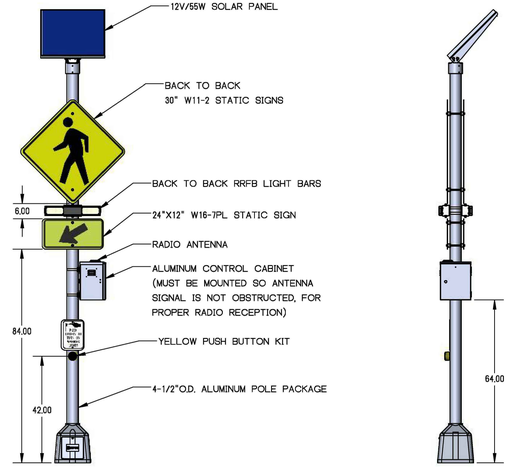
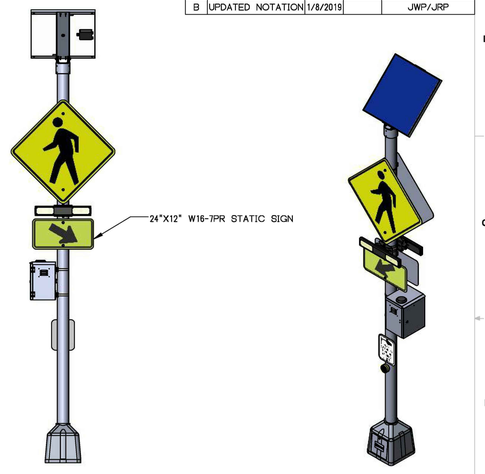




NOTES:
1. ORIENT SOLAR PANEL TOWARDS SOUTHERN SKY FOR MAXIMUM SOLAR EXPOSURE
2. CONTROL CABINET HEIGHT MAY VARY.
3. SNAP LOCKS ARE PROVIDED, STANDARD 3/4" S/S BANDING IS RECOMMENDED
4. J-BOLTS NOT SHOWN
5. ALL DIMENSIONS ARE FOR REFERENCE ONLY
6. STATIC SIGNS NOT INCLUDED IN SYSTEM (B)

REVISIONS				
REV.	DESCRIPTION	DATE	ECN #	AUTHOR/APPROVED
A	INITIAL RELEASE	5/7/2018	N/A	C.G./J.P.
B	UPDATED NOTATION	1/8/2019		JWP/JRP



TAPCO
TRAFFIC & PARKING CONTROL CO., INC.

MATERIAL		INTERPRET GEOMETRIC TOLERANCING PER ASME Y14.5-2009
FINISH		REFERENCE:

TOLERANCE UNLESS OTHERWISE SPECIFIED
HOLE Ø ±.003
DEC. INCH
X ±0.030
XX ±0.015
XXX ±0.005
ANGULAR ±0.5°

TITLE: RRFB, SOLAR 55/48, RADIO, SOP, DS, AMBER, PH, H
POLE X2 (30" W11-2 ARRANGEMENT)

		SIZE	DWG. NO.	REV	WEIGHT:
DESIGNED BY:	TAPCO				
DRAWN BY:	C. GRAVES 5/7/2018	B	600147	B	
CHECKED BY:					SCALE: 1:26

PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TAPCO. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TAPCO IS PROHIBITED. SHEET 1 OF 6

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• surveying
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Blaine, MN 55449
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www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

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2. 6/23/17 Per City Comments
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14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

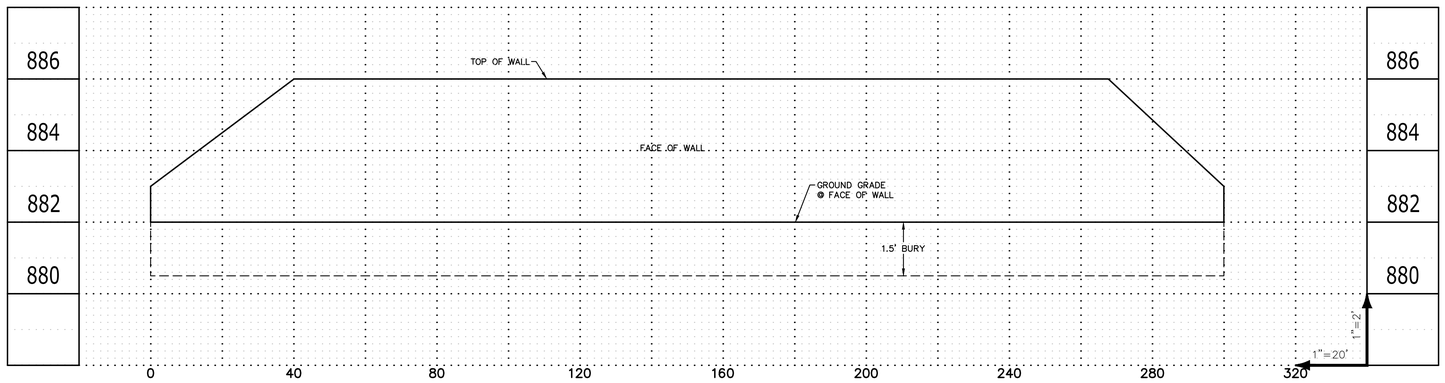
RIVERSTONE
Ramsey, MN

DETAILS

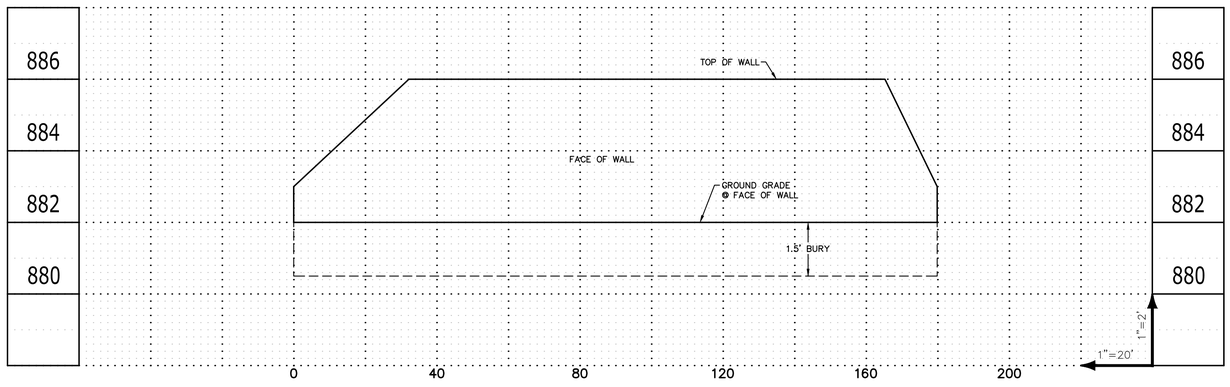
15 of 16

Site Plan Approved

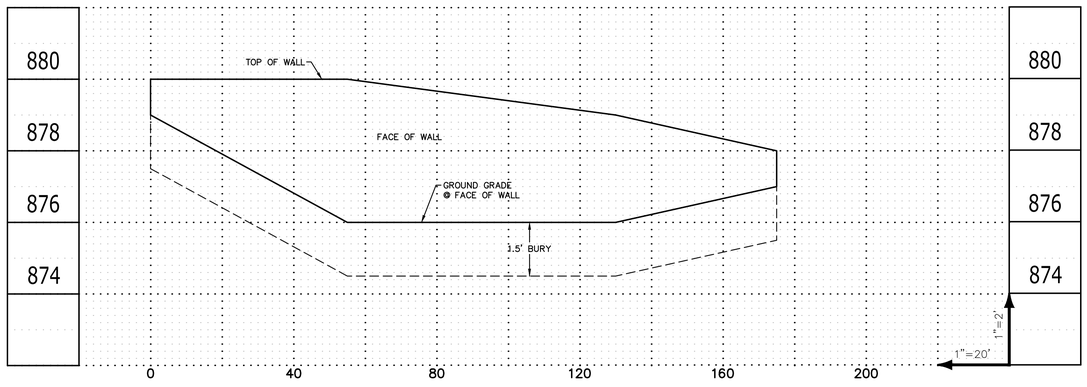
MODULAR RETAINING WALL #1
(1542 SF)



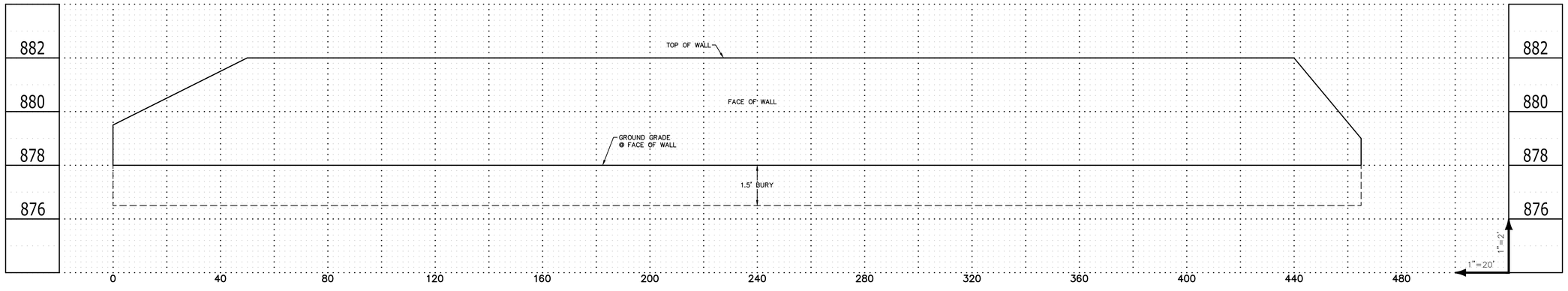
MODULAR RETAINING WALL #2
(919 SF)



MODULAR RETAINING WALL #3
(755 SF)



MODULAR RETAINING WALL #4
(2475 SF)



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RETAINING WALL PROFILES

16 of 16

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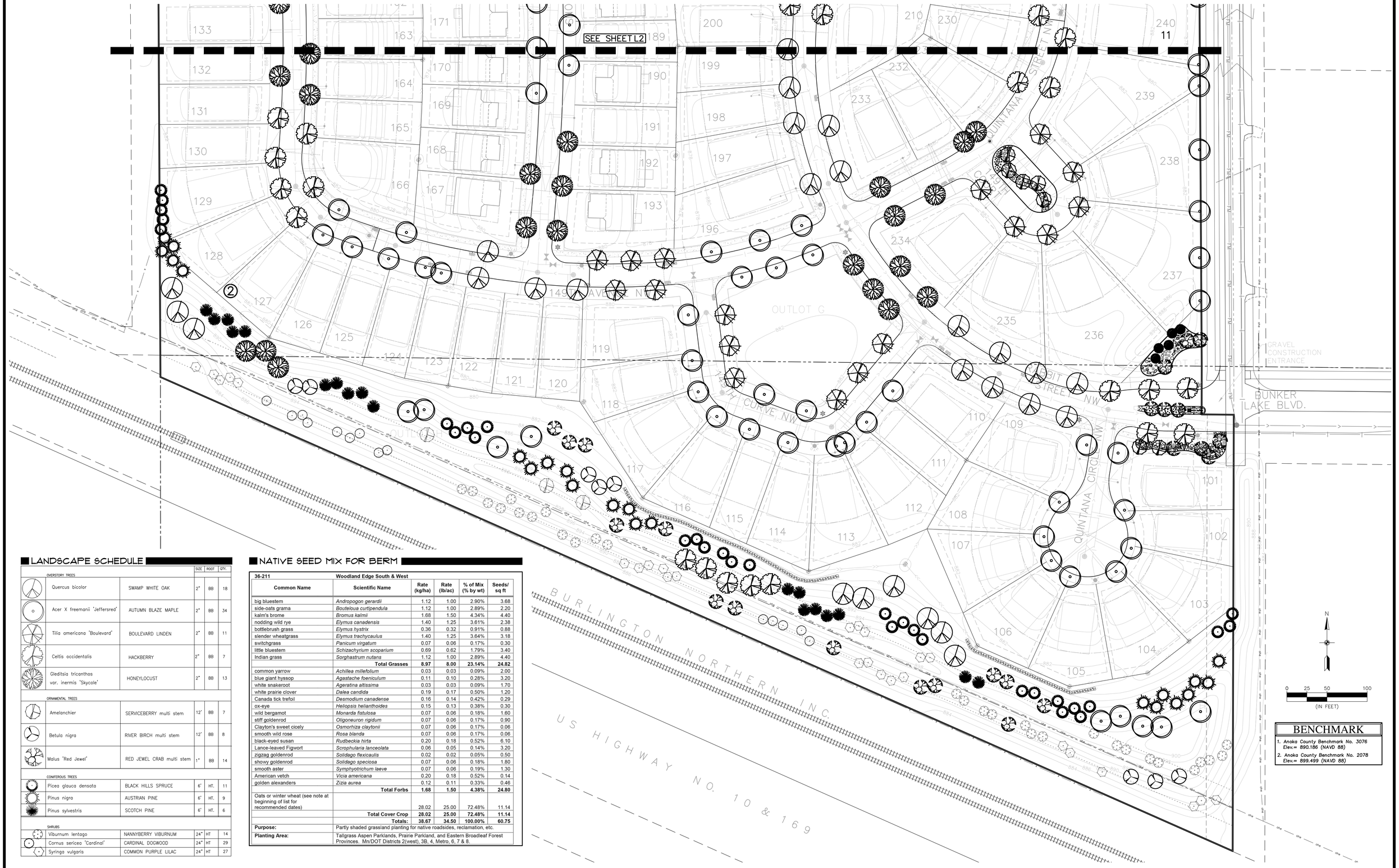

LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	18
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	34
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	11
	Celtis occidentalis	HACKBERRY	2"	BB	7
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	13
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	7
	Betula nigra	RIVER BIRCH multi stem	12'	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	14
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	11
	Pinus nigra	AUSTRIAN PINE	6'	HT.	9
	Pinus sylvestris	SCOTCH PINE	6'	HT.	6
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	14
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	29
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	27

NATIVE SEED MIX FOR BERM

36-211	Woodland Edge South & West				
Common Name	**Scientific Name**	**Rate (kg/ha)**	**Rate (lb/ac)**	**% of Mix (% by wt)**	**Seeds/ sq ft**
big bluestem	*Andropogon gerardii*	1.12	1.00	2.90%	3.68
side-oats grama	*Bouteloua curtipendula*	1.12	1.00	2.89%	2.20
kalm's brome	*Bromus kalmii*	1.68	1.50	4.34%	4.40
nodding wild rye	*Elymus canadensis*	1.40	1.25	3.61%	2.38
bottlebrush grass	*Elymus hystrix*	0.36	0.32	0.91%	0.88
slender wheatgrass	*Elymus trachycaulus*	1.40	1.25	3.64%	3.18
switchgrass	*Panicum virgatum*	0.07	0.06	0.17%	0.30
little bluestem	*Schizachyrium scoparium*	0.69	0.62	1.79%	3.40
Indian grass	*Sorghastrum nutans*	1.12	1.00	2.89%	4.40
	Total Grasses	**8.97**	**8.00**	**23.14%**	**24.82**
common yarrow	*Achillea millefolium*	0.03	0.03	0.09%	2.00
blue giant hyssop	*Agastache foeniculum*	0.11	0.10	0.28%	3.20
white snakeroot	*Ageratina altissima*	0.03	0.03	0.09%	1.70
white prairie clover	*Dalea candida*	0.19	0.17	0.50%	1.20
Canada tick trefoil	*Desmodium canadense*	0.16	0.14	0.42%	0.29
ox-eye	*Heliopsis helianthoides*	0.15	0.13	0.38%	0.30
wild bergamot	*Monarda fistulosa*	0.07	0.06	0.18%	1.60
stiff goldenrod	*Oligoneuron rigidum*	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	*Osmorhiza claytonii*	0.07	0.06	0.17%	0.06
smooth wild rose	*Rosa blanda*	0.07	0.06	0.17%	0.06
black-eyed susan	*Rudbeckia hirta*	0.20	0.18	0.52%	6.10
Lance-leaved Figwort	*Scrophularia lanceolata*	0.06	0.05	0.14%	3.20
zigzag goldenrod	*Solidago flexicaulis*	0.02	0.02	0.05%	0.50
showy goldenrod	*Solidago speciosa*	0.07	0.06	0.18%	1.80
smooth aster	*Symphyotrichum laeve*	0.07	0.06	0.19%	1.30
American vetch	*Vicia americana*	0.20	0.18	0.52%	0.14
golden alexanders	*Zizia aurea*	0.12	0.11	0.33%	0.46
	Total Forbs	**1.68**	**1.50**	**4.38%**	**24.80**
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	72.48%	11.14
	Total Cover Crop	**28.02**	**25.00**	**72.48%**	**11.14**
	Totals:	**38.67**	**34.50**	**100.00%**	**60.75**
Purpose:	Partly shaded grassland planting for native roadsides, reclamation, etc.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

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Print Name: Ryan J. Ruttger
Signature:
Date: 12/04/19 License #: 56346

Drawn: SDB
Designed: SDB
Date: 04/13/18

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Ramsey, MN 55303

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Ramsey, MN

LANDSCAPE PLAN

L1 of 5

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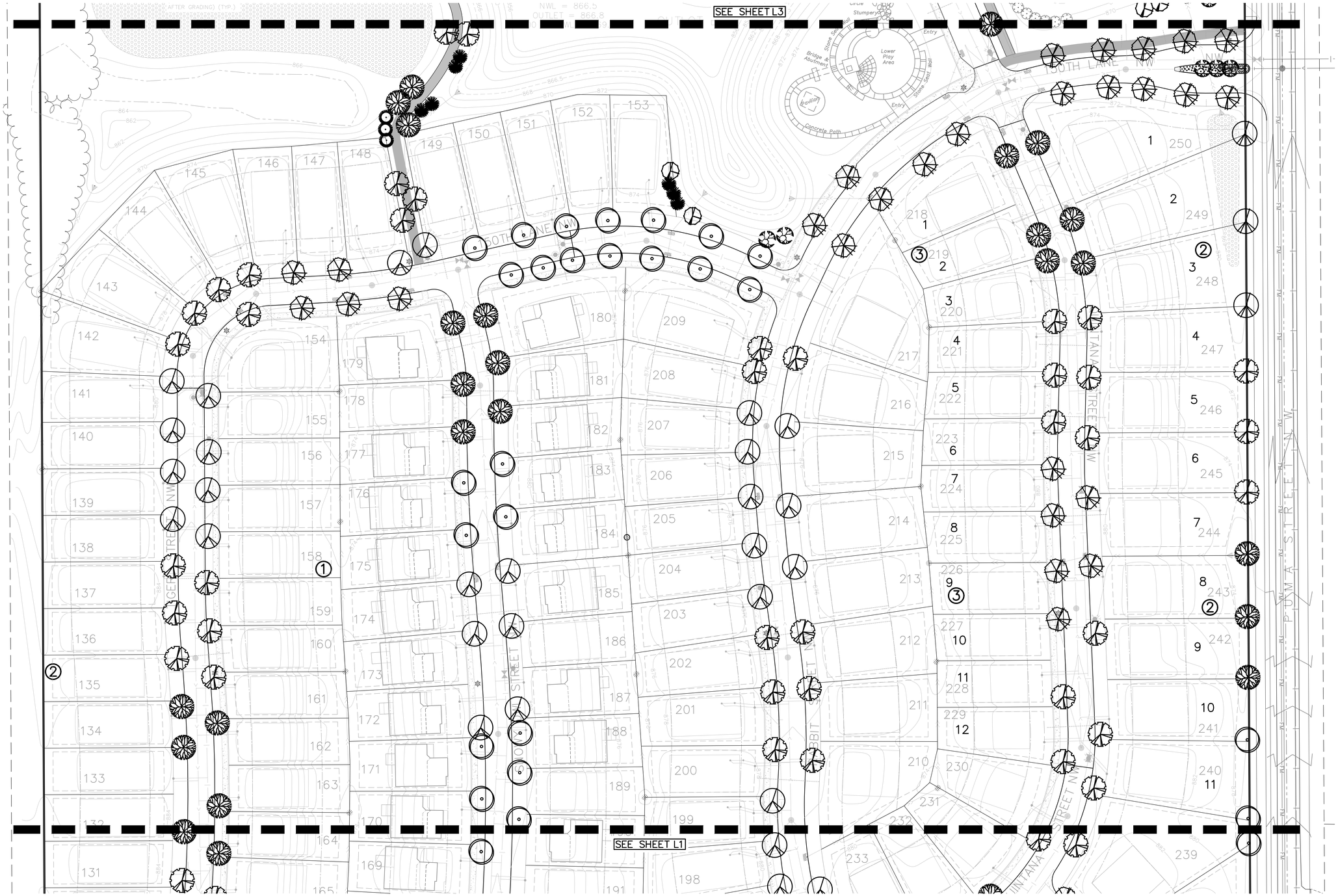

LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	24
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	27
	Celtis occidentalis	HACKBERRY	2"	BB	39
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	22
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	2
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	5
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	3
	Pinus nigra	AUSTRIAN PINE	6'	HT.	–
	Pinus sylvestris	SCOTCH PINE	6'	HT.	7
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	–
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	–
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	–

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(IN FEET)

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LANDSCAPE PLAN

L2 of 5

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Site Plan Approved

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	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	27
	Celtis occidentalis	HACKBERRY	2"	BB	20
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	30
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	12
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
CONFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	6
	Pinus nigra	AUSTRIAN PINE	6'	HT.	5
	Pinus sylvestris	SCOTCH PINE	6'	HT.	2
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	7
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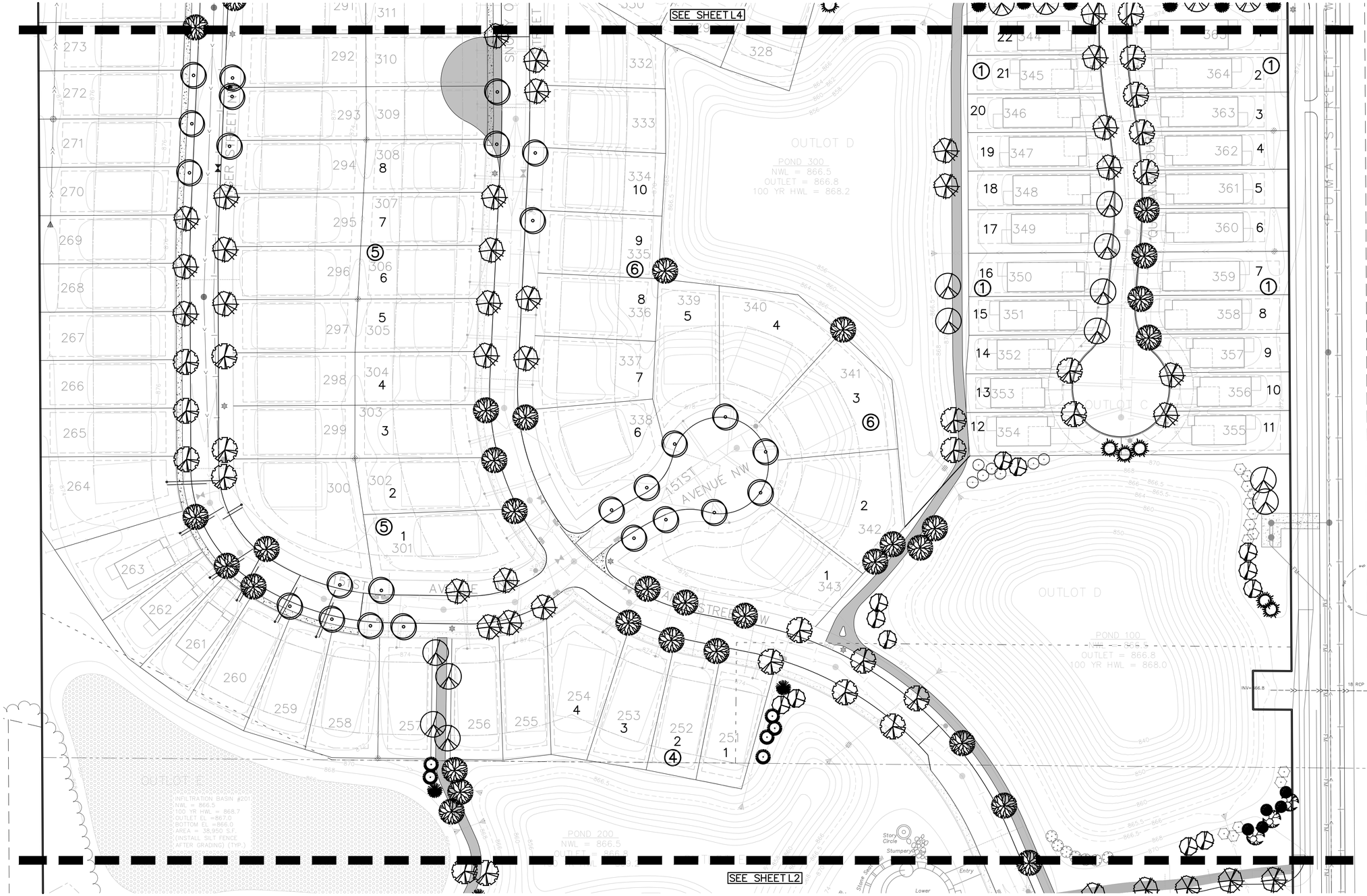

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PRELIMINARY LANDSCAPE PLAN

L3 of 5

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Site Plan Approved

LANDSCAPE SCHEDULE

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	OVERSTORY TREES				
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	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	21
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	10
	Celtis occidentalis	HACKBERRY	2"	BB	25
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	19
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	–
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	–
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	8
	Pinus nigra	AUSTRIAN PINE	6'	HT.	3
	Pinus sylvestris	SCOTCH PINE	6'	HT.	8
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	–
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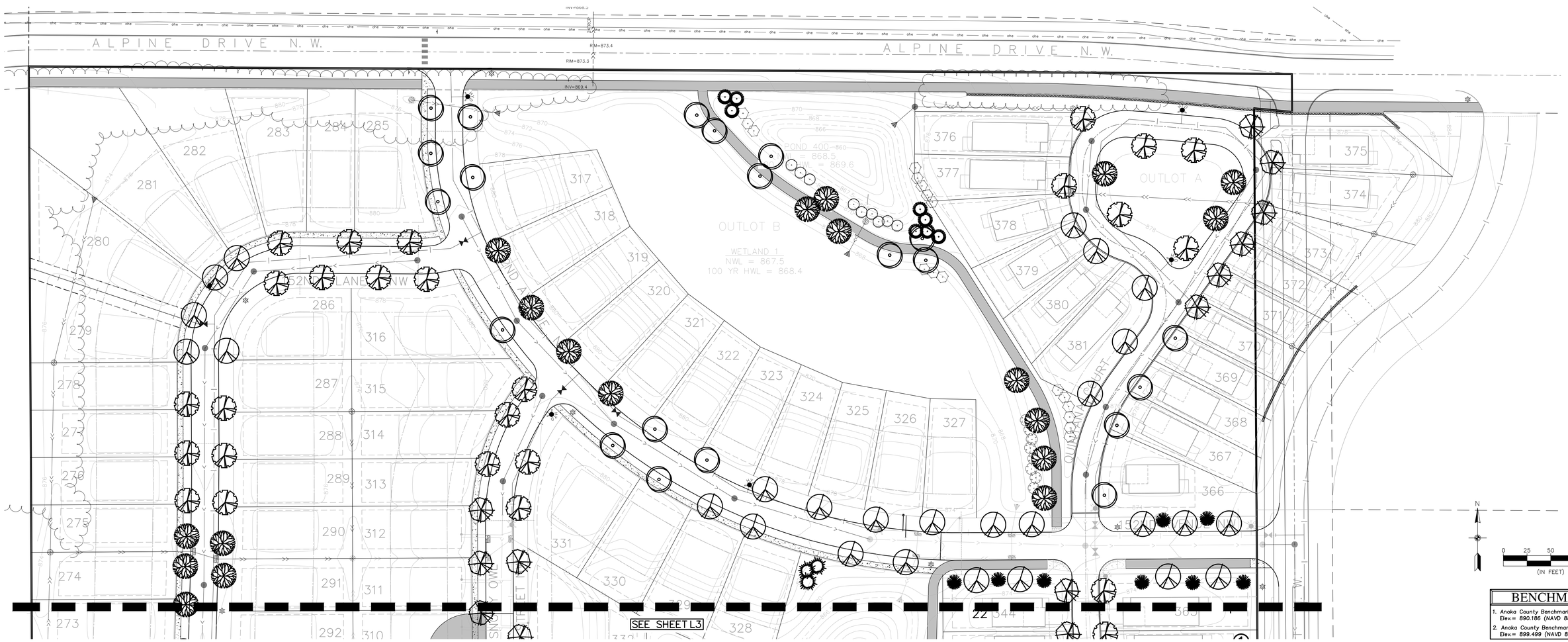

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PRELIMINARY LANDSCAPE PLAN

L4 of 5

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Site Plan Approval

CITY OF RAMSEY REQUESTED NOTES:

1. CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. TWO (2) YEAR WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT ONLY AFTER ALL PLANTING HAS BEEN COMPLETED. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	DECIDUOUS TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	85
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	104
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	75
	Celtis occidentalis	HACKBERRY	2"	BB	91
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	84

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	21
	Betula nigra	RIVER BIRCH multi stem	12'	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	8'	BB	22
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	28
	Pinus nigra	AUSTRIAN PINE	6'	HT.	17
	Pinus sylvestris	SCOTCH PINE	6'	HT.	23

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	29
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	35
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	44

LANDSCAPE REQUIRMENTS

2 TREES PER LOT 2 X 279 = 558 TREES

TOTAL TREES TO BE PLANTED = 558 TREES

PLANTING SPECIFICATIONS:

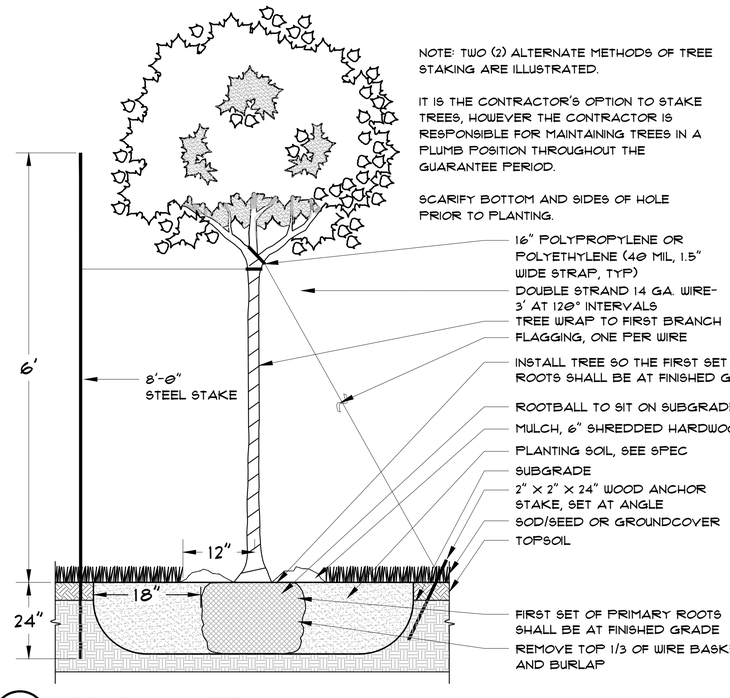
1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
9. FERTILIZATION: IT IS RECOMMENDED THAT NEWLY PLANTED TREES AND SHRUBS SHOULD NOT BE FERTILIZED THE FIRST YEAR. IF NECESSARY, BEGIN FERTILIZING TREES AND SHRUBS THE SECOND YEAR AFTER ESTABLISHMENT AT A RATIO AND RATE BASED ON A SOIL TEST.
10. MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERRENIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER WEED MAT BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
11. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS ON AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
12. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
13. RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
14. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
15. EDGING: EDGING SHALL BE 4: P.V.C COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

PLANTING NOTES:

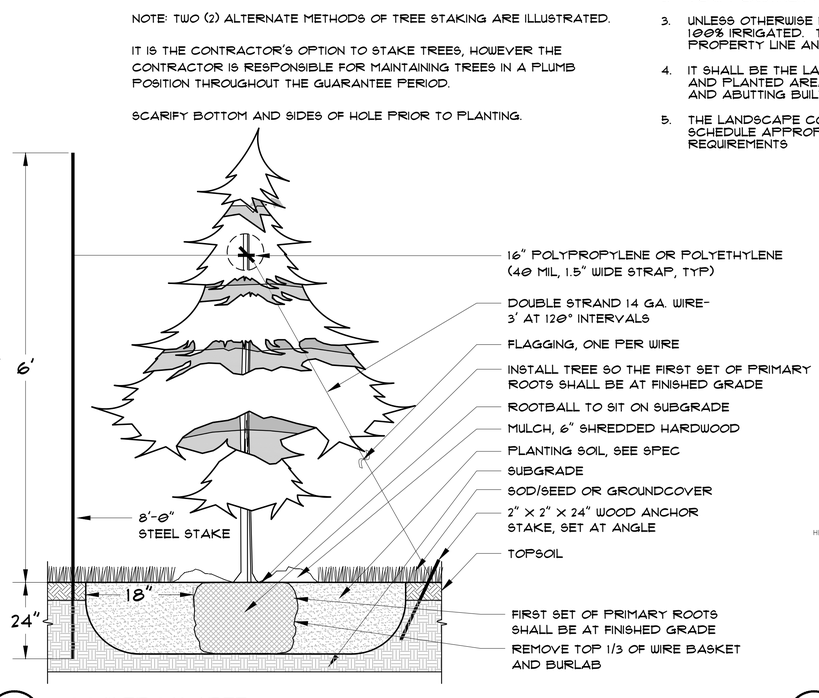
1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES AND DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN THE LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHOULD BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED/SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3 : 1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATORS AT NO COST TO THE OWNER.

IRRIGATION NOTES:

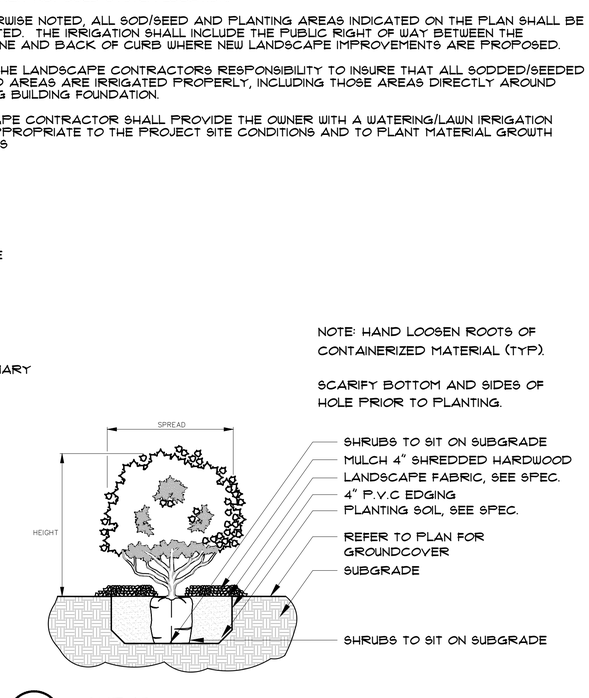
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS ILLUSTRATING IRRIGATION PLANS AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
2. VERIFY EXISTING/PROPOSED SYSTEM LOCATION.
3. UNLESS OTHERWISE NOTED, ALL SOD/SEED AND PLANTING AREAS INDICATED ON THE PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN THE PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
4. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS



1 L2 DECIDUOUS TREE — LEVEL SITE



2 L2 CONIFEROUS TREE — LEVEL SITE



3 L2 SHRUB — LEVEL SITE

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: Ryan J. Ruttger
Signature:
Date: 12/04/19 License #: 56346

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE DETAILS

L5 of 5

Site Plan Approved

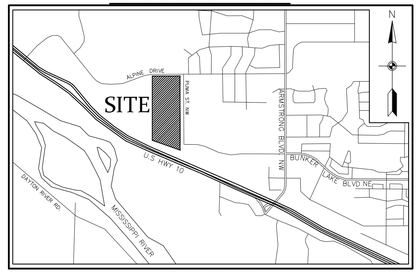
RIVERSTONE
TREE PRESERVATION PLAN
RAMSEY, MINNESOTA

1 TP1 TREE PRESERVATION PLAN

0 100 200 300

SCALE 1" = 100'

VICINITY MAP



NOT TO SCALE

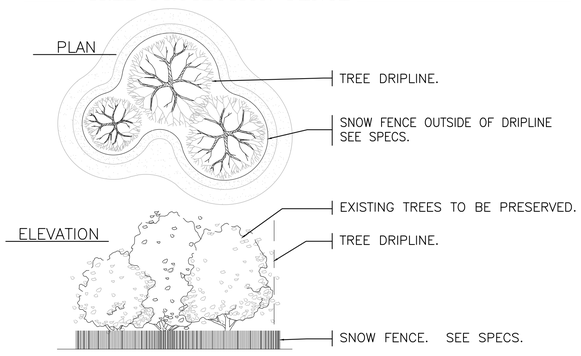
SHEET INDEX

1. COVER
2. TREE PRESERVATION PLAN & TREE TABLES

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)	374 dbh
SIGNIFICANT TREES (ALL OTHERS)	1884 dbh
TOTAL DBH ON SITE -	2258 dbh
TOTAL (2258 TOTAL- 882 EXEMPT TREES = 1376DBH)	1376 DBH
EXEMPT TREES	882 dbh
40% TO REMAIN ON-SITE	550 dbh
60% ALLOWABLE REMOVAL	826 dbh
TREES REMOVED FOR GRADING	939 dbh
TOTAL REPLACEMENT REQUIRED	113 dbh
REPLACE TREES @ 125%	141 dbh
REPLACEMENT TREES @ 2.5 DBH	57 ADDITIONAL TREES

TREE PROTECTION FENCE



ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

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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
Signature: James A. Kalkes
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER

TP1 of 2

[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

Site Plan Approval

1 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

2 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
001	Boxelder	8	X		
002	Elm	16	X		
003	Boxelder	9	X		
004.01	Boxelder	15	X		
004.02	Boxelder	12	X		
005	Boxelder	15		X	Grading
006	Boxelder	13		X	Grading
007	Boxelder	10	Off Site		
008	Boxelder	10	Off Site		
009	Boxelder	14	X		
010	Boxelder	12	X		
011	Boxelder	12	X		
012	Elm	10	X		
013	Elm	9	X		
014	Boxelder	11	X		
015	Boxelder	12	X		
016	Boxelder	12		X	Exempt - Trail
017	Boxelder	13		X	Exempt - Trail
018	Boxelder	12		X	Exempt - Trail
019	Boxelder	13		X	Exempt - Trail
020	Boxelder	12	X		
021	Boxelder	10		X	Grading
022	Boxelder	8		X	Grading
023.01	Boxelder	9		X	Exempt - Trail
023.02	Boxelder	8		X	Exempt - Trail
024	Boxelder	8		X	Grading
025	Hackberry	18		X	Grading
026	35' Red Pine	9		X	Exempt - Trail
027	35' Red Pine	9		X	Exempt - Trail
028	Boxelder	8		X	Grading
029	Boxelder	8		X	Exempt - Trail
030.01	25' Red Pine	6		X	Exempt - Trail
030.02	25' Red Pine	6		X	Exempt - Trail
031	40' Red Pine	9		X	Exempt - Trail
032	Elm	9		X	Grading
033	Elm	9		X	Exempt - Trail
034	30' Red Pine	12		X	Grading
035	30' Red Pine	12		X	Grading
036	40' Pine	14		X	Exempt - Trail
037	40' Pine	14		X	Exempt - Trail
038.01	Boxelder	10		X	Exempt - Trail
038.02	Boxelder	8		X	Exempt - Trail
039	Elm	10		X	Exempt - Trail
040	Hack	10		X	Grading
041	Elm	10		X	Grading
042	Elm	15		X	Grading
043	Boxelder	11		X	Grading
044	Boxelder	12		X	Exempt - Trail
045	Boxelder	12		X	Exempt - Trail

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
046	Elm	9		X	Exempt - Trail
047	Elm	8		X	Exempt Road
048	Elm	8		X	Exempt Road
049	Elm	9		X	Exempt Road
050	Elm	8		X	Exempt Road
051	Elm	8		X	Exempt - Trail
052	Ash	10		X	Exempt Road
053.01	Elm	10		X	Exempt Road
053.02	Elm	11		X	Exempt Road
054	Elm	14		X	Exempt Road
055	Boxelder	13		X	Exempt Road
056	Elm	10		X	Exempt Road
057.01	Elm	15		X	Exempt - Trail
057.02	Elm	12		X	Exempt - Trail
057.03	Elm	10		X	Exempt - Trail
058	Elm	9		X	Grading
059	Elm	9		X	Exempt - Trail
060	Elm	10		X	Exempt - Trail
061	Elm	14		X	Exempt - Trail
062	Elm	15		X	Exempt - Trail
063	Elm	16	X		
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
082	Boxelder	8	X		
083	Boxelder	22		X	Grading
084	Boxelder	10		X	Grading
085	Elm	10		X	Exempt - Trail
086	Elm	10		X	Exempt - Trail
087	Elm	24		X	Grading
088	Elm	12	X		
089	Elm	10	X		
090	Elm	12	Off Site		
091	Boxelder	10	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
092	Boxelder	12	Off Site		
093	Boxelder	24		X	Exempt - Trail
1668.01	Boxelder	20		X	
1668.02	Boxelder	15		X	
1668.03	Boxelder	12		X	
1668.04	Boxelder	13		X	
1668.05	Boxelder	17		X	
1669.01	Boxelder	13	X		
1669.02	Boxelder	12	X		
1669.03	Boxelder	17	X		
1670	Oak	25	X		
1671	Oak	12	X		
1672	Boxelder	30	X		
1673.01	Box - Broken	10	X		
1673.02	Box - Broken	12	X		
1673.03	Box - Broken	15	X		
1673.04	Box - Broken	10	X		
1674	Oak	20	X		
1675.01	Boxelder	20	X		
1675.02	Boxelder	20	X		
1675.03	Boxelder	24	X		
1676	Oak	13	X		
1677	Boxelder	10	X		
1678	Boxelder	10	X		
1679	Boxelder	12	X		
1680	Boxelder	10	X		
1681	Boxelder	10	X		
1682	Boxelder	8	X		
1683	Boxelder	12	X		
1684.01	Oak	20	X		
1684.02	Oak	19	X		
1685	Boxelder	11	X		
1686	Boxelder	8	Off Site		
1687	Boxelder	9	X		
1688.01	Boxelder	8	X		
1688.02	Boxelder	10	X		
1689	Boxelder	9	X		
1690	Boxelder	9	Off Site		
1691	Cottonwood	20	X		
1692	Poplar	9	X		
1692.02	Cottonwood	19	X		
1693	Poplar	8	X		
1694	Boxelder	10	X		
1695	Boxelder	14	X		
1696	Oak	41	X		
1697.01	Boxelder	10	Off Site		
1697.02	Boxelder	8	Off Site		
1698	Boxelder	14	Off Site		
1699	Boxelder	18	X		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
1700.01	Boxelder	12	X		
1700.02	Boxelder	10	X		
6386.01	Boxelder	14	X		
6386.02	Boxelder	12	X		
6386.03	Boxelder	12	X		
6387.01	Boxelder	19	X		
6387.02	Boxelder	17	X		
6389	Boxelder	8	X		
6390	Boxelder	8	X		
6391.01	Boxelder	11	X		
6391.02	Boxelder	8	X		
6391.03	Boxelder	8	X		
6392.01	Boxelder	9	X		
6392.02	Boxelder	8	X		
6393	Boxelder	8	X		
6394	25' Red Pine	8		X	Grading
6395	Elm	15		X	Grading
6396	Boxelder	10		X	Grading
6397	Elm	8		X	Grading
6398	Elm	8		X	Grading
6399	Elm	12		X	Grading
6400	Elm	16		X	Grading
8379	Elm	10		X	Grading
8380	Elm	15		X	Grading
8381	Elm	8		X	Grading
8382	Elm	12		X	Grading
8383	Elm	14		X	Grading
8384.01	Elm	26		X	Grading
8384.02	Elm	24		X	Grading
8385	Elm	8		X	Grading
8386	Elm	9	X		
8387.01	Elm	10		X	Grading
8387.02	Elm	8		X	Grading
8388	Elm	18		X	Grading
8389	Elm	12		X	Grading
8390	Elm	10		X	Grading
8391.01	Elm	10		X	Grading
8391.02	Elm	10		X	Grading
8391.03	Elm	10		X	Grading
8391.04	Elm	10		X	Grading
8391.05	Elm	10		X	Grading
8392	Elm	12		X	Grading
8393	Elm	16		X	Grading
8394	Elm	24	X		
8395.01	Elm	22	X		
8395.02	Elm	20	X		
8396	35' Red Pine	14		X	Grading
8397	Hackberry	14	X		
8398	Boxelder	12	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
8399.01	Boxelder	14	Off Site		
8399.02	Boxelder	10	Off Site		
8400.01	Boxelder	20	Off Site		
8400.02	Boxelder	18	X		

TREE LEGEND

- EVERGREEN TREES TO REMAIN
- EVERGREEN TO BE REMOVED
- DECIDUOUS TO REMAIN
- DECIDUOUS TO BE REMOVED

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

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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
Signature: James A. Kalkes
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

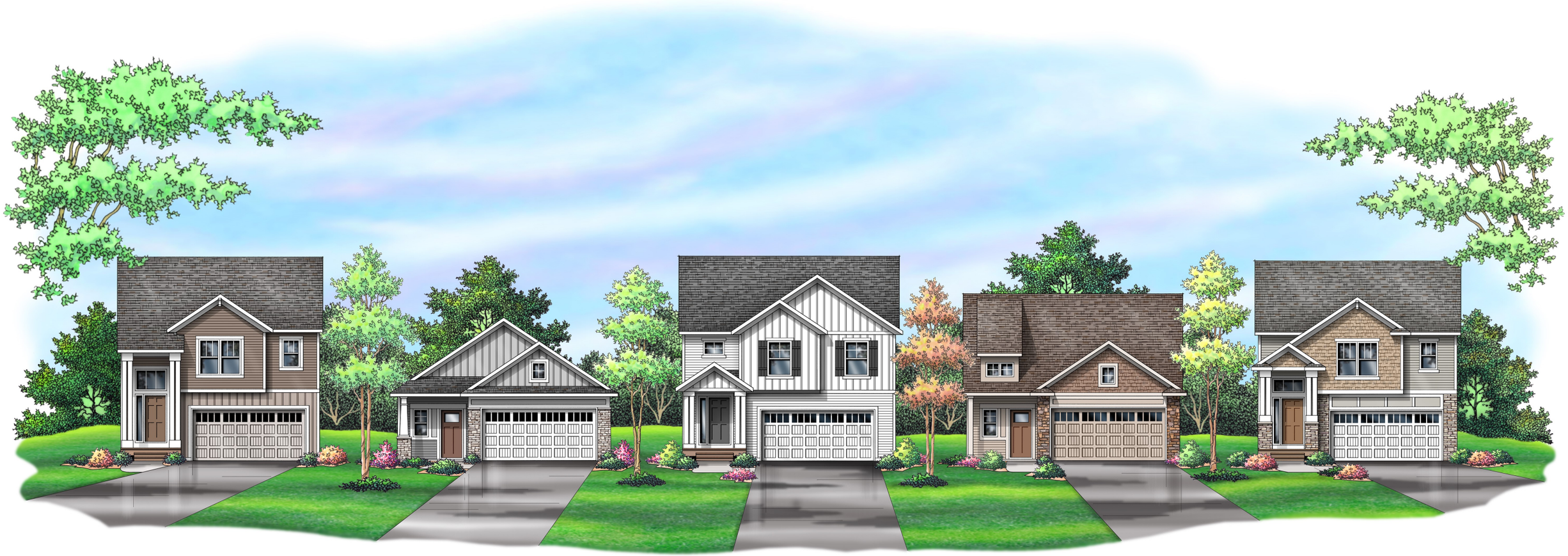
Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

Site Plan Approved



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

RESOLUTION #20-028

RESOLUTION APPROVING AMENDED PRELIMINARY PLAT OF RIVERSTONE ADDITION

WHEREAS, Riverstone Development LLC, hereafter referred to as "Developer," properly applied for a revision to their Preliminary Plat approval of the following described property located in the City of Ramsey generally described as Riverstone Addition and legally described as:

Lots 1-10, Block 1 (inclusive),
Lots 1-6, Block 2 (inclusive),
Lots 1-11, Block 3 (inclusive),
Lots 1-22, Block 4 (inclusive),
Lots 1-16, Block 5 (inclusive),
Lots 1-31, Block 6 (inclusive),
Lots 1-29, Block 7 (inclusive),
Lots 1-6, Block 8 (inclusive),
Lots 1-5, Block 9 (inclusive),
Lots 1-48, Block 10 (inclusive),
Lots 1-17, Block 11 (inclusive),
Lots 1-24, Block 12 (inclusive),
Lots 1-28, Block 13 (inclusive),
Lots 1-14, Block 14 (inclusive),
and Outlots A-H (inclusive), Riverstone Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City approved Riverstone Addition in 2017 via Resolution 17-06-144; and

WHEREAS, the Subject Property is zoned Planned Unit Development (PUD) and the proposed amended bulk standards are shown in Exhibit A; and

WHEREAS, the City has received an Application for a Revised Preliminary Plat for Riverstone Addition, which includes up to 267 detached units; and

WHEREAS, the City held a public workshop on January 2, 2020 regarding the proposed changes to the preliminary plat and the neighbors were generally supportive of the proposed changes; and

WHEREAS, the Planning Commission reviewed the preliminary plat plan on February 6, 2020; and

WHEREAS, the City Council reviewed the preliminary plat on February 25, 2020.

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

1. That the Ramsey City Council hereby grants preliminary plat approval of Riverstone Addition in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with City Staff Review Letter and ProjectDox comments.

b. The Developer entering into a Development Agreement with the City.

c. Metropolitan Council approving the request for a Comprehensive Plan Amendment for northeast project area.

d. Streetscape/Architectural Plans as seen in Exhibit B are proposed architectural renderings of the different models. Please note that with approval of the Preliminary Plat, the City is approving the following models as 'master plans.' So long as the models are in substantial compliance with the approved models. The Community Development Department will make a final determination on 'substantial compliance.' Models that are not in substantial compliance shall require the approval of the Planning Commission.

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 _____ day of _____, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A: Bulk Standards

Traditional Single-Family/Small Lot Single-Family and Villa Lots

Standards	**Requirement**
Lot size	None
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	None
Building setback from public street right-of-way	25 feet
Building setback from private street measured from back of curb	25 feet
Building setback from exterior development boundary line	25 feet (detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	10 feet (detached)*
Parking node setback from exterior development boundary line	30 feet
Parking node setback from structure	15 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet
Maximum number of units per structure	81 (detached)
Open space required	40% general open space 10% of which must be identifiable community space

Note: The only changes to the bulk standards from the original PUD approval include the removal of townhome/quad unit bulk standards.

Exhibit B: Allowed Architectural Plans

Continued on next page

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

RESOLUTION #20-056

RESOLUTION EXTENDING PRELIMINARY PLAT APPROVAL FOR RIVERSTONE FOR THREE (3) YEARS

WHEREAS, Riverstone Development LLC, hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the Property generally known as Riverstone Addition in the City of Ramsey legally described as:

Lots 1-10, Block 1 (inclusive),
Lots 1-6, Block 2 (inclusive),
Lots 1-11, Block 3 (inclusive),
Lots 1-22, Block 4 (inclusive),
Lots 1-16, Block 5 (inclusive),
Lots 1-31, Block 6 (inclusive),
Lots 1-29, Block 7 (inclusive),
Lots 1-6, Block 8 (inclusive),
Lots 1-5, Block 9 (inclusive),
Lots 1-48, Block 10 (inclusive),
Lots 1-17, Block 11 (inclusive),
Lots 1-24, Block 12 (inclusive),
Lots 1-28, Block 13 (inclusive),
Lots 1-14, Block 14 (inclusive),
and Outlots A-H (inclusive),

ARiverstone Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City approved Riverstone Addition in 2017 via Resolution 17-06-144; and

WHEREAS, the City approved a revised preliminary plat via Resolution 20-028; and

WHEREAS, extends the preliminary plat approval for three (3) years from the date of this meeting.

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 extends the preliminary plat approval for three (3) years from the date of this approval.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 24th day of March, 2020

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 8.**

Meeting Date: 03/24/2020

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #20-057 Approving First Amendment to Purchase Agreement for Part of Outlot A, COR Stone Brook Academy; Case of Cobblestone Hotel Development, LLC (Portions may be closed to the public)

Purpose/Background:

Purpose:

The purpose of this case is to consider adoption of Resolution #20-057 Approving First Amendment to Purchase Agreement for Part of Outlot A, COR Stone Brook Academy to incorporate changes to the lot size and business entity.

The City of Ramsey and Cobblestone Hotel Development, LLC have negotiated the terms of a purchase agreement. Cobblestone and Gigi's Salon have been working to together with staff and have come to an agreement on the lot configuration and associated acreage for each project. Cobblestone will need 1.42 acres (62,204 SF) to construct its project and the area needs to be defined in the Purchase Agreement and TIF Agreement. The resultant square footage reduces the value of the property from $326,700 to $311,020. In addition, Cobblestone has created a Minnesota business entity called Ramsey Hotel Group, LLC, a Minnesota limited liability company which is filed with the MN Secretary of State. This entity will ultimately acquire the real estate and enter into the TIF Agreement with the City of Ramsey. The attached First Amendment to Purchase Agreement incorporates these changes into the terms of the Purchase Agreement.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

Staff has been working with both Cobblestone and Gigi's Salon to find a lot size solution that will led to successful projects by both parties. Staff is comfortable that the proposed solution meets the needs of both parties and needs to incorporate the resultant acreage and updated business entity into the the Purchase Agreement for Cobblestone. Aside from the acreage, resultant property valuation, and business entity name, there are no other changes to the terms and conditions of the Purchase Agreement with Cobblestone.

Funding Source:

This case is being handled as part of normal Staff duties. If financial assistance is provided, TIF District 14 will also be a funding source.

Recommendation:

The EDA reviewed this item on March 12, 2020 and recommends adoption of Resolution #20-057 Approving First Amendment to Purchase Agreement for Part of Outlot A, COR Stone Brook Academy

Action:

Motion to adopt Resolution #20-057 Approving First Amendment to Purchase Agreement for Part of Outlot A, COR Stone Brook Academy, subject to City Attorney approval as to legal form.

Attachments

Resolution #20-057
Original Purchase Agreement
Draft First Amendment to PA
Excerpt from Draft 3-12-20 EDA Minutes

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	03/13/2020 09:06 AM
Tim Gladhill	Tim Gladhill	03/19/2020 10:35 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:11 PM
Form Started By: Sean Sullivan		Started On: 03/12/2020 08:46 AM
Final Approval Date: 03/19/2020		

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

CITY COUNCIL RESOLUTION #20-057

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT FOR PART OF OUTLOT A, COR STONE BROOK ACADEMY

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of Part of Outlot A, COR Stone Brook Academy ("the **Property**"), with Cobblestone Hotel Development, LLC a Wisconsin limited liability company ("Cobblestone"); and

WHEREAS, the City and Cobblestone have negotiated a Purchase Price valuation of $5.00 per square foot for the Property referenced in the Purchase Agreement; and

WHEREAS, the acreage to be sold to Cobblestone has been reduced from 1.5 acres to 1.428 acres which results in a reduction of the valuation of the Property from $326,700 to $311,020; and

WHEREAS, Cobblestone has filed a new business entity in Minnesota called Ramsey Hotel Group, LLC and has requested that this entity be the purchaser of the Property in the First Amendment to Purchase Agreement; and

WHEREAS, the Effective Date of the First Amendment to Purchase Agreement will remain February 5, 2020; and

WHEREAS, the City hereby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal First Amendment Purchase Agreement with an effective date of February 5, 2020 requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, Ramsey Hotel Group, LLC is a company that is active and in good standing as documented in the Office of the Secretary of State as of 3/12/2020; and

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to Ramsey Hotel Group, LLC, for the development of a 60 unit 4 story hotel with first floor restaurant..

3) That the City authorizes execution of the First Amendment Purchase Agreement with an effective date of February 5, 2020 and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

The motion for the adoption of the foregoing resolution was duly seconded by _____, 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:

None

hereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of March 2020.

_____
Mayor

ATTEST:

_____
City Clerk

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **COBBLESTONE HOTEL DEVELOPMENT, LLC** and/or its assigns, a Wisconsin limited liability company ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is February 5, 2020 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 1.5 acres of vacant land, legally described as follows:

   The East half of Outlot A, COR Stone Brook Academy, to be platted as: T.B.D.

   Anoka County PID Number: Portion of 28-32-25-23-0018

3. **PURCHASE PRICE.** The purchase price for the Property is $1.00 including the easement area on +/- 1.5 acres (65,340 square feet) subject to a lot split as outlined in Exhibit A plus or minus the prorations and credits as provided for herein (the "Purchase Price"). The property valuation is $326,700, is proposed to be reimbursed through Tax Increment Financing.

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $1.00 (the "Earnest Money") with Commercial Partners Title Company ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller has provided the Buyer an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) for Outlot B, COR One (the "Survey") from a duly licensed surveyor dated April 18, 2017. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3)

business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **180 days from the effective date**_____ (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have

against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: kulrich@cityoframsey.com

Buyer: COBBLESTONE HOTEL DEVELOPMENT, LLC
Brian Wogernese
980 American Drive
Neenah, WI 54956
Email: bwogernese@staycobblestone.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional One Thousand and 00/100 Dollars ($1,000.00) earnest money with Escrow Agent for each extension. Each $1,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2020 for the Property.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 14.
5. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version

of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of minimum 60 unit 4 story hotel with restaurant compliant with COR Zoning requirements to be further defined by an approved Site Plan a year after closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. City of Ramsey will reimburse Buyer up to $3500 for re-platting expense. The reimbursement will only take place upon a successful closing and City of Ramsey is not responsible for any cost reimbursement if Buyer does not close on subject property. Buyer to provide written documentation of platting costs for reimbursement.

31. **CONTINGENCIES.** In addition to all other requirements and contingencies by the Buyer and Seller herein, the Purchase Price of $1.00 is contingent on the following:

    a. Satisfactory review of the underwriting by the Seller demonstrating the need of financial assistance in the form of a land write down of $326,699.
    b. City Council approval and execution of a Tax Increment Financing Agreement between the Seller and Buyer and or its assigns.
    c. City Council approval of Business Subsidy for Buyer and or its assigns.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 02/05/2020, ~~2020~~
John LeTourneau, Mayor

By: _____ Dated: 02/03/2020, ~~2020~~
Kurt Ulrich, City Administrator

BUYER: COBBLESTONE HOTEL DEVELOPMENT, LLC .

By: Cobblestone Hotel Development, LLC

Brian Wogernese, Managing Member

Dated: January 30, 2020

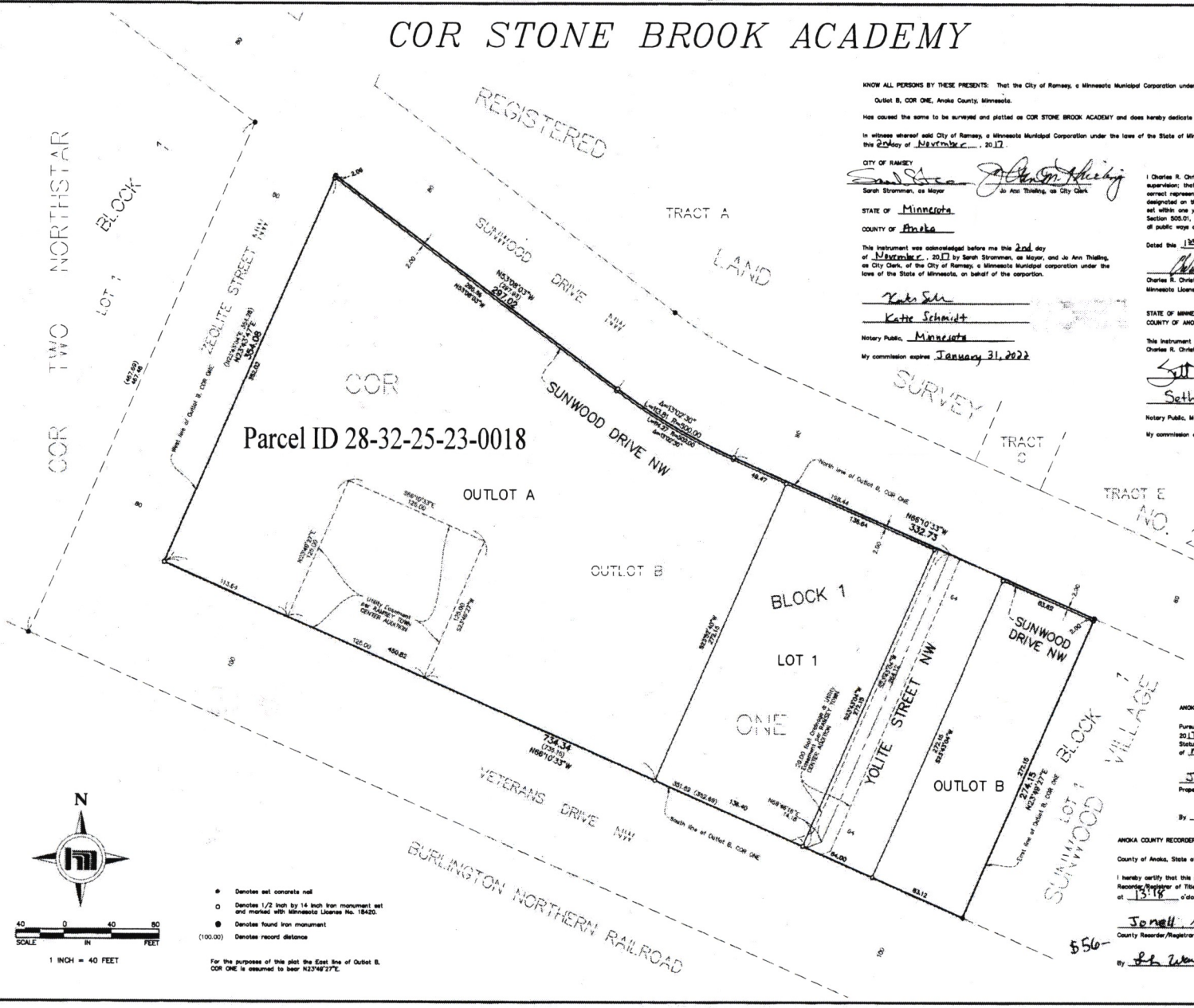
EXHIBIT A

OFFICIAL PLAT

552705.003

COR STONE BROOK ACADEMY

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25



KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

Outlot B, COR ONE, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as COR STONE BROOK ACADEMY and does hereby dedicate to the public for public use the public ways as shown on this plat.

In witness whereof said City of Ramsey, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 2nd day of November, 2017.

CITY OF RAMSEY

Sarah Strommen, as Mayor

Jo Ann Thisling, as City Clerk

STATE OF Minnesota

COUNTY OF Anoka

This instrument was acknowledged before me this 2nd day of November, 2017 by Sarah Strommen, as Mayor, and Jo Ann Thisling, as City Clerk, of the City of Ramsey, a Minnesota Municipal corporation under the laws of the State of Minnesota, on behalf of the corporation.

Katie Schmidt

Notary Public, Minnesota

My commission expires January 31, 2022

I Charles R. Christopherson 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 1st day of November, 2017.

Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 1st day of November, 2017 by Charles R. Christopherson.

Seth M. Monroe

Notary Public, Minnesota.

My commission expires January 31, 2019

City Council, City of Ramsey, Minnesota

This plat of COR STONE BROOK ACADEMY was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 25th day of July, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor

By: _____, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 2nd day of November, 2017.

Larry D. Hosier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 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 7 day of November, 2017.

Jonell M. Sawyer
Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of COR STONE BROOK ACADEMY was filed in the office of the County Recorder/Registrar of Titles for public record on this 7 day of November 2017 at 13:18 o'clock P M. and was duly recorded as Document Number 552705.003.

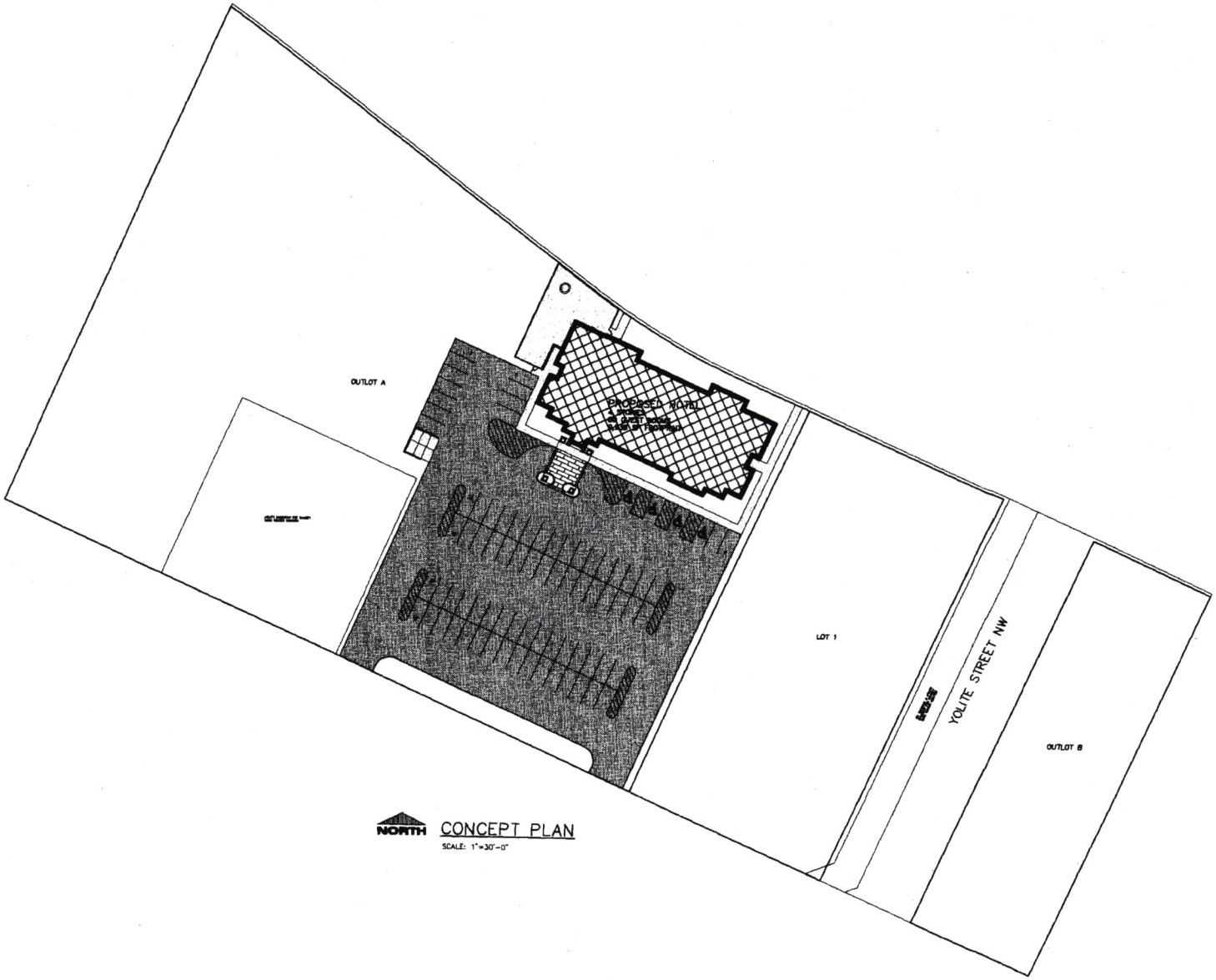
Jonell M. Sawyer
County Recorder/Registrar of Titles

By _____, Deputy

- Denotes set concrete nail
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- (100.00) Denotes record distance

For the purposes of this plat the East line of Outlot B, COR ONE is assumed to bear N23°48'27"E.

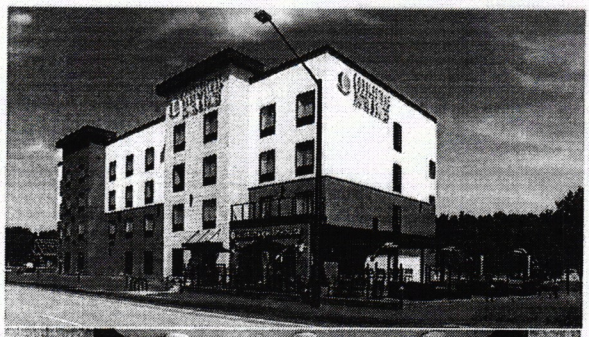
Hakanson Anderson

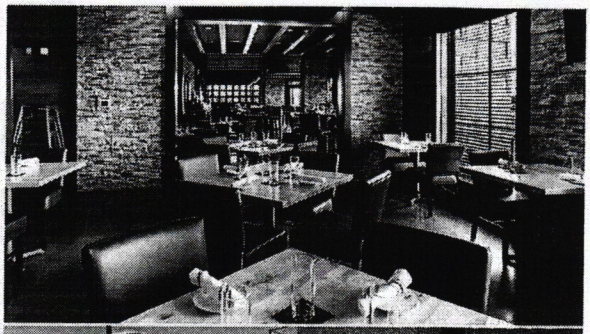


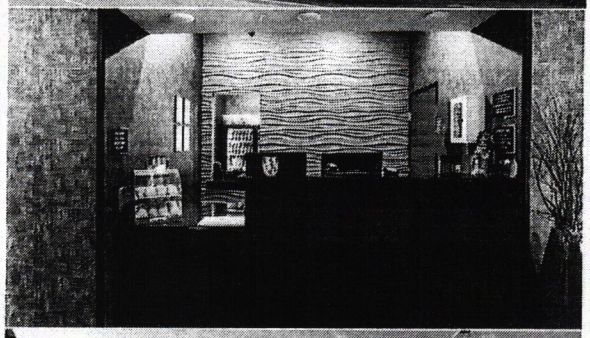
NORTH

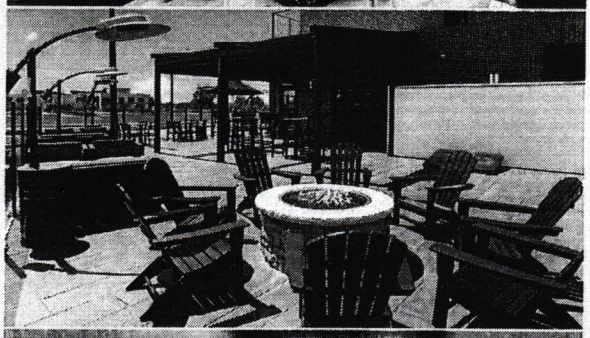
CONCEPT PLAN

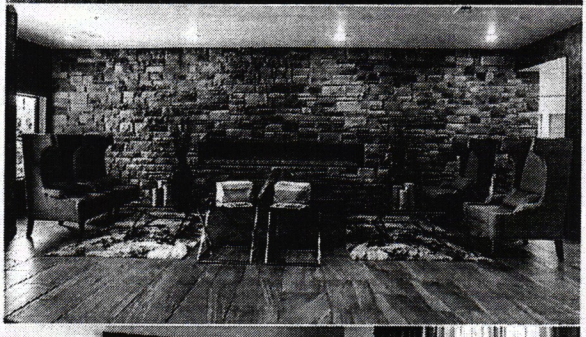
SCALE: 1"=30'-0"

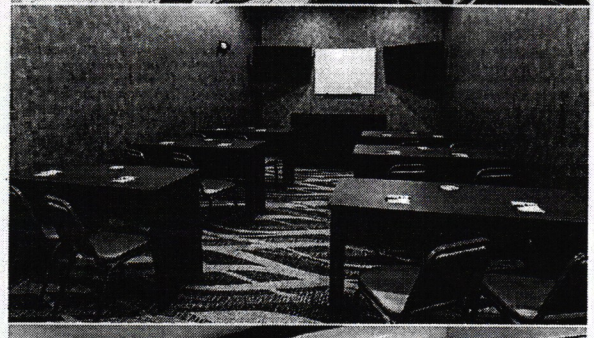


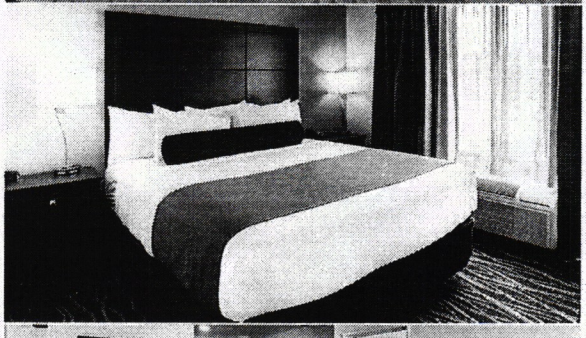


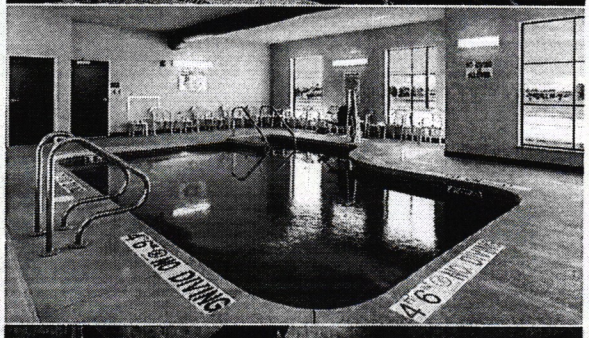


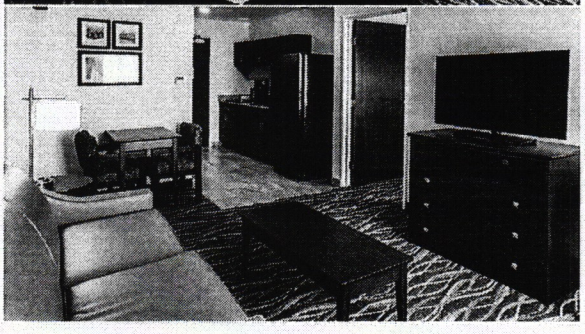


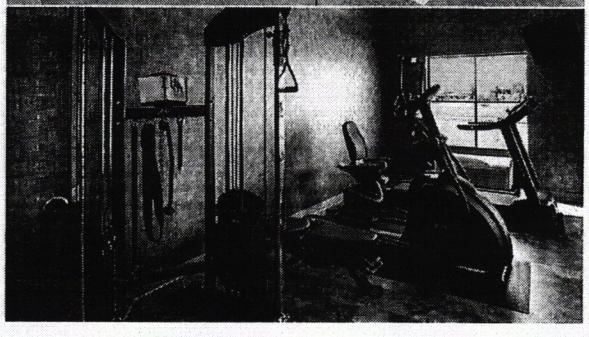







5'6" DEEP DIVING
4'6" SWIMMING





FIRST AMENDMENT
TO
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **COBBLESTONE HOTEL DEVELOPMENT, LLC** and/or its assigns, a Wisconsin limited liability company ("Buyer"), dated February 5, 2020.

Recitals

1. The Buyer desires to change the Buyer entity from Cobblestone Hotel Development, LLC, a Wisconsin limited liability company to Ramsey Hotel Group LLC, a Minnesota limited liability company.

2. **EFFECTIVE DATE**. The Effective Date remains February 5, 2020.

3. **SALE OF PROPERTY.** The Buyer and Seller desire to amend the acreage of the parcel to approximately 1.428 acres (62,204 SF).

4. **PURCHASE PRICE.** The purchase price for the approximate 1.428 acre (62,204 SF) parcel is $1.00 (the "Purchase Price"), subject to the proposed site plan depicted in attached Exhibit A plus or minus the prorations and credits as provided for herein. The property valuation is $311,020.

5. **CONTINGENCIES**. In addition to all other requirements and contingencies by the Buyer and Seller herein, the Purchase Price of $1.00 is contingent on the following:

   a. Satisfactory review of the underwriting by the Seller demonstrating the need of financial assistance in the form of a land write down of $311,020.
   b. City Council approval and execution of a Tax Increment Financing Agreement between the Seller and Buyer and or its assigns.
   c. City Council approval of Business Subsidy for Buyer and or its assigns.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by above Recitals which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement, as amended, remain unchanged except to the extent inconsistent with the terms of this First Amendment to Purchase Agreement. The terms used in this First Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

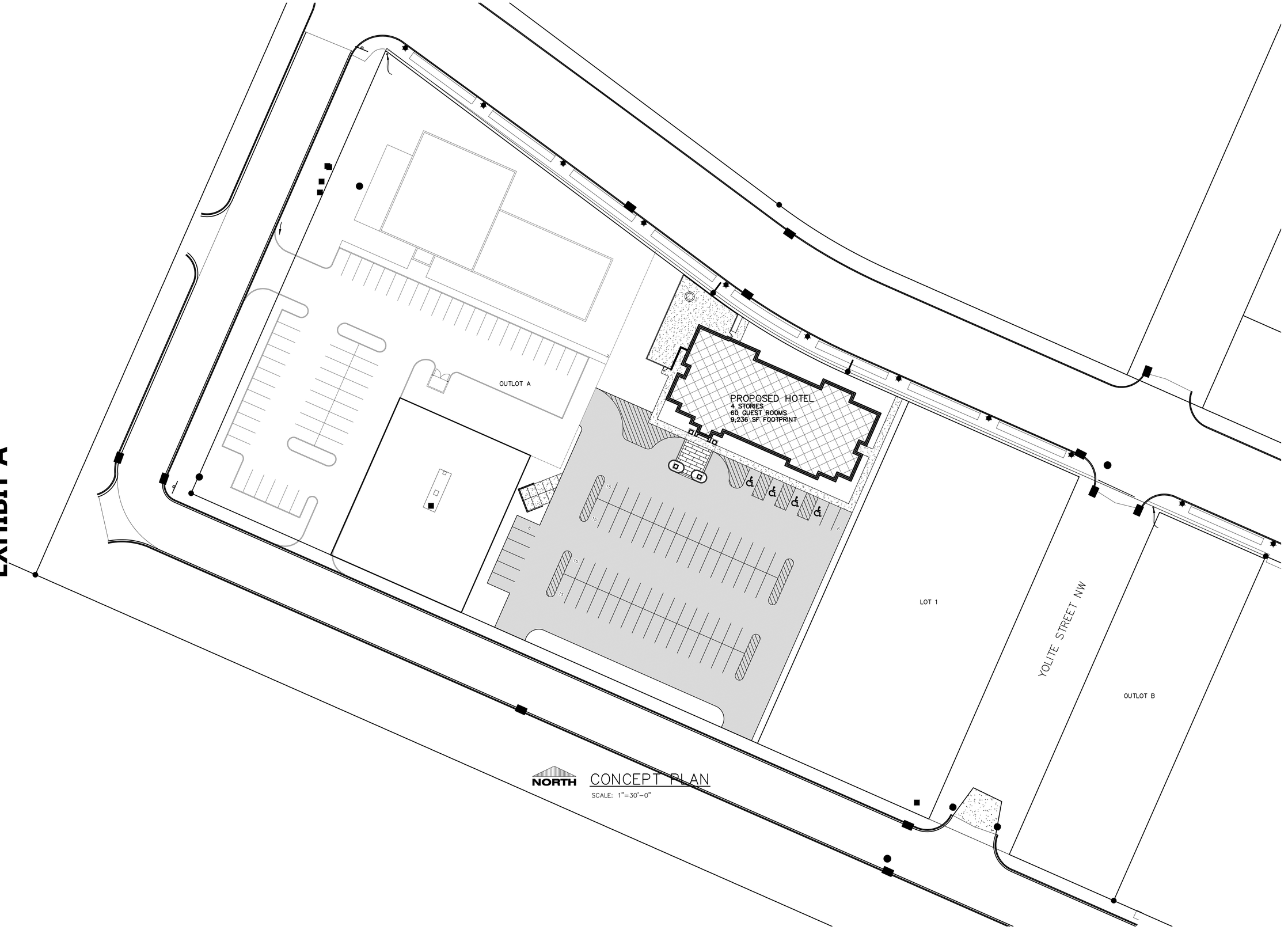
By: _____ Dated: _____, 2020
John LeTourneau, Mayor

By: _____ Dated: _____, 2020
Kurt Ulrich, City Administrator

BUYER: Cobblestone Hotel Development, LLC, a Wisconsin Limited Liability Company.

By: _____ Dated: _____, 2020
Brian Wogernese, Managing Partner

EXHIBIT A



CONCEPT PLAN

SCALE: 1"=30'-0"

SITE PLAN

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION
BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 6, 2019
FEB. 20, 2020

NOT FOR CONSTRUCTION

JOB NUMBER

1946540

SHEET NUMBER

C

2019 © EXCEL ENGINEERING, 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, March 12, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
Member Brian Burandt
Member Scott Cords
Member Glen Hardin
Member Chris Riley

Members Absent: Member Mark Kuzma

Also Present: Sean Sullivan, Economic Development Manager
Tim Gladhill, Deputy City Administrator

DRAFT

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 Burandt, seconded by Member Hardin, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Hardin, Cords, and Riley. Voting No: None. Absent: Member Kuzma.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated February 13, 2020

Motion by Member Riley, seconded by Member Cords, to approve the February 13, 2020, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider First Amendment to Purchase Agreement for Part of Outlot A, COR Stone Brook Academy; Case of Cobblestone Hotel Development, LLC (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked if the salon would be taking more land as Cobblestone will be taking a little less.

Economic Development Manager Sullivan explained that the City the area around the well will be retained as greenspace buffer. The two businesses are almost splitting the remaining parcel in half.

Member Cords asked if the name change means that the entity is based in Minnesota.

Economic Development Manager Sullivan stated that the new LLC entity is based in Minnesota which is common practice when businesses open in new states. He further explained that it is the same ownership group, which was based out of Wisconsin.

Motion by Member Cords, seconded by Member Burandt, to recommend to City Council to approve the First Amendment to Purchase Agreement for Part of Outlot A, COR Stonebrook Academy, subject to City Attorney approval as to legal form.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Hardin, and Riley. Voting No: None. Absent: Member Kuzma.

DRAFT

CC Regular Session **5. 9.**

Meeting Date: 03/24/2020

By: Jeff Katers, Police

Information

Title

Adopt Resolution #20-063 Denying a Massage Establishment and Massage Therapy License

Purpose/Background:

Yunxia Gong has made application to establish a new Therapeutic Massage business at 14037 St. Francis Blvd NW. The proposed business would be known as 'Gong Massage'. Ms. Gong was not involved in operations at the previous massage businesses located at the same address.

Recommendation:

After completion of the required Background Check, Chief Katers recommends denial of the licenses for Therapeutic Massage Establishment for 'Gong Massage' to be located at 14037 St. Francis Blvd NW. Chief Katers also recommends denial of the license for Massage Therapist for the Applicant, Yunxia Gong.

The basis for the denial recommendation is:

1. Education requirements of city ordinance are not satisfied.
2. Applicants School of instruction, American Academy of Acupuncture and Oriental Medicine (AAAOM) was investigated by the Minnesota Office of Higher Education for authenticity and legitimacy of its programs. The reason for the investigation was AAAOM’s ties to prostitution and/or human trafficking.
3. AAAOMs registration as an approved school of massage therapy was revoked by the MN Department of Higher Education on Feb 22nd, 2020.

Action:

Adopt Resolution #20-063 Denying Therapeutic Massage Establishment License for 'Gong Massage' to be located at 14037 St. Francis Blvd NW and Therapuetic Massage license for Yunxia Gong.

Attachments

Resolution#20-063

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:17 PM
Form Started By: Jeff Katers		Started On: 03/18/2020 02:13 PM
Final Approval Date: 03/19/2020		

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

RESOLUTION #20-063

RESOLUTION DENYING APPLICATION FROM YUNXIA GONG FOR ESTABLISHMENT LICENSE FOR GONG MASSAGE AND DENYING APPLICATION FROM YUXIA GONG FOR A THERAPEUTIC MASSAGE THERAPIST LICENSE

WHEREAS, the City of Ramsey, herein referred to as the "City," has received an Application from YUNIXIA GONG for a Massage Establishment License and a Massage Therapist License; and

WHEREAS, the City's Police Chief has conducted a background check and recommends denial of both licenses.

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

1) That the City Council denies the application for a Massage Establishment License for GONG MASSAGE.

2) That the City Council denies the application for a Massage Therapist License for YUNXIA GONG.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council this 24th day of March, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 10.**

Meeting Date: 03/24/2020

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #20-065 Approving Cost Share Framework for Riverdale Drive Improvement Project

Purpose/Background:

The purpose of this case is to consider a recommendation to the City Council on acceptable funding alternatives for the Riverdale Drive Development Initiated Expansion and Safety Improvement Project.

Please note that this case does not approve funding or otherwise obligate to future investments. The broad intent of this case is to limit the number of options to a single framework to allow Staff to continue to negotiate with the Developer(s).

The need for this project is being driven by a development proposal known as Riverstone South by Capstone Homes located on property owned by Pearson Properties of Ramsey on the south side of Highway 10.

This topic was discussed at the February 11, 2020 Work Session with the City Council and Planning Commission. Consensus at that meeting was that this improvement was necessary and that a general cost-share model of an even split between 1) Capstone, 2) the Future Commercial/Industrial Development between the Riverdale Extension and Highway 10 and 3) the City was desired. These are very preliminary discussions, and high-level direction is sought.

Notification:

Notification is not required.

Observations/Alternatives:

Assessment Method

All parties involved have verbally agreed to an even split of the assessment between Capstone's residential development and the Pearson's future commercial/industrial development along Highway 10. The assumption is that all parties will agree to these terms in a future Assessment Agreement that eliminates any risk and/or liability from deviating from the 'net developable acreage' method of assessment used on Puma Street on the north side of Highway 10.

City Contribution to Collector Road

At the February 11, 2020 Joint Work Session with the Planning Commission, consensus was that a general City contribution (Municipal Contribution) was appropriate given the status as a collector road. Direction was given that an approximate 33% contribution was desired.

A key component to the success of this project is a potential grant award from MnDOT in the amount of $710,000. While Staff feels confident that this project will score well in the next application round, there is no guarantee of this award. This project is listed in MnDOT and Anoka County's 2014 Highway 10 Access Planning Study.

A portion of the full Riverdale Drive project is located on real property owned by Anoka County. This corridor was originally planned for a river crossing across the Mississippi River to the City of Dayton. At this time, Anoka County does not have funding available to contribute to this project.

As a sidebar, the City still desires to plan for a river crossing, the alignment simply has changed to coincide with Armstrong Boulevard.

When considering all the variables above, Staff used the following filters to arrive at our recommendation.

- Even split of costs on the Pearson Frontage (excluding Anoka County frontage)
- Cap public contributions (City, County, State) to 60% of total project costs (Pearson + Anoka County Frontages), based on past practice in similar projects

Total Assessment Amount and Preliminary Assessment Amount

Attached to this case is a detailed breakdown of the proposed Project Proforma.

Timelines

Capstone Homes has expressed a desire for subdivision approval for Riverstone South by the end of October, 2020. If the City Council is comfortable with the proposed cost share agreement, this timeframe is feasible. If the Council desires to consider a higher contribution with traditional funds or introducing an eligible Tax Increment Financing (TIF) economic development project on the commercial/industrial parcels along Highway 10, review and approval will likely spill into 2021. Capstone has noted a desire to receive project approval by August, 2021 in this scenario, otherwise the project will slide into 2022.

At the end of the day, the City is not obligated to contribute to any portion of this project at any given time, although there would be value in doing so. The question at hand is to better determine what funding sources can be secured and at what timeframes. The City may be able to assemble additional funding sources (both internal and external) to increase our participation, but that will take time. Staff feels the current proposal is a reasonable compromise.

Future Discussions

This case is intended to serve as high-level policy direction. Next steps including, but not limited to Feasibility Report, Approving Plans, Awarding Contract and holding Assessment Hearing will provide additional levels of detail. The intent of this step is to limit the number of alternatives Staff should explore.

Alternatives

Alternative 1 - Adopt the resolution establishing preliminary framework for continued funding discussions as proposed to the Collector Road and assess remaining balance as noted.

Alternative 2 - Recommend that the City Council proceed with a Cost Share as outlined above, but with modifications.

1. Collector Road Contribution Amount
2. Assessment Method (linear frontage vs. net developable acreage)

Alternative 3 - Recommend that the City not proceed with the project.

Funding Source:

The funding for this project is proposed to be a combination of City Contributions and Developer Assessments as outlined below. As it pertains to the City's Cost Share (Municipal Contribution to Collector Road + Assessment Amount for Ownership of Real Property), several funding sources are available.

1. City's Public Improvement Revolving (PIR) Fund (generated from local property tax revenue)
2. Anoka County Redevelopment Authority (ACHRA)
3. State of Minnesota Municipal State Aid (MSA) Account
4. MnDOT Local Partnership Program (LPP - competitive grant up to $710,000)

5. Tax Increment Financing (for qualifying projects in the Commercial/Industrial District)

Recommendation:

The Public Works Committee recommends that the City Council approve this framework, clarifying that the remaining delta in costs of approximately $118,000 be split evenly between the City, Pearson Properties and Capstone Homes. The spreadsheet has been updated to reflect the direction of the Public Works Committee.

While Capstone Homes and Pearson Properties understand the approach, both have expressed concern with contributing cost to the project for frontage outside of their property. While Staff generally agrees, funding is not currently available for this gap. If the Developers want to move forward with the intent to begin construction in 2021, this scenario is currently the most feasible. Staff will continue to explore additional funding options. Action tonight does not commit any party to the project.

Action:

Motion to adopt Resolution #20-065 approving Cost Share Framework for Riverdale Drive.

Attachments

Riverstone South Concept Plan
Riverdale Drive Concept Plan
Cost Share Framework
Capstone Memo
Pearson Properties Memo
Resolution #20-065

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:18 PM
Form Started By: Tim Gladhill		Started On: 03/18/2020 04:56 PM
Final Approval Date: 03/19/2020		

CAPSTONE
— HOMES —

CONCEPT VERSION A*

SITE DEVELOPMENT SUMMARY

PRODUCT	PROPOSED		ACTUAL
• RED SF 65FT	69	SF	23%
• BLUE SF 60FT	112	SF	38%
• ORANGE	37	VILLA	12.5%
• GREEN	79	DTH	27%
TOTAL	297		100%

GROSS DENSITY 3.7 UN/AC
OPEN SPACE 7.9 AC
NET DENSITY 4.1 UN/AC

PREPARED 1/4/20 REVISED 2/5/20

* SITE DEVELOPMENT EXTENDED TO FRONTAGE ROAD ROW.

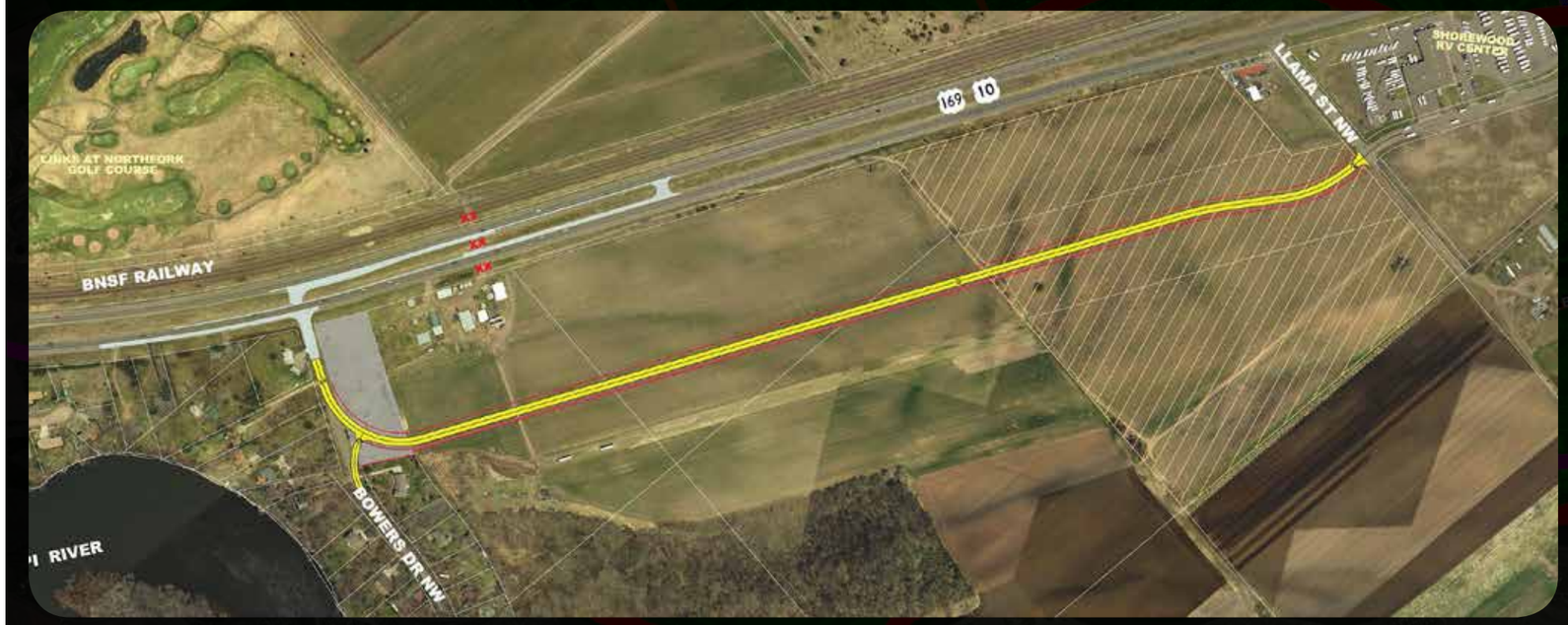
0 200 400

1-6-20 REVISION: CENTRAL PARK PER CAPSTONE
1-3-20 LG NOTES CITY STAFF MTG. 1-08-20

Riverdale Dr Extension

(Bowers Dr to Llama St)

Highway 10 Access Planning Study



Achieves:

- Critical local system connection along south side of Hwy 10
- Continuous local street along south side of Hwy 10
- Supports city's development goals

Priority: Development Driven

Cost: $2.0M

- **Local Street Extension**

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

Riverdale Drive Development Initiated Expansion and Safety Improvement Project
Scenario 4d: Time Sensitive (2020 Approval) Scenario w/Public Works Committee Recommendatic

Total Project Costs		
Anoka County Parcel	$	639,750
Pearson Properties Parcel	$	1,066,250
Total Project Costs	$	1,706,000

Pearson Properties Parcel	
Pro-Rata Frontage Costs	$1,066,250.00
Potential Funding Sources	
MnDOT LPP Grant Allocation	$188,000.00
Municipal Contribution to Collector Road	$200,000.00
Assessment Amount	**$678,250.00**

DRAFT
For Discussion Only
Not Reviewed by City Council

Preliminary Assessment Roll			
Property/Party		**Percentage**	**Assessment Amo**
Capstone/Riverstone South		50.00%	
Pearson/Commercial/Industrial		50.00%	
Total		**100.00%**	

Anoka County Parcel	
Roadway Costs	$639,750.00
MnDOT LPP Allocation	$522,000.00
Unallocated Public Contribution	$117,750.00

To be split evenly between City, Pearson, Capstone per F

Total Contribution by Party: Cost Share with Pearson and Capstone					
	Pearson Frontage		**Anoka County Frontage**		**To**
Property/Party	**Amount**	**Percentage**	**Amount**	**Percentage**	**Amount**
City/Public Dollars	$388,000	36.39%	$39,250	33.3%	$427,250
Capstone/Riverstone South	$339,125	31.81%	$39,250	33.3%	$378,375
Dobbs/Commercial/Industrial	$339,125	31.81%	$39,250	33.3%	$378,375
Total	*$1,066,250*	*100.00%*	$117,750	100.0%	$1,184,000

Total Project: Public versus Private Dollars			
	Amount	Percentage	
MnDOT Grant	$710,000	42%	
City Dollars (including unallocated from County Parcel)	$239,250	14%	*~56% Public*

Private Dollars	$756,750	44%
Total	$1,706,000	100%

Note: Developer recommends that they should not be responsible for solving for frontage on Anoka County Property. Feels City's contribution should be higher.

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ɔunt
$339,125.00
$339,125.00
$678,250.00

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ɔtal
Percentage
36.1%
32.0%
32.0%
100.0%

Dollars

CAPSTONE
— HOMES —

March 18, 2020

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

RE: Riverstone South – Cost Share Alternatives for Riverdale Drive

Dear Tim Gladhill,

This letter is in response to the Public Works Committee recommendation in connection to the cost share alternatives for Riverdale Drive.

As you presented from the Staff Report, in Scenario 4a, an unallocated public contribution gap of $117,750. The Public Works Committee motioned to approve a 1/3 – 1/3 – 1/3 allocation split between the Pearson Family, Capstone Homes and the City on the County street frontage.

Capstone's position currently agrees to move forward with this recommendation scenario. However, it is important that we continue to work together on achieving other funding sources to help write down the costs. The PWC recommendation to contribute additional funds to improve the County's street frontage it is not fair and equitable directly to Capstone Homes and the Pearson Family, since this would improve the County property / street frontage value even more. We prefer that the 1/3 -1/3 - 1/3 dialog should be focused strictly on the Pearson property street frontage. This has been consistent from the first time we started meeting weekly with City Staff for this potential future neighborhood. In addition, our discussion we all had at the City Council / Planning Commission work session meeting on February 11th, did not reference an allocation from us for the County street frontage area.

We appreciate the continued discussions on the assessment allocation cost sharing and understand the many factors that will need to be accomplished as we move forward through this process.

Sincerely,

Capstone Homes

Tom Bakritges
Land Project Manager

CAPSTONE HOMES, INC.
14015 SUNFISH LAKE BLVD, SUITE 400 | RAMSEY, MN 55303
O: 763-427-3090 | F: 763-712-9060

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

RE: Riverstone South – Cost Share Alternatives for Riverdale Drive

Dear Tim,

This letter is in response to the Public Works Committee recommendation in connection to the cost share alternatives for Riverdale Drive.

As you presented from the Staff Report, in Scenario 4a, an unallocated public contribution gap of $117,750. The Public Works Committee motioned to approve a 1/3 – 1/3 – 1/3 allocation split between the Pearson Family, Capstone Homes and the City on the County street frontage.

Pearson's position currently agrees to move forward with this recommendation scenario.

However, it is important that we continue to work together on achieving other funding sources to help write down the costs. The PWC recommendation to contribute additional funds to improve the County's street frontage it is not fair and equitable directly to Capstone Homes and the Pearson Family, since this would improve the County property / street frontage value even more. We prefer that the 1/3 -1/3 - 1/3 dialog should be focused strictly on the Pearson property street frontage. This has been consistent from the first time we started meeting weekly with City Staff for this potential future neighborhood. In addition, our discussion we all had at the City Council / Planning Commission work session meeting on February 11th, did not reference an allocation from us for the County street frontage area.

For reference purposes:
The Pearson's and I, have always said, we are grateful for the support and help the, City of Ramsey & Staff has provided, in the development of the properties owned by the family. Simultaneously we have said, for years, Riverdale section across the County property will need to be a cost born by the owner of the property improved.

We appreciate the continued discussions on the assessment allocation cost sharing and understand the many factors that will need to be accomplished as we move forward through this process.

Sincerely,

John Dobbs
Development Consulting Services
Pearson Properties

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #20-065

RESOLUTION APPROVING PRELIMINARY COST SHARE FRAMEWORK FOR RIVERDALE DRIVE EXTENSION

WHEREAS, the City has received a conceptual land use plan from Capstone Homes for an area generally south of Highway 10 and east of Bowers Drive; and

WHEREAS, the anticipated development listed above has created the need to increase capacity and improve safety on Riverdale Drive; and

WHEREAS, the City acknowledges the role of Puma Street as a Collector Road serving multiple residential neighborhoods and business districts, which has also been noted in Anoka County and MnDOT's 2014 Highway 10 Access Planning Study; and

WHEREAS, the City desires to establish a fair and equitable cost share model for the reconstruction of Riverdale Drive that balances the City's contribution to the Collector Road while also acknowledging the impact created by new development.

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

1) That the Ramsey City Council hereby approves the Preliminary Cost Share Framework for Riverdale Drive as outlined Exhibit A attached hereto.

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 24th day of March, 2020.

Mayor

ATTEST:

City Clerk

Exhibit A
Preliminary Cost Share Framework

Riverdale Drive Development Initiated Expansion and Safety Improvement Project
Scenario 4d: Time Sensitive (2020 Approval) Scenario w/Public Works Committee Recommendation

Total Project Costs	
Anoka County Parcel	$ 639,750
Pearson Properties Parcel	$ 1,066,250
Total Project Costs	$ 1,706,000

Pearson Properties Parcel	
Pro-Rata Frontage Costs	$1,066,250.00
Potential Funding Sources	
MnDOT LPP Grant Allocation	$188,000.00
Municipal Contribution to Collector Road	$200,000.00
Assessment Amount	**$678,250.00**

Preliminary Assessment Roll			
Property/Party		**Percentage**	**Assessment Amount**
Capstone/Riverstone South		50.00%	$339,125.00
Pearson/Commercial/Industrial		50.00%	$339,125.00
Total		**100.00%**	**$678,250.00**

Anoka County Parcel	
Roadway Costs	$639,750.00
MnDOT LPP Allocation	$522,000.00
Unallocated Public Contribution	$117,750.00

To be split evenly between City, Pearson, Capstone per PWC

Total Contribution by Party: Cost Share with Pearson and Capstone						
	Pearson Frontage		Anoka County Frontage		Total	
Property/Party	**Amount**	**Percentage**	**Amount**	**Percentage**	**Amount**	**Percentage**
City/Public Dollars	$388,000	36.39%	$39,250	33.3%	$427,250	36.1%
Capstone/Riverstone South	$339,125	31.81%	$39,250	33.3%	$378,375	32.0%
Dobbs/Commercial/Industrial	$339,125	31.81%	$39,250	33.3%	$378,375	32.0%
Total	*$1,066,250*	*100.00%*	$117,750	100.0%	$1,184,000	100.0%

Total Project: Public versus Private Dollars			
	Amount	Percentage	
MnDOT Grant	$710,000	42%	
City Dollars (including unallocated from County Parcel)	$239,250	14%	*~56% Public Dollars*
Private Dollars	$756,750	44%	
Total	$1,706,000	100%	

Note: Developer recommends that they should not be responsible for solving for frontage on Anoka County Property. Feels City's contribution should be higher.

DRAFT
For Discussion Only
Not Reviewed by City Council

CC Regular Session **5. 11.**

Meeting Date: 03/24/2020

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #20-059 Confirming Acceptable Location for Driveway on Lot 2 Block 1 Hauck Addition

Purpose/Background:

In 2019, the City Council approved a Minor Plat for Hauck Addition, which, in essence, was a simple lot split creating one new buildable lot legally described as Lot 2, Block 1 Hauck Addition (the "Subject Property"). The Subject Property abuts Trunk Highway 47 on the west, 169th Lane to the south, and Neon Street to the east. The approved Sketch Plan showed a house pad on the northern part of the Subject Property, which was presumed to gain access from Neon Street (although a driveway was not shown on the Sketch Plan as that is not required information). However, when the Building Permit Application was submitted, the Certificate of Survey showed the proposed home further south on the Subject Property with driveway access off 169th Lane NW.

Ideally, Staff would have caught this on subdivision review and restricted access on this stretch of road. That being said, Public Safety and Public Works find the proposal to be acceptable, although not ideal. The intent of this case is to confirm this direction given some other negative feedback about tree removal on this project. Staff is simply seeking City Council's confirmation in case needed for communication with neighboring properties.

Notification:

Notification is not required.

Observations/Alternatives:

As noted, an application for a Building Permit for a new home on the Subject Property has been submitted. The proposed home location meets all required setbacks; however, it is further south than had been shown on the Sketch Plan and proposes driveway access to 169th Lane rather than Neon Street as proposed on the plat. Staff found that preferrable and did not make any further comment and did not anticipate the current proposal for layout and driveway access. The proposed driveway would be approximately 120 feet east of the western property line and about 165 feet east of the edge of pavement for Trunk Highway 47.

A concern had been raised by Staff regarding access spacing from Trunk Highway 47 as well as stacking of vehicles attempting to access Trunk Highway 47 from 169th Lane, due to it being the only point of access for three (3) neighborhoods. Subsequently, this item was reviewed by the Development Review Team. There are pros and cons in either solution. While the general Staff preference is the original proposal, Staff finds the solution acceptable with amendments. It was recommended that the driveway either be relocated to Neon Street or, if to remain on 169th Lane, a 'turn around' be added to reduce the need for backing out onto 169th. Furthermore, for transparency, it was suggested that this item be added to a City Council agenda for approval. Public Safety Staff are a part of the Development Review Team and they did not raise any concern with the proposed driveway location but did support the addition of a 'turn around'.

Alternatives

Alternative 1: Approve the proposed driveway location contingent upon the addition of a 'turn around' to reduce the instances of backing out onto 169th Lane. This option would help reduce the need to back out onto 169th Lane, creating a safer access point. Staff supports this alternative.

Alternative 2: Approve the proposed driveway location as proposed with no contingencies.

Alternative 3: Do not approve a driveway access onto 169th Lane. This would require the applicant to work with his surveyor to update the Certificate of Survey to show driveway access onto Neon Street. This could have the potential to impact the layout of the home, although the driveway could be realigned without adjustment to the home.

Funding Source:

This is being handled as part of Staff's regular duties.

Recommendation:

Staff recommends adoption of Resolution #20-059 approving driveway access for the Subject Property to 169th Lane with the incorporation of a driveway 'turn around'.

Action:

Motion to adopt Resolution #20-059 approving driveway access for the Subject Property from 169th Lane.

Attachments

Site Location Map
Certificate of Survey
Resolution #20-059

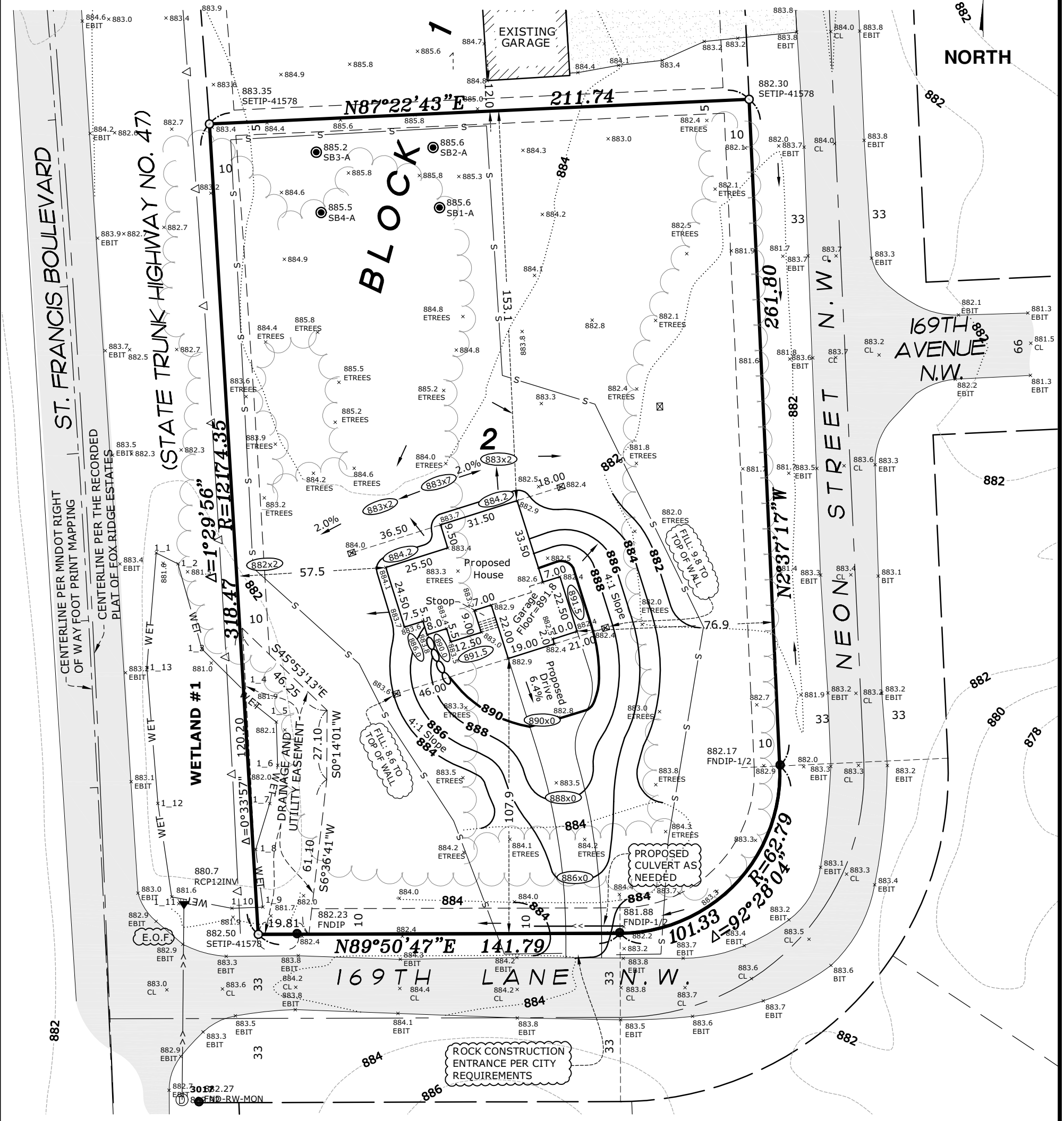
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	03/19/2020 10:16 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:14 PM
Form Started By: Chris Anderson		Started On: 03/16/2020 09:42 AM
Final Approval Date: 03/19/2020		

Site Location Map

CERTIFICATE OF SURVEY

~for~ WARMUTH CONSTRUCTION
~of~ XXXXX NEON STREET N.W.
RAMSEY, MN 55303



LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- 800.0 DENOTES PROPOSED ELEVATION
- x1011.2 DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- ⊠ DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES LIDAR CONTOURS
- DENOTES TREE LINE
- DENOTES RESTRICTED ACCESS
- S DENOTES SILT FENCE
- DENOTES SOIL BORING BY TRADE WELL SOIL TESTING
- DENOTES PROPOSED RETAINING WALL

NOTES

* BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
* DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
* FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.
* BUILDING DIMENSIONS SHOWN ARE TO FRAMING. HOLD IN FOUNDATION WALL 1" WHERE NECESSARY AS SHOWN ON BUILDING PLANS.
* BOUNDARY AREA OF THE SURVEYED PREMISES 1.53 ACRES.

DIAG: 86.0 X 58.0 = 103.73

(8 FOOT POURED WALL WALKOUT)

PROPOSED ELEVATIONS

TOP OF WALL =	892.2
GARAGE FLOOR =	891.8
LOWEST FLOOR =	884.5
TOP OF FOOTING =	884.2

Lot 2, Block 1, HAUCK ADDITION, Anoka County, Minnesota.

I hereby certify that this plan, survey 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.

By: _____
Minnesota License No. 41578

Dated 29th day of January 2019.

REVISIONS			
1	01-29-2020	Add re-staked elevations	JEN
2			
3			
NO.	DATE	DESCRIPTION	BY

BEARING DATUM: County

JOB NO. 19674HS

DRAWN BY: JEN

DATE: 08-30-19

SCALE: 1" = 40 '

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

L2-B1

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

RESOLUTION #20-059

RESOLUTION APPROVING DRIVEWAY ACCESS FOR LOT 2 BLOCK 1 HAUCK ADDITION OFF OF 169TH LANE NW

RECITALS

1. The City of Ramsey received an application for a Variance, Sketch Plan, and Final Plat for HAUCK ADDITION on March 1, 2019; and

2. The Planning Commission reviewed the Sketch Plan and conducted a Public Hearing for the Variance on April 4, 2019; and

3. The Planning Commission approved a Variance to minimum lot size on April 4, 2019; and

4. The City Council reviewed and approved the Final Plat on April 23, 2019, which created Lots 1-2, Block 1 Hauck Addition; and

5. On February 21, 2020, Paul Oster (the "Property Owner") submitted an application for a Building Permit for a new home on Lot 2, Block 1 Hauck Addition (the "Subject Property") with a proposed driveway accessing 169th Lane rather than Neon Street; and

6. On March 10, 2020, the City's Development Review Team reviewed the proposed driveway location and recommended the driveway either be relocated to Neon Street or a 'turn around' be added to the driveway to avoid backing out onto 169th Lane.

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 Subject Property having driveway access from 169th Lane NW contingent upon a 'turn around' being installed as part of the driveway to reduce or eliminate the need to back out onto 169th Lane NW.

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 24th day of March, 2020.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 12.**

Meeting Date: 03/24/2020

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #20-053 to Hire Temporary Non Benefit Eligible AFSCME Public Works Maintenance Workers

Purpose/Background:

The purpose of this case is to request authorization to hire three temporary non benefit eligible AFSCME Public Works Maintenance Workers to work up to seven months.

Annually, per the AFSCME union contract, the City may hire temporary non benefit eligible employees to work up to seven months. The minimum requirements for these positions are greater than entry level temporary seasonal employees. The Parks and Streets worker position requires a commercial driver's license and the Utilities worker requires advance training.

The process to fill these positions includes an open competitive recruitment, interviews, background checks, pre-employment testing, City Council approval to hire and on-boarding.

Per the AFSCME labor agreement, employees working for up to 7 months will earn 80% of the step one Public Works Maintenance Worker wage. Note, without contract language, employing longer term temporary employees (employees working greater than 67 or 100 days would violate Minnesota Statute 179A.03, subdivision 14 section 6.

Funding Source:

The funding required to fill these positions is included within the approved 2020 budget.

Recommendation:

To hire Katelynn Moser to work in the Parks Division at $18.43 per hour, effective on or near April 1, 2020, to hire Hunter Peterson to work in the Streets Division at $18.43 per hour, effective on or near April 1, 2020, and to hire Tom Marks to work in the Utilities Division at $18.43 per hour, effective on or near April 6, 2020.

Action:

Motion to adopt resolution #20-053 to hire the following employees on or near the dates listed below:

1) Katelynn Moser to work in the Parks Division at $18.43 per hour, effective on or near April 1, 2020,
2) Hunter Peterson to work in the Streets Division at $18.43 per hour, effective on or near April 1, 2020, and
3) Tom Marks to work in the Utilities Division at $18.43 per hour, effective on or near April 6, 2020.

Attachments

Resolution #20-053

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	03/19/2020 08:55 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:14 PM

Form Started By: Katie Schmidt Started On: 03/17/2020 07:41 AM
Final Approval Date: 03/19/2020

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #20-053

RESOLUTION TO HIRE TEMPORARY NON BENEFIT ELIGIBLE AFSCME PUBLIC WORKS MAINTENANCE WORKERS

WHEREAS, annually the City employs temporary non benefit eligible AFSCME Public Works Maintenance Workers; and

WHEREAS, Staff selected three qualified candidates; and

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

WHEREAS, Staff recommends hiring the 2020 temporary non benefit eligible employees to work up to seven months.

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 #20-053 to hire the following employees on or near the dates listed below:

   Katelynn Moser to work in the Parks Division at $18.43 per hour, effective on or near April 01, 2020; Hunter Peterson to work in the Streets Division at $18.43 per hour, effective on or near April 1, 2020, and Tom Marks to work in the Utilities Division at $18.43 per hour, effective on or near April 6, 2020.

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 24th day of March, 2020.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 13.**

Meeting Date: 03/24/2020

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #20-064 to Authorize an Adjustment to the Hourly Wages for Temporary Seasonal Employees Working in the Public Works Department

Purpose/Background:

The purpose of this case is to ask the City Council for authorization to adjust the hourly wages for temporary seasonal employees working in the Public Works Department.

Background: The City employs temporary seasonal employees to work in the Public Works Department. It continues to be very challenging to fill seasonal temporary positions due to competing wages in the community, the minimum age requirement of 18 years of age and the increased pre-employment back grounding processes that have proven to be necessary.

In order to fulfill the City's seasonal recruiting needs, during the March 16, 2020, special City Council work session, the City Council discussed revising the hourly wage scale for Ramsey's temporary seasonal Parks, Streets, and Utilities employees as follows: $13.00 per hour to $15.00 per hour, depending on qualifications, to a cap of $15.00 per hour, as well as providing returning seasonal employees with a fifty cent per hour increase for each returning season to a cap of $15.00 per hour. This is a change from the 2018/2019 wage scale of $11.00 per hour to $12.00 per hour.

Funding Source:

There is no additional 2020 funding required. Staff will monitor costs associated with the wage adjustment and will not go over the approved 2020 staffing budget.

Recommendation:

Staff recommends adopting resolution #20-064.

Action:

Motion to adopt resolution #20-064 to do the following:

1) Increase the wage scale for temporary seasonal Parks, Streets, and Utilities employees to $13.00 to $15.00 per hour, depending on qualifications; effective immediately; and
2) Provide returning employees a wage increase of fifty cents per hour, effective immediately, for each additional season worked, capping the range at $15.00 per hour.

Attachments

Resolution 20-064

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:19 PM

Form Started By: Colleen Lasher Started On: 03/19/2020 08:57 AM
Final Approval Date: 03/19/2020

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #20-064

RESOLUTION TO AUTHORIZE AN ADJUSTMENT TO THE HOURLY WAGES FOR TEMPORARY SEASONAL EMPLOYEES WORKING IN THE PUBLIC WORKS DEPARTMENT

WHEREAS, it has become more challenging to fill seasonal temporary positions due to competing wages in the community and increased pre-employment back grounding processes that have proven to be necessary; and

WHEREAS, in order to fulfill the City's recruiting needs, staff recommends the starting hourly wage be increased; and

WHEREAS, there is no additional 2020 funding required.

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

Motion to adopt resolution #20-064 to do the following:

1) Increase the wage scale for temporary seasonal Parks, Streets, and Utilities employees to $13.00 to $15.00 per hour, depending on qualifications; effective immediately; and
2) Provide returning employees a wage increase of fifty cents per hour, effective immediately, for each additional season worked, capping the range at $15.00 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 24th day of March, 2020.

CC Regular Session **6. 1.**

Meeting Date: 03/24/2020

Submitted For: Bruce Westby, Engineering/Public Works

By: Bruce Westby, Engineering/Public Works

Information

Title:

PUBLIC HEARING - Adopt Resolution #20-043A Accepting Feasibility Report and Ordering Plans and Specifications for Puma Street Improvements, Improvement Project #20-04

Purpose/Background:

Purpose:

The purpose of this case is to consider adopting Resolution #20-043A accepting the attached Feasibility Report and ordering Plans and Specifications for Puma Street Improvements between 150th Lane and Alpine Drive, Improvement Project #20-04.

Background:

Existing Infrastructure

The proposed improvements addressed in the attached Feasibility Report is the last in a series of projects providing street, trail and trunk utility improvements required to serve numerous commercial and residential developments in the immediate area.

In 2006, Bunker Lake Boulevard was improved west of Armstrong Boulevard. The easterly 2,650 feet or so was constructed with trunk 18-inch polyvinyl chloride (PVC) sanitary sewer and 16-inch ductile iron pipe (DIP) watermain under a permanent bituminous pavement section. The westerly 1,400 feet or so of Bunker Lake Boulevard to Puma Street, as well as all of Puma Street between Bunker Lake Boulevard and Alpine Drive, was constructed without trunk utilities and only a temporary pavement section generally consisting of 3 inches of aggregate base under 2 inches of bituminous pavement. Based on future demand, trunk utilities were ultimately proposed to be extended to and along Puma Street, after which the temporary pavement sections would be replaced with permanent pavement sections.

In the fall of 2017, municipal utility extension improvements were constructed along the westerly 1,400-feet or so of Bunker Lake Boulevard to Puma Street. These trunk utilities were required to serve portions of the new Riverstone residential development west of Puma Street, as well as a portion of the new Bunker Lake Industrial Park development south of Bunker Lake Boulevard. In March of 2017, Bolton Menk updated their Future Business Park study to include concept designs and estimated costs for extending trunk utilities to Puma Street. A copy of the updated report is attached in ***Appendix D*** of the attached Feasibility Report.

In late 2017 through early 2018, trunk utility improvements were extended along Puma Street, north of Bunker Lake Boulevard. These utility improvements were required to serve a majority of the Riverstone residential development, future commercial and residential development east of Puma Street, plus some undeveloped land in the Northfork development, west of the Riverstone development. These development areas are all designated as municipal urban service areas (MUSA) thereby requiring service by City sewer and water.

In the summer and fall of 2018, permanent street sections were constructed on the sections of Bunker Lake Boulevard and Puma Street where the trunk utility improvements were recently constructed.

Need for Proposed Improvements

The proposed Puma Street improvements are ultimately being driven by two proposed residential developments, one on each side of Puma Street south of Alpine Drive, including Alpha Development by AKM Farm/Paxmar, and

Riverstone 4th Addition by Capstone Homes. Figures showing the locations and scope of both developments are included in ***Appendix A*** of the attached Feasibility Report.

Capstone Homes plans to start developing the north half of the Riverstone residential development in the spring of 2020, which will require approximately 1,050 feet of Puma Street and an adjacent regional trail south of Alpine Drive to be reconstructed, replacing existing temporary bituminous pavement sections with permanent bituminous pavement sections, including concrete curb and gutter, storm sewer, and associated appurtenant improvements. Municipal trunk utilities must also be extended.

Proposed Improvements

On February 10, 2020, the City Council ordered the attached Feasibility Report to explore the necessity, feasibility and cost-effectiveness of the proposed Puma Street improvements, including the scope and estimated costs of the improvements, available funding sources, and whether the improvements should be completed alone or in connection with other improvements.

Streets / Trails

The north segment of Puma Street is an existing temporary bituminous pavement section, as is the regional trail west of Puma Street. After the temporary sections are removed, permanent bituminous pavement sections will be constructed. The north end of Puma Street is proposed to be realigned as shown in ***Figure 1*** in ***Appendix A***.

The permanent street section must meet all applicable State Aid standards including curb and gutter design, pavement structural capacity, horizontal and vertical curves, lane and shoulder widths, clear zones, etc. A 9-ton all-weather pavement design will be required for Puma Street. As plans are developed, submittals will be made to the State Aid office to obtain all required State Aid approvals before awarding a contract for construction.

Trunk Watermain

Trunk watermain 16-inch CIP) is proposed to be extended to Alpine Drive to allow a portion of the north end of the Riverstone development to be served by water, and to provide a looped watermain system to serve all properties in the immediate area from more than one direction. Alpine Drive is scheduled to be reconstructed in 2025 per the City's current Capital Improvement Program (CIP), at which time the existing trunk watermain running parallel to Armstrong Boulevard will be connected to the watermain installed under Puma Street as part of this project.

Trunk Sanitary Sewer

Trunk sanitary sewer (10" PVC) is proposed to be extended to Alpine Drive to allow a portion of the north end of the Riverstone development to be served by sanitary sewer, and to allow properties north of Alpine Drive to be served by municipal sewer in the future.

Storm Sewer

The proposed Puma Street improvements include construction of a permanent urban street section with concrete curb and gutter and storm sewer improvements, including connections to an adjacent stormwater pond in the Riverstone development.

Notification:

As required by State Statute, a notice of the public hearing was published twice in the City's official newspaper, the Anoka Union Herald, on Friday, March 13th, and Friday, March 20th. A copy of this notice is attached. Also as required by State Statute, notices of the public hearing were also mailed to Capstone Homes and Paxmar on March 11th, along with the attached cover letter.

Observations/Alternatives:

Observations:
The attached Feasibility Report concludes that the proposed Puma Street Improvements explored within the report are feasible and cost-effective.

Alternatives:
Alternative #1 – Motion to adopt Resolution #20-043A accepting the Feasibility Report and ordering plans and specifications for Puma Street Improvements, Improvement Project #20-04.

Alternative #2 – Motion denying adoption of Resolution #20-043A at this time.

Funding Source:
Staff proposes to utilize Bolton & Menk to prepare plans and specifications for the Puma Street improvements since they designed the streets and utilities for the south end of Puma Street, and since they previously surveyed the north end, meaning only minimal survey work would be required to allow design work to commence. An engineering services proposal was therefore secured from Bolton & Menk on March 17, 2020, for preparing plans and specifications, obtaining permits, and bidding the project. The proposal, which is included in ***Appendix B*** of the attached Feasibility Report, includes a not-to-exceed fee of $53,125 including $5,500 for Northern Technologies Inc. to complete a Geotechnical Evaluation. The proposal also includes a not-to-exceed fee of $8,930 for construction administration and staking, which would be considered at the time bids are accepted.

A preliminary engineer's estimate for the proposed Puma Street improvements was prepared by Bolton & Menk and is included in ***Appendix C*** of the attached Feasibility Report. The preliminary project cost estimate totals $925,000, which includes $625,000 for street and trail improvements, $70,000 for storm sewer improvements, and $230,000 for trunk utility improvements. Estimated costs include 10-percent contingency and 15-percent indirect (administrative, engineering, finance and legal) costs.

Based on consensus direction at the February 11, 2020, joint Planning Commission/City Council work session, a City cost contribution of one-third seemed reasonable given that the City owns 4 acres of real property fronting Puma Street, and since Puma Street is a collector street. The current cost share model, which is attached to this case, is therefore based on this direction.

As was also discussed at the joint work session, Capstone Homes requested that the City assess them for the share of project costs benefitting their property. Conversely, AKM Farm/Paxmar does not support an assessment at this time. Therefore, the Chapter 429 assessment process is being followed, which requires this public hearing and acceptance of the attached Feasibility Report after.

Several funding sources are available to pay for the City's share of street and trail project costs including the Public Improvement Revolving (PIR) fund, the Anoka County Redevelopment Authority (ACHRA), and Municipal State Aid (MSA) funds. All project costs required to extend trunk utilities along Puma Street are proposed to be paid through City sewer and water funds. The developer's share of these costs will be recovered through trunk fees at the time of development.

City staff proposes to inspect construction and assist with project administration.

Recommendation:
Staff recommends alternative #1 to support future development in the area.

Action:
Motion to adopt Resolution #20-043A accepting the Feasibility Report and ordering plans and specifications for Puma Street Improvements, Improvement Project #20-04.

Attachments

Res 20 043A

Public Hrg Notice

Public Hrg Notice Cover Ltr

MN Statute Chapter 429

City Charter Chapter 8

Special Assessment Policy

Preliminary Cost Share Framework

Feasibility Report IP20-04

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:06 PM
Form Started By: Bruce Westby		Started On: 03/03/2020 07:25 AM
Final Approval Date: 03/19/2020		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #20-043A

RESOLUTION ACCEPTING FEASIBILITY REPORT AND ORDERING PLANS AND SPECIFICATIONS FOR PUMA STREET IMPROVEMENTS, IMPROVEMENT PROJECT #20-04

WHEREAS, pursuant to Ramsey City Council Resolution #20-015, adopted February 24, 2020, the City Engineer was instructed to prepare a Feasibility Report with reference to proposed street, trail, and trunk utility improvements to approximately 1,050 feet of Puma Street between 150th Lane NW and Alpine Drive NW, and other appurtenant work, and a Public Hearing was ordered for March 10, 2020 at 7 p.m., where the City Council will consider the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-043, adopted March 10, 2020, the Public Hearing was postponed to March 24, 2020, to allow sufficient time to mail notices to benefiting property owners and to publish notice twice in the City's official newspaper as required by law; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City'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, the City Council accepted the Feasibility Report and conducted a Public Hearing for the proposed improvements on March 24, 2020.

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

1) Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report accepted by Council on March 24, 2020.

2) Pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy, benefiting properties shall be assessed for all or a portion of the cost of the improvements, which have an estimated total project cost of $925,000.

3) The City Engineer is hereby designated as the engineer for this improvement, and the engineer is ordered to prepare plans and specifications for the making of such improvements.

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 24th day of March, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

NOTICE OF PUBLIC HEARING
PUMA STREET EXTENSION IMPROVEMENTS
IMPROVEMENT PROJECT #20-04

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Ramsey City Council will hold a public hearing at 7:00 p.m. on Tuesday, March 24, 2020 in the Council Chambers of the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN. The purpose of the hearing is to consider Improvement Project #20-04, which proposes grading, bituminous pavement paving, drainage, municipal utilities, and miscellaneous appurtenant improvements to Puma Street NW between 150th Lane NW and Alpine Drive NW in the City of Ramsey.

Benefiting properties are proposed to be assessed per Minnesota Statutes, Sections 429.011 to 429.111, Chapter 8 of the Ramsey City Charter, and the City's adopted Special Assessments Policy. The total estimated cost of the above described project is $925,000. Assessments for eligible project costs are proposed to be apportioned across benefiting properties. A reasonable estimate of the impact of the assessment, to be assessed over five years with interest at two percent above the bond interest rate, will be available at the hearing.

Written comments are welcome and shall be addressed to the Ramsey City Council, 7550 Sunwood Drive NW, Ramsey, MN 55303. Written comments will be received at the above address until 4:30 p.m. on March 24, 2020. All interested persons are invited to attend the hearing and comment on the proposed improvements. Questions on the improvements and proposed assessments may be directed to City Engineer Bruce Westby at 763-433-9825.

The City of Ramsey complies with the Americans With Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Marsha Weidner at 763-433-9839 by 4:30 p.m. on Tuesday, March 24, 2020. A TDD machine is available at the Ramsey Municipal Center; the number is 763-427-8591.

Bruce Westby, City Engineer

Dates published: March 13 and 20, 2020

City of RAMSEY

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

March 11, 2020

Re: Public Hearing Notice – Puma Street Improvements, Improvement Project #20-04

Dear Property Owner:

Enclosed is a Notice of Public Hearing for proposed Improvement Project #20-04 as published in the Anoka Union Herald on March 13 and March 20, 2020. Notices of this hearing were also mailed to all benefiting property owners proposed to be specially assessed a portion of the costs for the proposed improvements.

The hearing will be held at 7:00 p.m. on Tuesday, March 24, 2020, in the Council Chambers of the Ramsey Municipal Center at 7550 Sunwood Drive NW. The purpose of the hearing is to allow the City Council to receive public comment on the proposed improvements, including the proposed use of special assessments to pay for a portion of eligible project costs. Notice.

Before the hearing opens, City staff will present the proposed improvements to the City Council and those in attendance, including a reasonable estimate of the impact of the assessments. After Council opens the hearing, all interested persons in attendance will be invited to address the City Council to discuss any aspects of the proposed improvements, including the proposed assessments.

Please contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions regarding this letter or the proposed improvements.

Sincerely,

Bruce Westby, P.E.
City Engineer

CHAPTER 429

LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS

429.011	DEFINITIONS.	429.052	STREET OR ROAD IMPROVEMENTS OUTSIDE MUNICIPAL BOUNDARIES.
429.021	LOCAL IMPROVEMENTS, COUNCIL POWERS.	429.061	ASSESSMENT PROCEDURE.
429.031	PRELIMINARY PLANS, HEARINGS.	429.071	SUPPLEMENTAL ASSESSMENTS; REASSESSMENT.
429.035	IMPROVEMENTS, PETITION.	429.081	APPEAL TO DISTRICT COURT.
429.036	APPEAL FROM DETERMINATION OF LEGALITY OF PETITION.	429.091	FINANCING.
429.041	COUNCIL PROCEDURE.	429.101	UNPAID SPECIAL CHARGES MAY BE SPECIAL ASSESSMENTS.
429.051	APPORTIONMENT OF COST.	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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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)

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*

Puma Street Development Initiated Expansion and Safety Improvement Project

Assessment Amount	
Total Project Costs	$990,000.00
Trunk Utilities	-$230,000.00
Subtotal	*$760,000.00*
Municipal Contribution to Collector Road	-$225,000.00
Assessment Amount	**$535,000.00**

Based on a Council Directed Targed of 33.3% (1/3) of total project costs minus utilities.

Preliminary Assessment Roll			
Property/Party	**Net Acreage**	**Percentage**	**Assessment Amount**
Paxmar/AKM Farms (Outlot A, Alpha Development)	30.5	41.50%	$222,025.00
City (Outlot C, Alpha Development)	4.1	5.60%	$29,960.00
Capstone/Riverstone (Outlot H, Riverstone)	38.97	52.90%	$283,015.00
Total	**73.57**	**100.00%**	**$535,000.00**

DRAFT
For Discussion Only
NOT Reviewed by City Council

Total City Contribution	
Assessment Amount as Real Property Owner	$29,960.00
Municipal Contribution to Collector Road	$225,000.00
Total	**$254,960.00**
Percentage of Total Project Minus Utilities	*33.55%*

Total Contribution by Party			
Property/Party	**Amount**	**Percentage**	
Paxmar/AKM Farms (Outlot A, Alpha Development)	$222,025.00	29.21%	
City (Outlot C, Alpha Development) + Municipal Contribution to Collector	$254,960.00	33.55%	*33.3% (1/3) was target*
Capstone/Riverstone (Outlot H, Riverstone)	$283,015.00	37.24%	
Total Project Costs minus Utilities	*$760,000.00*	*100.00%*	

FEASIBILITY REPORT

PUMA STREET IMPROVEMENTS
(150th Lane NW to Alpine Drive NW)

CITY IMPROVEMENT PROJECT NO. 20-04

March 19, 2020

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9839
763-433-9848 (Fax)

March 19, 2020

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Feasibility Report – City of Ramsey Improvement Project #20-04
Puma Street Improvements (150th Lane NW to Alpine Drive NW)

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Puma Street Improvements (150th Lane NW to Alpine Drive NW), Improvement Project No. 20-04.

The report examines the feasibility of reconstructing approximately 1,050 linear feet of Puma Street between 150th Lane NW and Alpine Drive NW, extending trunk utilities, and constructing necessary appurtenant improvements, to serve two new residential developments.

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, as well as whether the improvements would best be completed separately or in conjunction with another project.

Please contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions regarding this report.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator
Joe Feriancek, Civil Engineer II

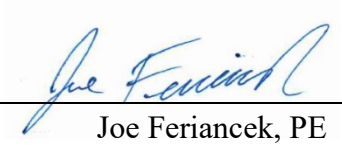
CERTIFICATION

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: March 19, 2020 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.



Joe Feriancek, PE

Date: March 19, 2020 License No. 57095

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Project Scope – Puma Street Improvements (IP #20-04)
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Appendix D
Bolton & Menk March 2017 Updated Business Park Study

1. EXECUTIVE SUMMARY

Capstone Homes plans to start developing the north half of the Riverstone residential development in the spring of 2020. To support this proposed development west of Puma Street, as well as another proposed residential development east of Puma Street, approximately 1,050 feet of Puma Street and an adjacent regional trail south of Alpine Drive must be reconstructed to replace existing temporary bituminous pavement sections with permanent bituminous pavement sections, including concrete curb and gutter, storm sewer, and associated appurtenant improvements. In addition, municipal trunk utilities must be extended.

Appendix A of this report includes exhibits outlining the location and scope of the proposed improvements. The north end of Puma Street is proposed to be realigned as shown in ***Figure 1*** of ***Appendix A***.

On February 24, 2020, the Ramsey City Council ordered this feasibility report to explore the necessity, feasibility and cost-effectiveness of the proposed Puma Street improvements, designated as Improvement Project #20-04. This report examines the scope and estimated costs of the improvements, available funding sources, and whether the improvements should be completed alone or in connection with other improvements.

A preliminary engineer's estimate for the proposed Puma Street improvements was prepared by Bolton & Menk and is included in ***Appendix C***. The preliminary project cost estimate totals $925,000, which includes $625,000 for street and trail improvements, $70,000 for storm sewer improvements, and $230,000 for trunk utility improvements. Estimated costs include 10-percent contingency and 15-percent indirect (administrative, engineering, finance and legal) costs.

The proposed improvements are being driven by two private developments, therefore roughly two-thirds of project costs related to streets and trails are proposed to be paid by the developers. The City will therefore pay about one-third of project costs related to streets and trails since the City owns over 4 acres of property fronting the improvements, and since Puma Street is classified as a collector street, which serves regional as well as local traffic.

The improvements proposed within this Feasibility Report are feasible and cost-effective from an engineering standpoint and it is recommended to construct the improvements as proposed in 2020 under City Improvement Project No. 20-04.

2. INTRODUCTION

2.1 Authorization

Preparation of this feasibility report was authorized by the Ramsey City Council on February 24, 2020.

2.2 Project Overview

This project is designated as City Improvement Project #20-04, Puma Street Improvements (150th Lane NW to Alpine Drive NW).

Capstone Homes plans to start developing the north half of the Riverstone residential development in the spring of 2020. To support this proposed development west of Puma Street, as well as another proposed residential development east of Puma Street, approximately 1,050 feet of Puma Street and an adjacent regional trail south of Alpine Drive must be reconstructed to replace existing temporary bituminous pavement sections with permanent bituminous pavement sections, including concrete curb and gutter, storm sewer, and associated appurtenant improvements. In addition, municipal trunk utilities must be extended. ***Appendix A*** includes exhibits outlining the location and scope of these improvements.

This report explores the necessity, feasibility and cost-effectiveness of the proposed Puma Street improvements, including the scope and estimated costs of the improvements, available funding sources, and whether the improvements should be completed alone or in connection with other improvements.

2.3 Scope

This report examines the feasibility of reconstructing existing temporary bituminous street and trail sections along approximately 1,050 feet of Puma Street south of Alpine Drive NW, constructing storm sewer improvements, extending trunk municipal utilities, and constructing necessary appurtenant improvements, for the purpose of serving the two new residential developments. ***Figure 1*** in ***Appendix A*** highlights the project scope.

3. EXISTING CONDITIONS

3.1 Existing Streets and Utilities

The proposed improvements addressed in this report is the last in a series of projects providing necessary street, trail and trunk utility improvements required to serve numerous commercial and residential developments in the immediate area.

The proposed Puma Street improvements are being driven by two residential development projects, one on each side of Puma Street south of Alpine Drive, including Alpha Development by AKM Farm/Paxmar, and Riverstone 4th Addition by Capstone Homes. Figures showing the locations and scope of both developments are included in ***Appendix A***.

In 2006, Bunker Lake Boulevard was improved west of Armstrong Boulevard. The easterly 2,650 feet or so was constructed with trunk 18-inch polyvinyl chloride (PVC) sanitary sewer and 16-inch ductile iron pipe (DIP) watermain under a permanent bituminous pavement section. The westerly 1,400 feet or so of Bunker Lake Boulevard to Puma Street, as well as all of Puma Street between Bunker Lake Boulevard and Alpine Drive, was constructed without trunk utilities and only a temporary pavement section generally consisting of 3 inches of aggregate base under 2 inches of bituminous pavement. Based on future demand, trunk utilities were ultimately proposed to be extended to and along Puma Street, after which the temporary pavement sections would be replaced with permanent pavement sections.

In the fall of 2017, municipal utility extension improvements were constructed along the westerly 1,400-feet or so of Bunker Lake Boulevard to Puma Street. These trunk utilities were required to serve portions of the new Riverstone residential development west of Puma Street, as well as a portion of the new Bunker Lake Industrial Park development south of Bunker Lake Boulevard. In March of 2017, Bolton Menk updated their Future Business Park study to include concept designs and estimated costs for extending trunk utilities to Puma Street. A copy of the updated report is attached in ***Appendix D*** of this report.

In late 2017 through early 2018, trunk utility improvements were extended along Puma Street, north of Bunker Lake Boulevard. These utility improvements were required to serve a majority of the Riverstone residential development, future commercial and residential development east of Puma Street, plus some undeveloped land in the Northfork development, west of the Riverstone development. These development areas are all designated as municipal urban service areas (MUSA) thereby requiring service by City sewer and water.

In the summer and fall of 2018, permanent street sections were constructed on the sections of Bunker Lake Boulevard and Puma Street where the trunk utility improvements were recently constructed.

3.2 Utilities

3.2.a Watermain

A 16" CIP trunk water supply line was constructed under the south end of Puma Street in late 2017 through early 2018. Watermain does not exist under the segment of Puma Street proposed to be reconstructed with the Puma Street improvements, though the Puma Street improvements do propose to extend this line to Alpine Drive.

3.2.b Sanitary Sewer

A 10" PVC trunk gravity sanitary sewer line was constructed under the south end of Puma Street in late 2017 through early 2018. Sanitary sewer does not exist under the segment of Puma Street proposed to be reconstructed with the Puma Street improvements, though the Puma Street improvements do propose to extend this line to Alpine Drive.

3.2.c Storm Sewer/Drainage

Storm sewer exists under the permanent section of Puma Street constructed in 2018. Storm sewer does not exist under the segment of Puma Street proposed to be reconstructed with the Puma Street improvements.

4. CONSIDERED IMPROVEMENTS

4.1 Project Area

As noted earlier, Capstone Homes plans to start developing the north half of the Riverstone residential development in the spring of 2020. To support this proposed development west of Puma Street, as well as another proposed residential development east of Puma Street, approximately 1,050 feet of Puma Street and an adjacent regional trail south of Alpine Drive must be reconstructed to replace existing temporary bituminous pavement sections with permanent bituminous pavement sections, including concrete curb and gutter, storm sewer, and associated appurtenant improvements. Municipal trunk utilities must also be extended. ***Appendix A*** includes exhibits outlining the location and scope of these improvements.

4.2 Pavement Improvements

The northerly 1,050 feet or so of Puma Street is an existing temporary bituminous pavement section, as is the regional trail west of Puma Street. After the temporary sections are removed, permanent bituminous pavement sections will be constructed. The north end of Puma Street is proposed to be realigned as shown in ***Figure 1*** in ***Appendix A***.

The permanent street section must meet all applicable State Aid standards including curb and gutter design, pavement structural capacity, horizontal and vertical curves, lane and shoulder widths, clear zones, etc. A 9-ton all-weather pavement design will be required for Puma Street. As plans are developed, submittals will be made to the State Aid office to obtain all required State Aid approvals before awarding a contract for construction.

4.3 Utility Improvements

4.3.a Watermain

Trunk watermain (16" DIP) is proposed to be extended to Alpine Drive to allow a portion of the north end of the Riverstone development to be served by water, and to provide a looped watermain system to serve all properties in the immediate area from more than one direction. Alpine Drive is scheduled to be reconstructed in 2025 per the City's current Capital Improvement Program (CIP), at which time the existing trunk watermain running parallel to Armstrong Boulevard will be connected to the watermain installed under Puma Street as part of this project.

4.3.b Sanitary Sewer

Trunk sanitary sewer (10" PVC) is proposed to be extended to Alpine Drive to allow a portion of the north end of the Riverstone development to be served by sanitary sewer, and to allow properties north of Alpine Drive to be served by municipal sewer in the future.

4.3.c Storm Sewer/Drainage

Storm sewer exists under the permanent section of Puma Street constructed in 2018. The proposed Puma Street improvements includes construction of a permanent urban street section with bituminous pavement, concrete curb and gutter, and storm sewer improvements, including connections to an adjacent stormwater pond in the Riverstone development.

4.4 Estimated Costs / Funding Sources

Staff proposes to utilize Bolton & Menk to prepare plans and specifications for the Puma Street improvements since they designed the streets and utilities for the south end of Puma Street, and since they previously surveyed the north end, meaning only minimal survey work would be required to allow design work to commence. An engineering services proposal was therefore secured from Bolton & Menk on March 17, 2020, for preparing plans and specifications, obtaining permits, and bidding the project. The proposal, which is included in ***Appendix B***, includes a not-to-exceed fee of $53,125. This includes $5,500 for Northern Technologies Inc. to complete a Geotechnical Evaluation. The proposal also includes a not-to-exceed fee of $8,930 for construction administration and staking, which will be considered at the time bids are accepted.

A preliminary engineer's estimate for the proposed Puma Street improvements was prepared by Bolton & Menk and is included in ***Appendix C***. The preliminary project cost estimate totals $925,000, which includes $625,000 for street and trail improvements, $70,000 for storm sewer improvements, and $230,000 for trunk utility improvements. Estimated costs include 10-percent contingency and 15-percent indirect (administrative, engineering, finance and legal) costs.

Based on consensus direction at the February 11, 2020, joint Planning Commission/City Council work session, a City cost contribution of one-third seemed reasonable given that the City owns 4 acres of real property fronting Puma Street, and since Puma Street is a collector street. The current cost share model is therefore based on this direction.

As also discussed during the joint work session, Capstone Homes requested that the City assess them for their share of project costs benefitting their property. Conversely, AKM Farm/Paxmar does not support an assessment at this time so the Chapter 429 assessment process must be followed requiring a public hearing and acceptance of this Feasibility Report after.

Several funding sources are available to pay for the City's share of street and trail project costs including the Public Improvement Revolving (PIR) fund, the Anoka County Redevelopment Authority (ACHRA), and Municipal State Aid (MSA) funds. All project costs required to extend trunk utilities along Puma Street are proposed to be paid through City sewer and water funds. The developer's share of these costs will be recovered through trunk fees at the time of development.

4.5 Preliminary Schedule

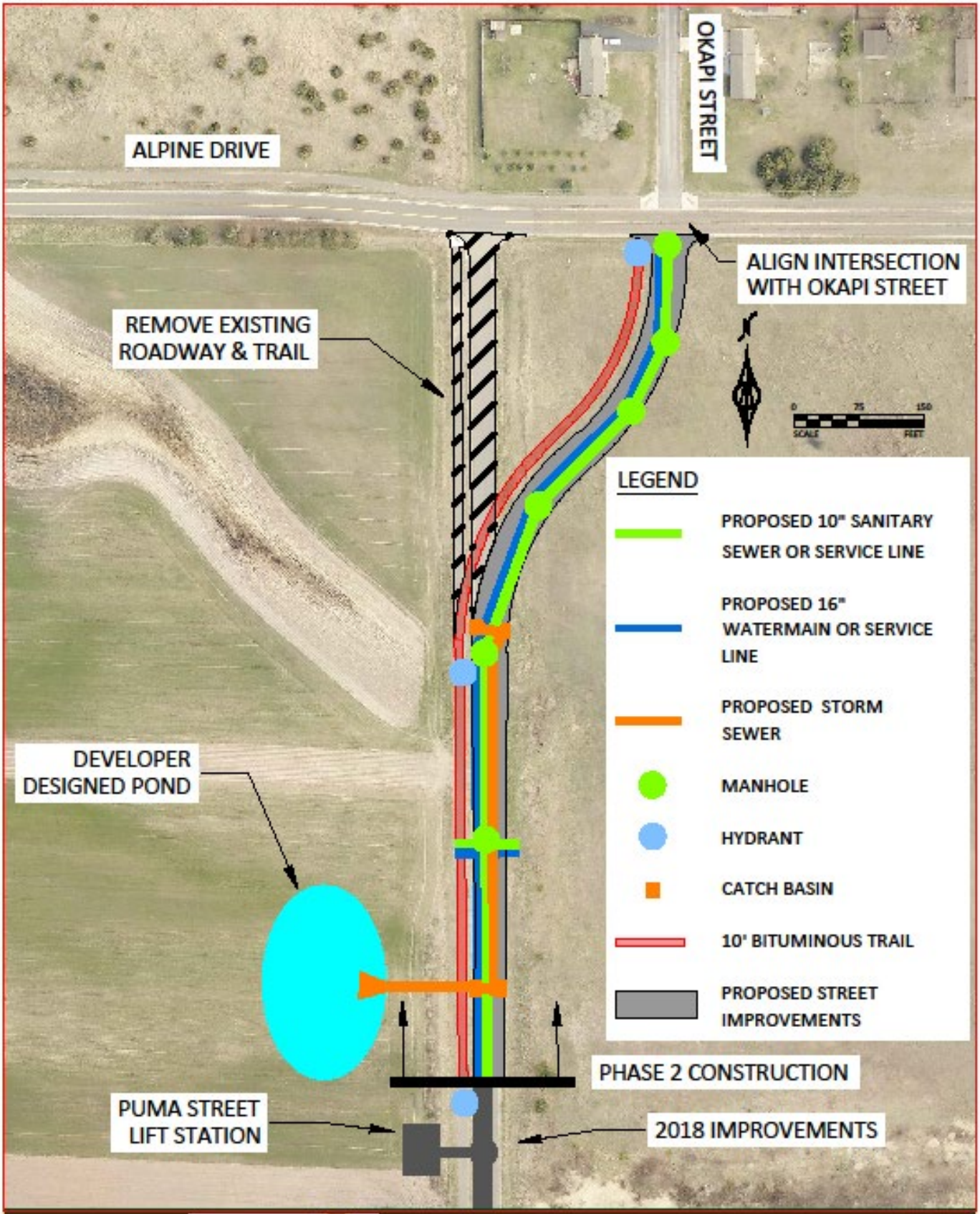
A preliminary project schedule is included in Bolton & Menk's proposal in ***Appendix B***.

5. CONCLUSIONS AND RECOMMENDATIONS

It is the conclusion of this report that the Puma Street Improvements as explored within this report are feasible and cost-effective. City Staff therefore recommends constructing the proposed Puma Street improvements in 2020 under City Improvement Project No. 20-04 to support continued development in this area of the City.

APPENDIX A

Figure 1 – Puma Street Improvements (IP #20-04)
Concept Design – North Fork Meadows (AKM Farms/PAXMAR)
Preliminary Plat – Riverstone (Capstone Homes)



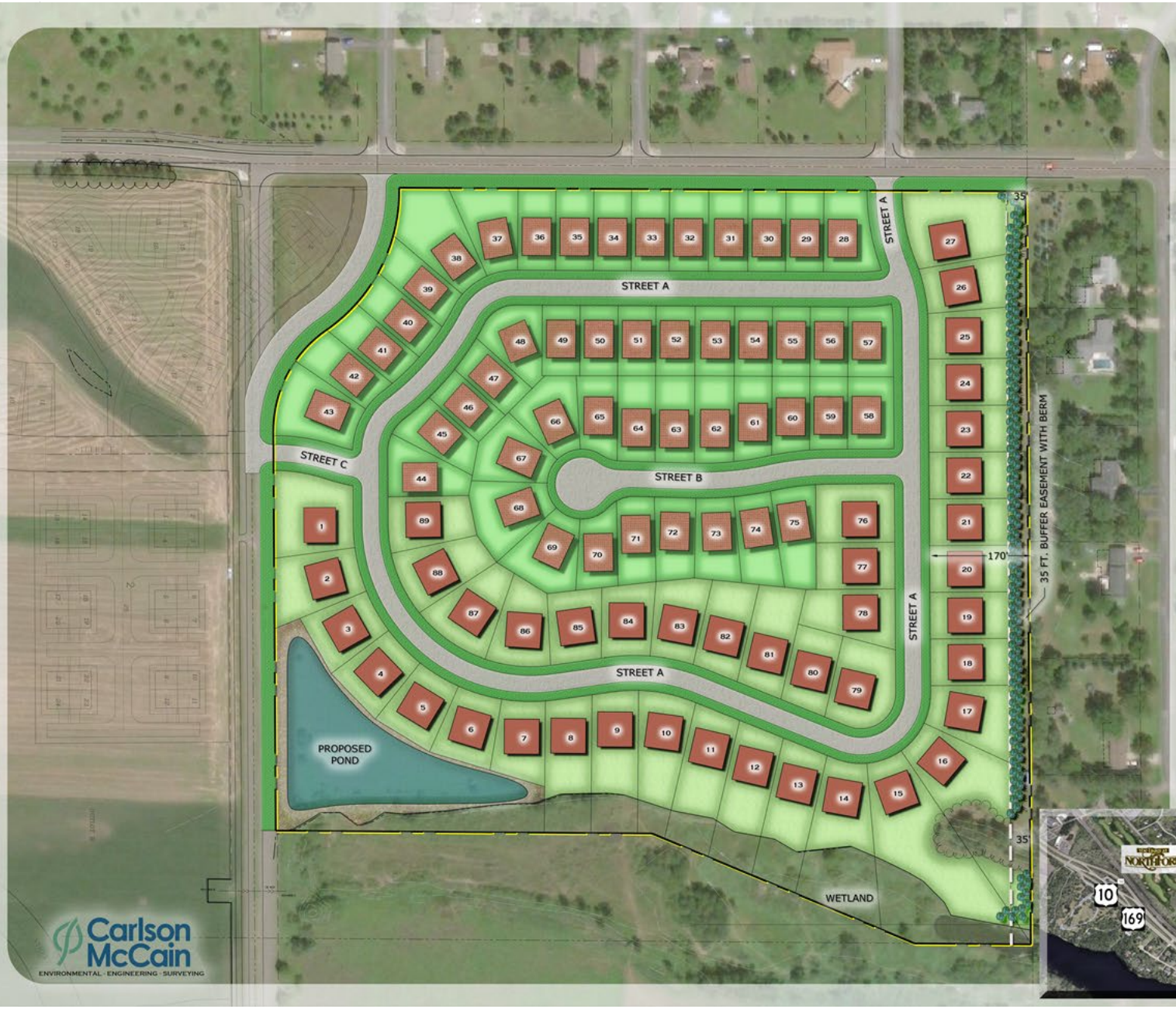
City of RAMSEY

PUMA STREET IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

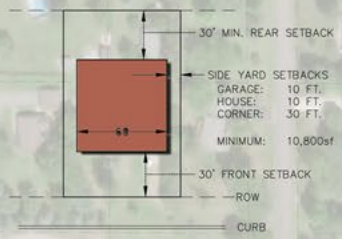
FIGURE 1
DECEMBER 2019

North Fork Meadows

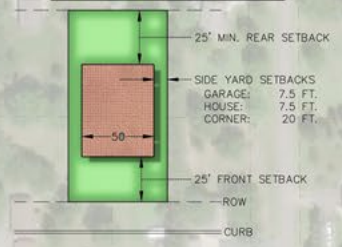
PAXMAR



80' SINGLE FAMILY - R1



65' SINGLE FAMILY - R2

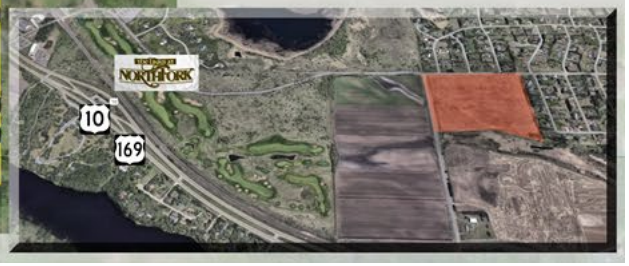


NOTES

1) Subject property address – Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.

SITE DATA

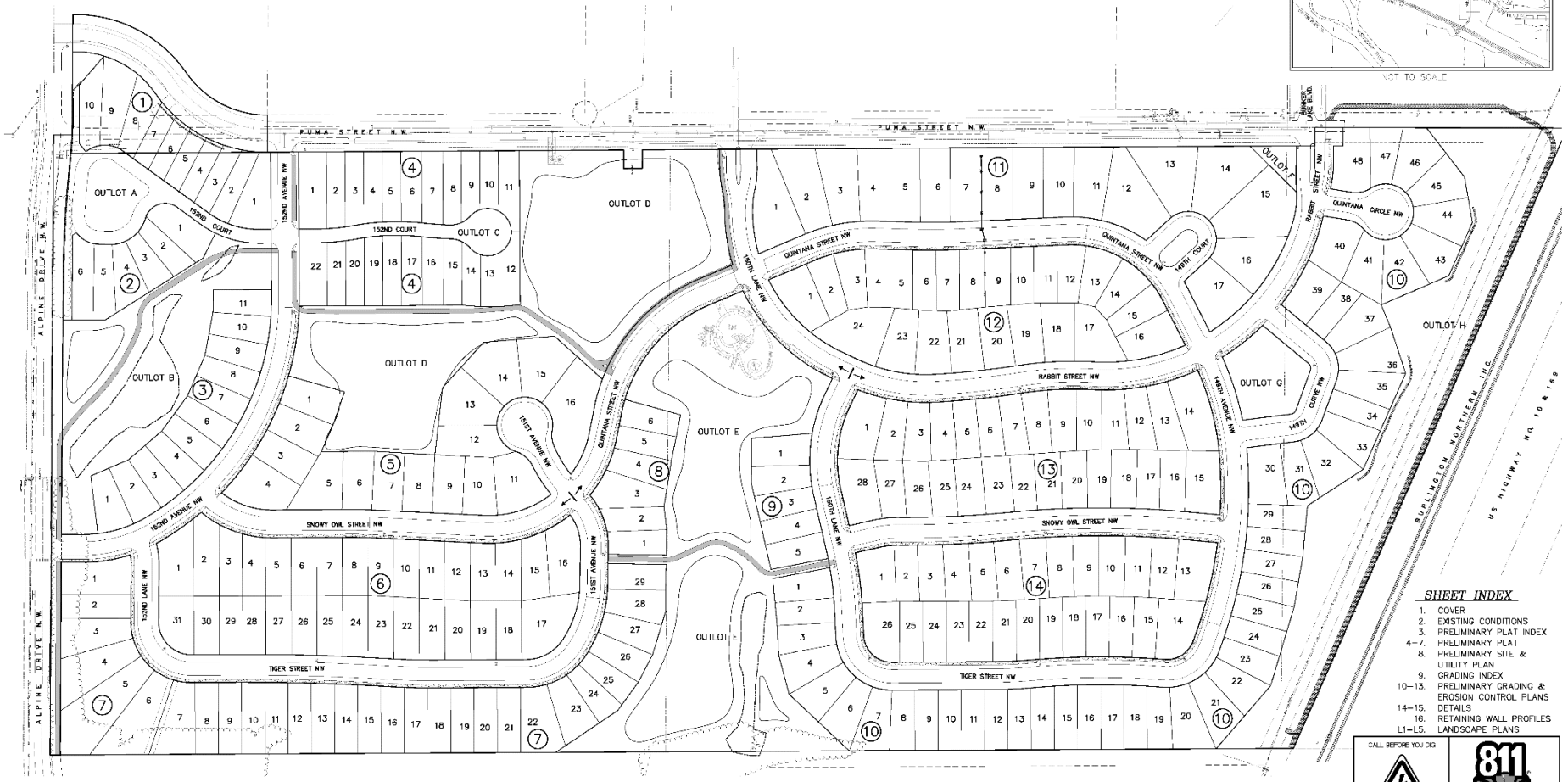
TOTAL BOUNDARY AREA	±33.5 AC.
TOTAL NUMBER OF LOTS	89
65 FT. LOTS	48
80 FT. LOTS	41
NET DENSITY (EXCLUDES ROW AND WETLAND)	3.34 LOTS/AC



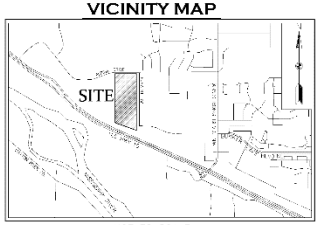
Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING

RIVERSTONE

RAMSEY, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4–7. PRELIMINARY PLAT
8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
10–13. PRELIMINARY GRADING & EROSION CONTROL PLANS
14–15. DETAILS
16. RETAINING WALL PROFILES
L1–L5. LANDSCAPE PLANS

BENCHMARK

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

The work shown on this sheet is in the vicinity of existing underground utilities. The contractor is responsible for the protection of existing utilities during construction. The contractor shall contact Gopher State One Call (651-454-0002) at least 48 hours before beginning excavation.

Carlson McCain
• environmental
• engineering
• surveying

3800 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: 3/03/17 License #: 19063

Drawn: MDB
Designed: BJK
Date: 3/28/17

Revisions:
1. 5/24/17 Per City Comments
2. 6/22/17 Per City Comments
3. 9/13/17 Revise Street names, 8321L5-2018, 2170L-12 Build Yr. Trail
4. 9/21/17 Per City Comments
5. 12/4/17 Revise Layout-Per Owner

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER SHEET

1 of 16

APPENDIX B

Bolton & Menk Engineering Services Proposal

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

March 17, 2020

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

RE: Proposal for Engineering Services
Puma Street Improvement Project (City Improvement Project #20-04)

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the Puma Street Improvement project. Our scope and fees were prepared based on our understanding of the project and our previous experience in delivering State Aid projects.

The following proposal is based on our December 13, 2019 discussion related to the project, your 02/25/2020 email update, as well as the Future Business Park study and the recently constructed Bunker Lake Boulevard and Puma Street Improvements project.

SCOPE

The improvements will be generally as described in our December 3, 2015 report for the Future Business Park. The phasing will be as generally described in our March 2017 Update Report. The improvements will consist of the following items as presented in the above reports, depicted on the attached figures, and as constructed in 2018:

- Puma Street construction will include the Phase 2 area identified in the Business Park Study Update, which includes street and utility improvements from the Puma Street lift station to Alpine Drive.
- A 10-foot bituminous trail will be constructed along the west side of Puma Street.
- 10-inch sanitary sewer and 16-inch watermain will extend the entire length of the project.
- The Alpine Drive and Puma Street intersection will be relocated to line up with Okapi Street NW.

Project scope assumptions used in creating this fee proposal include the following:

- A full topographic survey was previously completed. Only verification survey is required.
- The Developer will design the storm pond and provide an easement to the City. We will coordinate discharge of the street stormwater into this pond.
- No additional turn lanes will be added to Alpine Drive at this time. Additional development and traffic may warrant turn lanes in the future.
- The Right-of-Way plat for the road realignment will be provided by the City.
- State Aid formatted plans, including plan review checklist and spread calculations are required.

- Street lighting will be completed separately by the City.
- Geotechnical borings will extend 5-feet below the anticipated sanitary sewer depth.
- The anticipated plan set will include the following 34 sheets:
    - Title (1 sheet)
    - Legend (1 sheet)
    - Details & MnDOT Standard Plan Sheets (10 sheets)
    - Tables & SEQ (3 sheets)
    - Existing Conditions & Removals (1 sheet)
    - Erosion Control Plan & SWPPP (5 sheets)
    - Traffic Control Plan (1 sheet)
    - Sanitary Sewer & Water Plan & Profiles (2 sheets)
    - Street & Storm Sewer Plan & Profiles (2 sheets)
    - Storm Sewer Leads (1 sheet)
    - Intersection Detail (1 sheet)
    - Signage & Striping (1 sheet)
    - Cross-Sections (5 sheets)

Project costs associated with the improvements described above are estimated at approximately $990,000, which includes a 10 percent construction contingency. We will create a detailed engineer's estimate based on actual design quantities.

SCHEDULE

The proposed schedule for these improvements is as follows:

Task	Date
Council Conducts Public Hearing / Orders Plans and Specifications	March 24, 2020
Council Approves Plans and Specifications / Orders Ads for Bids	May 26, 2020
Bids Advertised	May 29 & June 5, 2020
Staff Receives Bids	June 19, 2020
Council Accepts Bids / Awards Contract	June 23, 2020
Contractor Begins Construction	July 6, 2020
Council Orders Assessment Roll/Hearing	September 8, 2020
Construction Substantially Complete	September 25, 2020
Council Conducts Assessment Hearing	October 13, 2020

PERMITTING AND APPROVALS

The work associated with the roadway improvements will require the following permits:

- State Aid Approvals
- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control)
- MPCA (NPDES – Construction Stormwater General Permit)
- MPCA (Sanitary Sewer Extension Permit)
- MDH (Watermain Installation Permit)

FEES

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. We are proposing to enlist Northern Technologies for geotechnical services.

Our proposed fees for the work are as follows:

Design Task	**Fees**
Design, Permitting, and Bidding	$ 47,625
Geotechnical Evaluation (NTI)	$ 5,500
Total Not-to-Exceed Fee	**$ 53,125**

Construction Task	**Fees**
Construction Staking & Administration	$ 8,930

If there are any questions related to the scope and/or fee portion of this submittal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

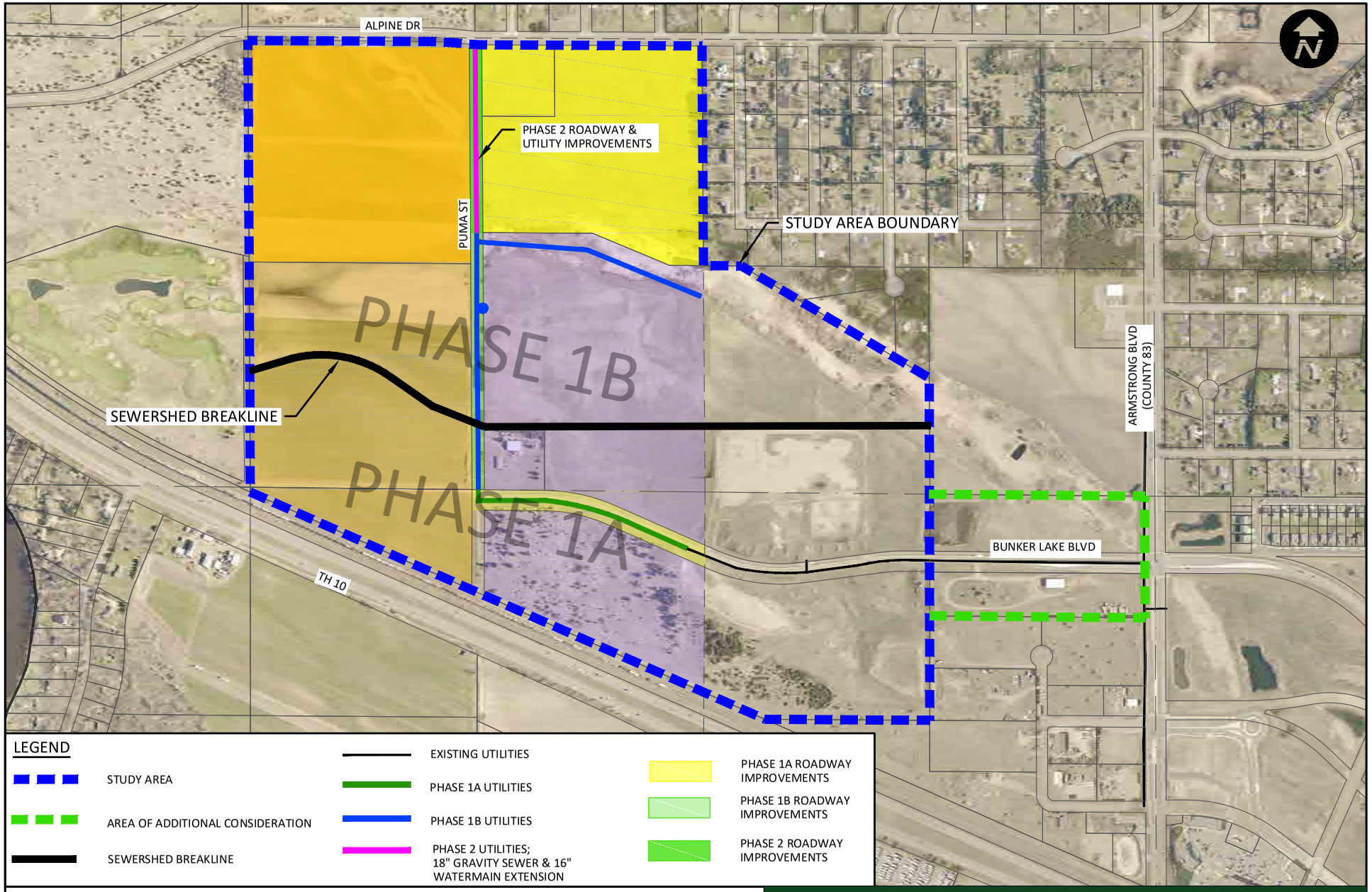
Kevin P. Kielb, P.E.
Project Manager

ATTACHMENTS:

- Detailed Fee Spreadsheet
- Improvements Exhibits

Fee Proposal

CLIENT: City of Ramsey PROJECT: Puma Street Improvements	BOLTON & MENK, INC.						
WORK TASK DESCRIPTION	**Project Manager**	**Senior Designer**	**Designer**	**Surveyor**	**Clerical**	**Total Hours**	**Cost**
Topographic Survey, Final Design and Construction Staking							
1.0 Roadway Design (Includes Topo and State Aid Plan Developement)	4	45	98	10	2	**159**	$19,265
2.0 Trunk Utility Design (Sanitary Sewer and Water)	2	8	34	0	0	**44**	$5,220
4.0 Storm Water Management and Storm Sewer Design	2	24	36	0	0	**62**	$7,760
5.0 Reviews and Approvals	2	8	16	0	2	**28**	$3,410
6.0 Permitting	2	24	40	0	2	**68**	$8,370
7.0 Bidding Services (Questions & Addenda)	4	12	8	0	4	**28**	$3,600
Subtotal Bolton & Menk	**16**	**121**	**232**	**10**	**10**	**389**	$47,625
					SUBCONSULTANT - Northern Technologies		$5,500
					TOTAL for Design through Bidding		**$53,125**
Construction Services							
1.0 Construction Administration (Shop Drawings, Pay Requests, As Builts)	4	16	12	0	2	**34**	$4,450
2.0 Construction Staking	0	4	2	32	0	**38**	$4,480



BOLTON & MENK

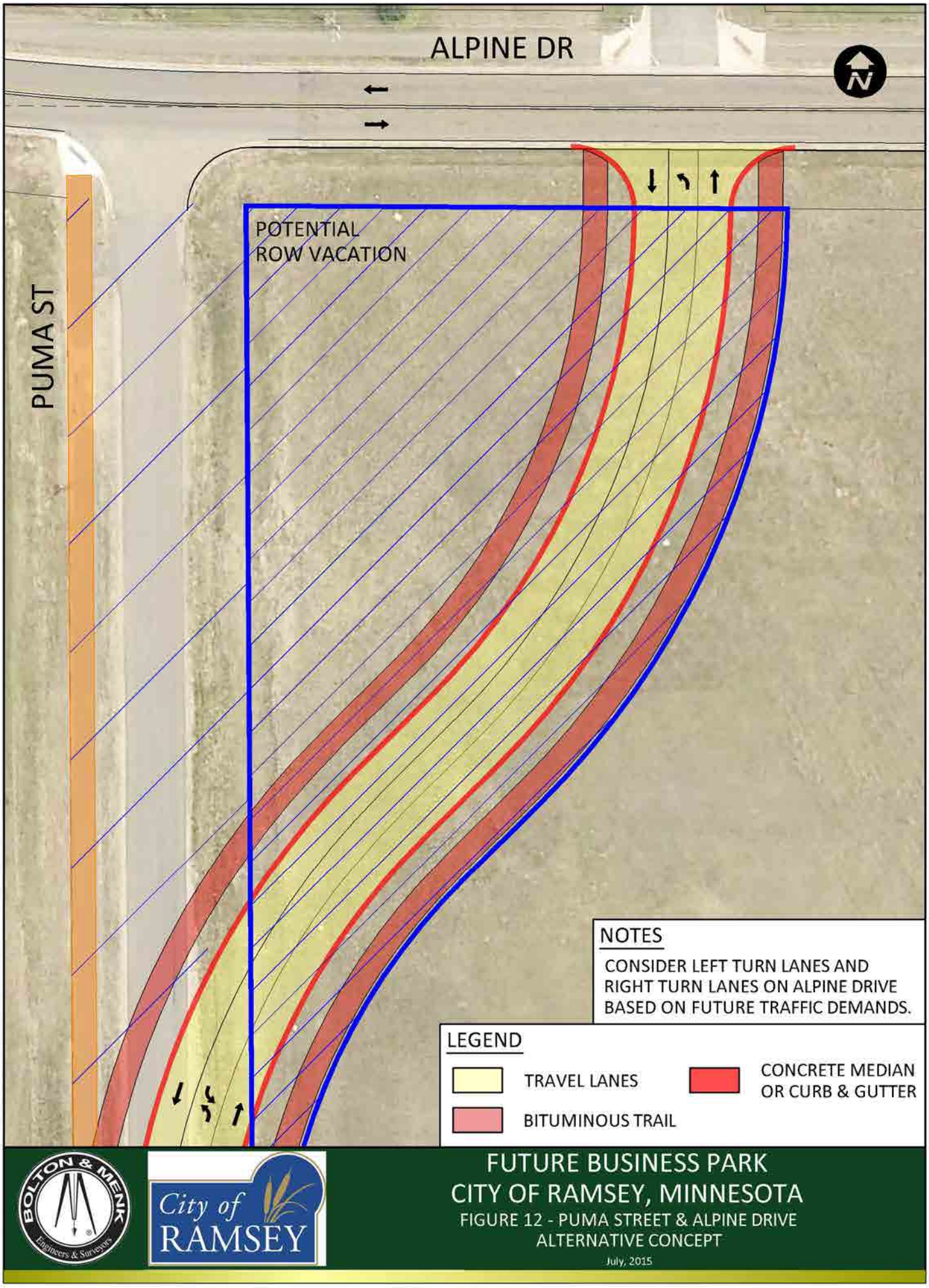
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 2 IMPROVEMENTS

FIGURE 6

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\RAMS\R16109828\CAD\C3D\109828New Land Use.dwg 3/6/2017 11:36 AM



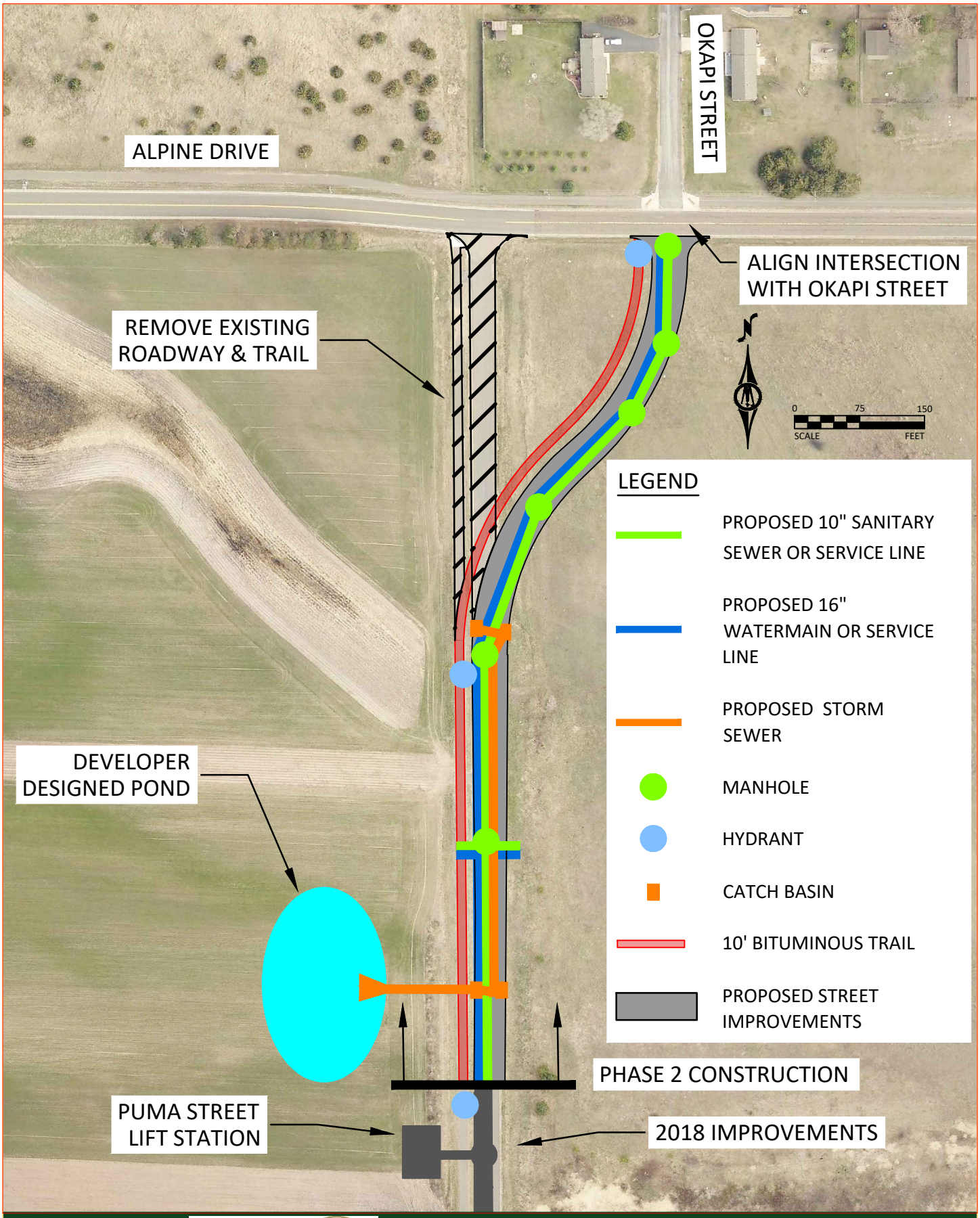
BOLTON & MENK
Engineers & Surveyors

City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 12 - PUMA STREET & ALPINE DRIVE
ALTERNATIVE CONCEPT

July, 2015



City of RAMSEY

PUMA STREET IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

FIGURE 1

DECEMBER 2019

APPENDIX C

Bolton & Menk Engineer's Estimate

ENGINEER'S ESTIMATE

2020 PUMA STREET IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	ROAD TOTAL	SANITARY TOTAL	WATER TOTAL	STORM TOTAL	PHASE TOTAL
	TRAIL								
1	MOBILIZATION	1	LUMP SUM	$50,000.00	$25,000.00	$13,000.00	$9,000.00	$3,000.00	$50,000.00
2	DEWATERING	1	LUMP SUM	$28,000.00		$28,000.00			$28,000.00
3	REMOVE CURB & GUTTER	110	LIN FT	$5.00	$550.00				$550.00
4	REMOVE BITUMINOUS PAVEMENT	3900	SQ YD	$3.20	$12,480.00				$12,480.00
5	REMOVE PAVEMENT MARKING	400	SQ FT	$8.00	$3,200.00				$3,200.00
6	COMMON EXCAVATION	2200	CU YD	$18.00	$39,600.00				$39,600.00
7	SUBGRADE EXCAVATION	500	CU YD	$15.00	$7,500.00				$7,500.00
8	SELECT GRANULAR BORROW	500	CU YD	$15.00	$7,500.00				$7,500.00
9	TOPSOIL	400	CU YD	$60.00	$24,000.00				$24,000.00
10	CONNECT TO EXISTING SANITARY SEWER	1	EACH	$800.00		$800.00			$800.00
11	8" SANITARY SEWER PIPE	80	LIN FT	$24.00		$1,920.00			$1,920.00
12	10" SANITARY SEWER PIPE	1050	LIN FT	$28.00		$29,400.00			$29,400.00
13	SANITARY SEWER MANHOLE	6	EACH	$2,950.00		$17,700.00			$17,700.00
14	CONNECT TO EXISTING WATER MAIN	1	EACH	$1,000.00			$1,000.00		$1,000.00
15	6" WATER MAIN PIPE	45	LIN FT	$25.00			$1,125.00		$1,125.00
16	8" WATER MAIN PIPE	80	LIN FT	$30.00			$2,400.00		$2,400.00
17	16" WATER MAIN PIPE	1050	LIN FT	$48.00			$50,400.00		$50,400.00
18	6"-8" GATE VALVE AND BOX	5	EACH	$1,500.00			$7,500.00		$7,500.00
19	16" GATE VALVE AND BOX	2	EACH	$3,500.00			$7,000.00		$7,000.00
20	PIPE FITTINGS	700	LB	$5.00			$3,500.00		$3,500.00
21	HYDRANT	3	EACH	$3,200.00			$9,600.00		$9,600.00
22	STORM SEWER PIPE	800	LIN FT	$40.00				$32,000.00	$32,000.00
23	STORM SEWER CB/MH	8	EACH	$2,500.00				$20,000.00	$20,000.00
24	AGGREGATE BASE CLASS 5 (8" THICK)	2333	TON	$22.00	$51,328.20				$51,328.20
25	TYPE SP 12.5 NON-WEAR COURSE MIXTURE (3,C) 2.5" THICK	712	TON	$90.00	$64,050.33				$64,050.33
26	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) 2" THICK	569	TON	$100.00	$56,933.63				$56,933.63
27	ADJUST VALVE BOX	2	EACH	$500.00	$1,000.00				$1,000.00
28	ADJUST STRUCTURE (SANITARY)	6	EACH	$750.00	$4,500.00				$4,500.00
29	CONCRETE CURB & GUTTER DESIGN B618	2275	LIN FT	$24.00	$54,600.00				$54,600.00
30	BITUMINOUS TRAIL	1080	LIN FT	$75.00	$81,000.00				$81,000.00
31	TRAFFIC CONTROL	1	LUMP SUM	$20,000.00	$20,000.00				$20,000.00
32	EROSION CONTROL & TURF ESTABLISHMENT	1	LUMP SUM	$32,000.00	$32,000.00				$32,000.00
33	4" SOLID LINE - EPOXY	5000	LIN FT	$1.20	$6,000.00				$6,000.00
34	4" BROKEN LINE - EPOXY	550	LIN FT	$1.20	$660.00				$660.00
35	ARROW MARKING - EPOXY	13	EACH	$150.00	$1,950.00				$1,950.00
				ESTIMATED CONSTRUCTION COST:	**$493,852.15**	**$90,820.00**	**$91,525.00**	**$55,000.00**	**$731,197.15**
				RIGHT TURN LANE ALLOWANCE:					
				CONSTRUCTION SUBTOTAL:	**$493,852.15**	**$90,820.00**	**$91,525.00**	**$55,000.00**	**$731,197.15**
				10% CONTINGENCY:	**$49,385.22**	**$9,082.00**	**$9,152.50**	**$5,500.00**	**$73,119.72**
				CONSTRUCTION TOTAL:	**$543,237.37**	**$99,902.00**	**$100,677.50**	**$60,500.00**	**$804,316.87**
				ENGINEERING & ADMINISTRATION:	**$81,485.61**	**$14,985.30**	**$15,101.63**	**$9,075.00**	**$120,647.53**
				Costruction Cost ONLY per LF:	**$477.57**	**$88.41**	**$89.10**	**$75.63**	**$730.70**
				ESTIMATED PROJECT COST:	**$624,722.97**	**$114,887.30**	**$115,779.13**	**$69,575.00**	**$924,964.40**

APPENDIX D

Bolton & Menk March 2017 Updated Business Park Study

BOLTON & MENK

Real People. Real Solutions.

City of Ramsey

Future Business Park

March 2017 Update

Analysis and Report

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303
P: 763-433-2851

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Appendix A: Figures
Appendix B: Traffic Study

EXECUTIVE SUMMARY

The City of Ramsey identified the need to prepare for the development of a new business park within the City. A large area of privately owned green-field space located on the north side of Trunk Highway 10, west of Armstrong Boulevard, was identified for a future Ramsey Business Park. A report was prepared in late 2015 and early 2016 which reviewed traffic impacts and outlined infrastructure needs related to business park area.

Development pressures have resulted in proposed land use changes for a portion of the study area. Phasing of the development activities in this area is also different than previously anticipated. As a result, the City requested an update to the previous analysis.

This update primarily includes a study of traffic impacts resulting from the revised anticipated land uses in the business park.

The updated analysis indicates the required improvements within the study area can be implemented based on the phasing plan currently proposed. Each series of improvements for Bunker Lake Boulevard and Puma Street can be implemented as the properties immediately adjacent to the roadways are developed.

Future improvements required to serve the area include:

- Expansion of Bunker Lake Boulevard (west of Armstrong Boulevard) to a four lane section,
- Expansion of the west end of Bunker Lake Boulevard and Puma Street to three lane sections,
- Construction of right turn lanes at entrances,
- Extension of an 18-inch sanitary sewer line along Bunker Lake Boulevard and Puma Street,
- North of the Puma Street/Bunker Lake Boulevard intersection, construction of a lift station,
- North of the lift station, extension of a 12-inch sanitary sewer gravity main,
- Extension of a 16-inch water main along Bunker Lake Boulevard and Puma Street,
- Use of regional rate control basins to maintaining existing flow rates into the COR,
- Installation of street lighting, trails/sidewalks, and landscaping consistent with City Policy, and
- Obtaining of ROW required for improvements during the platting process.

Total costs for all public improvements are approximately $6,819,000, assuming the project is constructed according to the phases described in this report. The costs are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal).

Costs related to trunk sanitary sewer and trunk watermain were assumed to be paid from City utility funds. The City will need to develop a funding strategy for the remaining $5,419,000 in public improvement costs.

The information presented in this report is intended to allow for discussions with property owners and developers, as well as allow the City to begin considering funding options.

I. INTRODUCTION

The Ramsey City Council and Ramsey Economic Development Authority (EDA) identified the need to prepare for the development of a new business park within the City. The City identified a large area of privately owned green-field space located on the north side of Trunk Highway 10, west of Armstrong Boulevard, for a future Ramsey Business Park. A report was prepared in late 2015 and early 2016 which reviewed traffic impacts and outlined infrastructure needs related to the business park area. That report is incorporated by reference to this update.

Development pressures have resulted in proposed land use changes for a portion of the study area. Phasing of the development activities in this area is also different than previously anticipated. As a result, the City requested an update to the previous analysis.

The previous report provided a comprehensive analysis of the study area. This update focuses primarily on areas located adjacent to Puma Street, with a more cursory review of the remaining study area. Infrastructure needed and potential cost allocations related to the required improvements are included in this review.

The overall study area boundary remains unchanged from the previous study (see Figure 1).

II. LAND USE UPDATES

The primary land use changes relate to the area west of Puma Street and north of Bunker Lake Boulevard. The area west of Puma Street was previously a combination of Business Park and Medium Density Residential, and will now be all Medium Density Residential. The area north of Bunker Lake Boulevard had been Public, and will now be Business Park (see Figure 2 for updated land uses).

III. PRELIMINARY CONSIDERATIONS

The previous study described the roadway and public utility improvements required to serve the study area.

Public utility improvements are based on information contained in the City's Comprehensive Plans for sanitary sewer and water. The proposed updates in land use for this specific area are not anticipated to change the strategies contained in those Comprehensive Plans. The sanitary sewer and water system improvements, as outlined in the previous study, are still considered as base requirements for developments occurring in this area.

Roadway improvements require additional analysis based on the new land uses. Both the Average Annual Daily Traffic (AADT) and the Peak Hour turning movements are expected to change due to the updated land uses. The required roadway geometrics (number of through lanes, turns lanes, etc.) will be reviewed and compared to those described in the previous study.

Traffic patterns are expected to change as a result of the changes in land use. For example:

- For Business Park uses, traffic would be expected to enter the area in the morning (AM Peak Hour) and leave in the evening (PM Peak Hour).
- For Residential uses, traffic would be expected to leave the area during the AM Peak Hour and return during the PM Peak Hour.
- For Public, or School, uses, traffic would be expected to enter the area during the AM Peak Hour, leave during an early PM Peak Hour, and not impact the traditional PM Peak Hour. Also,

special events at School properties typically occur at off-peak times, creating congestion outside of the typical peak hours.

The updated land uses include Business Park areas being converted to residential, and also Public areas being converted to Business Park.

IV. DISCUSSION OF PHASES/IMPROVEMENTS

The previous analysis considered a phasing plan beginning a quarter of a mile west of Armstrong Boulevard and then systematically extending to the west along Bunker Lake Boulevard and then north along Puma Street. New development pressures create a revised phasing strategy for implementation of infrastructure improvements.

A Preliminary Plat is anticipated for the 87.8 acre property immediately west of Puma Street and extending from the Union Pacific Railroad tracks to Alpine Avenue. This area is anticipated to ultimately contain 351 lots and be phased from south to north.

The current phasing strategy is depicted on Figure 3. A discussion of the phasing, along with required infrastructure improvements is described below:

A. Phase 1A

The phase 1A improvements are as depicted on Figure 4. The developments will include both Residential and Business Park uses.

The public utility improvements will consist of extending the sanitary sewer and water mains to Puma Street. The utilities will need to be extended beyond the future roadway improvements to avoid the need to impact those facilities when future phases occur.

The roadway improvements will include construction of Bunker Lake Boulevard from the previously constructed west access to the former school property to Puma Street.

B. Phase 1B

See Figure 5 for the anticipated Phase 1B development area. The improvements will include both Residential and Business Park uses, extending north from the Phase 1A development area. The Phase 1B development area is anticipated to extend to the low area along Puma Street.

The public utility improvements will consist of extending the sanitary sewer and water mains north along Puma Street. The utilities will need to be extended beyond the future roadway improvements to avoid the need to impact those facilities when future phases occur.

The roadway improvements will include construction of Puma Street from Bunker Lake Boulevard to the low area along Puma Street.

C. Phase 2

See Figure 6 for the anticipated Phase 2 development area. The improvements are anticipated to consist entirely of residential uses, extending from the low area along Puma Street to Alpine Drive.

The public utility improvements will consist of extending the sanitary sewer and water mains north along Puma Street. The utilities will need to be extended to Alpine Drive, with consideration given to future extensions along Alpine Drive.

The roadway improvements will include construction of Puma Street from the low area

along Puma Street to Alpine Drive.

D. Future Phase

The future phase of development is depicted on figure 7, and includes an area east of the Phase 1A, Phase 1B and Phase 2 improvements.

The area includes Business Park uses. The north half of Bunker Lake Boulevard, along with sanitary sewer and water mains have been constructed through this area. Roadway improvements will include construction of the south half of Bunker Lake Boulevard.

E. Area of Additional Consideration

This area is depicted on Figure 8 and is comprised of the areas along the first ¼ mile of Bunker Lake Boulevard west of Armstrong Boulevard which may access Bunker Lake Boulevard in the future. There is the potential for this area to be developed as a commercial/retail center, which would be a significant traffic generator. There is also the potential for the property located south of Bunker Lake Boulevard to access Armstrong Boulevard at 147th Avenue, which would relieve stress on the Bunker Lake Boulevard and Armstrong Avenue intersection.

V. ASSUMPTIONS CARRIED FORWARD

The primary focus of this analysis is related to providing infrastructure to serve development along Puma Street in the near future. In the previous study, assumptions were made that should be considered by the City as developments are brought forward. The following is a summary of those items:

Right-of-Way Requirements

We have assumed that most of the required improvements will be development driven and Right of Way will be secured through the platting process. The City will need to review the right of way required and secure needed easements during the Preliminary Platting process.

Phased Improvements

A general understanding of the improvements required to ultimately serve the area along with an anticipated sequencing of the improvements is described above. Changes in the sequencing of the improvements could impact the facilities needed for each phase and the costs associated with those improvements.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation State Aid: Bunker Lake Boulevard and Puma Street are State Aid routes,
- Minnesota Pollution Control Agency: NPDES Storm Water Permit,
- Minnesota Pollution Control Agency: Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension and Dewatering,
- Anoka County: Work in Right of Way, and
- Lower Rum River Watershed Management Organization: Storm Water.

Both MnDOT and Anoka County were engaged during the previous study process. Comments from both agencies are reflected in the improvements considered in this report.

Previous Improvements

Significant consideration and planning was completed prior to completion of the improvements constructed in 2011. Those improvements included street, trail, sanitary sewer and water distribution. Additionally, consideration was given to storm water management strategies and a potential 30-inch raw watermain from a future intake on the Mississippi River to the proposed site of the water treatment plant, just south of Fire Station No. 1. All previous analyses and reports are considered as a part of this analysis.

VI. ADDITIONAL ANALYSIS

In the previous analysis, we completed traffic and storm water studies and reviewed City Comprehensive Plans for sanitary sewer and water main needs for the study area. Based on the changes in proposed land use, the traffic study requires revisions. The storm water requirements, along with the sanitary sewer and water main needs, are unchanged as a result of the revised land uses. The following paragraphs relate key findings of the traffic analysis. The complete analysis is included in Appendix B of this report.

a. Traffic Analysis Update

The traffic analysis was completed to determine required lane geometry for Bunker Lake Boulevard and Puma Street, along with turn lane requirements at four intersections in the study area.

The revised land uses result in an increase of 18,100 trips per day into and out of the area at full build. This is at the low end of the range previously calculated for the area (18,500 to 23,300).

Note: Short term improvements are intended to mitigate current safety or operations problems, along with full development of the Study Area. Mid-term improvements are anticipated safety related improvements that may be required within the study area. Long-term improvements are anticipated safety improvements required as a result of growth in the region.

b. Short Term Improvements

- Armstrong Boulevard & Bunker Lake Boulevard:
    - Bunker Lake Boulevard is proposed to be reconstructed in the near future by Anoka County to a four lane divided road between Ramsey Boulevard and Armstrong Boulevard. The dual southbound left turn lanes at this intersection will be striped when Bunker Lake Boulevard is reconstructed. A southbound double left turn lane will help reduce queues entering the COR development.
    - Plan for eastbound dual-right turn lanes, two eastbound through lanes, and a 300 ft. left turn lane.
- Bunker Lake Boulevard (west of Armstrong Boulevard):
    - Expand to a four lane section for development to the first full access to the west of Armstrong Boulevard. This will be between 540 ft. to 775 ft., depending on access from the COR to Bunker Lake Boulevard.

- The eastbound approach should include a left turn lane, two through lanes, and one right turn lane.

- Bunker Lake Boulevard (west of commercial section to Puma Street):
  - Expand to a three lane section for development.
  - Right turn lanes (locations and lengths) will be determined based on development type. Right turn lanes will typically be required where development related trips are anticipated to be more than 100 per day.

- Puma Street:
  - Expand to a three lane section for development (two through lanes and one center left turn lane). Depending on what type of developments occur on the east side of Puma Street, and where those accesses are located, Puma Street could potentially remain as a two lane roadway.
  - Right turn lanes (locations and lengths) will be determined based on development type.

- Bunker Lake Boulevard & Puma Street Intersection:
  - An all-way stop or single lane roundabout will operate adequately at this intersection for the 2040 Full-Build conditions. A southbound left turn lane and westbound right turn lane are recommended for an all way stop.

c. Mid-Term Improvements

- See attached Traffic Memorandum in Appendix B.

d. Long-Term Improvements

- See attached Traffic Memorandum in Appendix B.

e. Discussion of Findings

- The required improvements within the study area can be implemented based on the phasing plan described above. Each series of improvements for Bunker Lake Boulevard and Puma Street can be implemented as the properties immediately adjacent to the roadways are developed.
- Puma Street could potentially be developed as a two lane section with right and left turn lanes at key access points. This will depend on access point locations, type of development on the east side of Puma Street, and location of accesses along the corridor. We recommend proceeding with the three lane section at this time due to the uncertainties of development in the area.
- For Phase 1A, right turn lanes will most likely be required both eastbound and westbound along Bunker Lake Boulevard and southbound along Puma Street at proposed access locations. Temporary paving will be required to transition back to the existing Bunker Lake Boulevard and the existing Puma Street.
- For Phase 1B, right turn lanes will most likely be required both northbound and southbound along Puma Street at proposed development access locations. Temporary paving will be required to transition back to the existing Puma Street.
- For Phase 2, right turn lanes will most likely be required both northbound and southbound along Puma Street at proposed development access locations.

- For the Future Phase, right turn lanes will most likely be required along Bunker Lake Boulevard in both the eastbound and westbound directions. Temporary paving will be required to transition back to the existing Bunker Lake Boulevard.
- Our analysis indicates that, while nearing capacity, the intersection of Bunker Lake Boulevard and Armstrong Boulevard will not require improvements until the Area of Additional Consideration is developed.

VII. ADDITIONAL IMPROVEMENT CONSIDERATIONS

For more detailed information of each of the following items, please reference the previous study report.

Street Lighting

The costs included for street lighting were derived from recent projects within the City of Ramsey.

Trails/Sidewalks

Project costs shown in this report include trails along the south side of Bunker Lake Boulevard and the east side of Puma Street.

Phase Transitions

Bunker Lake Boulevard and Puma Street will be constructed to wider sections than currently exist. Because the roadways will be constructed in phases, they will need to taper to meet the existing, narrower roadway widths. These taper sections will then be removed as the next phase of improvements is completed. Costs were included in each phase for these tapering roadway sections.

Right Turn Lane Additions

Right turn lanes will be required at each access off of Bunker Lake Boulevard and Puma Street. The actual access locations will be dependent upon the type of land use and internal site characteristics. We included allowances for the right turn lanes in each phase for budgeting purposes.

Landscaping

The improvements considered with this report include a very utilitarian landscaping approach to the area. Bituminous trails and lighting were included, but other features, such as trees, shrubs, decorative features and monuments are not included in the estimated project costs.

Right of Way and Easements

We assumed that required rights of way would be dedicated as a portion of the development process and no costs are included in the project costs for acquisitions.

VIII. COST CONSIDERATIONS

Costs were developed based upon phased implementation. The phasing is as depicted on the figures in Appendix A. All costs presented in the following pages are 2017 costs, with no allowance for inflation.

Phases 1A, 1B and 2

Improvement Type	Phase 1A	Phase 1B	Phase 2
Roadway	$ 795,000	$ 940,000	$ 675,000
Roadway Transitions	$ 66,000	$ 78,000	$ 56,000
Right Turn Lanes	$ 132,000	$ 156,000	$ 112,000
Trails/Sidewalks	$ 106,000	$ 125,000	$ 90,000
Storm Water Management	$ 0	$ 48,000	$ 16,000
Street Lighting	$ 76,000	$ 90,000	$ 65,000
Trunk Water	$ 154,000	$ 182,000	$ 131,000
Trunk Sanitary Sewer	$ 179,000	$ 545,000	$ 179,000
Total Costs/Phase	**$ 1,508,000**	**$ 2,164,000**	**$ 1,324,000**
Total Costs less Public Utilities	**$ 1,175,000**	**$ 1,437,000**	**$ 1,014,000**

Future Phases

Improvement Type	Future East	Additional Area
Roadway	$ 628,000	$ 580,000
Roadway Transitions	$ 62,000	$ 58,000
Right Turn Lanes	$ 52,000	$ 48,000
Trails/Sidewalks	$ 115,000	$ 106,000
Storm Water Management	$ 0	$ 0
Street Lighting	$ 75,000	$ 69,000
Trunk Water	$ 19,000	$ 0
Trunk Sanitary Sewer	$ 11,000	$ 0
Total Costs/Phase	**$ 962,000**	**$ 861,000**
Total Costs less Public Utilities	**$ 932,000**	**$ 861,000**

Total Cost all Phases	**$ 6,819,000**
Total Cost all Phases less Public Utilities	**$ 5,419,000**

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

The roadway transition costs are allotments for phase transitions associated with tapering pavements sections to match in-place sections where required, and subsequent removals of the transition areas.

The right turn lane costs depicted in the tables include a 150 ft turn lane with 1:10 taper sections.

Street lighting costs are based upon recent installations within the City of Ramsey.

For storm water management, costs were included for manholes, catch basins, and pipe within the street sections and included in the roadway costs. For Phases 1B and 2, ponding costs were included for excavation related activities. We assumed a ponding area would be acquired through the platting process, and ponding within a development site would be expanded to include volume for roadway drainage.

The Phase 1A limits are based upon the area that can be served by a gravity sanitary sewer system. The Phase 1B sanitary sewer costs include a lift station and forcemain.

IX. COST ALLOCATION ALTERNATIVES

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the developer. For our analysis, we assumed the following items would be constructed through the public process:

- Bunker Lake Boulevard and Puma Street, including storm water conveyance systems,
- Trunk Water Facilities,
- Trunk Sanitary Sewer Facilities,
- Trails, and
- Street Lighting.

While the street lights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements.

Other improvements were considered secondary and are typically the property owner's responsibility to install:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance,
- Storm Water Ponding, and
- Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

Figure 9 depicts the parcels considered for this report and also provides additional information related to each parcel. Similar information is presented in the following table:

Identification Number	Zoning Classification	Gross Area less NWI Area (Acres)	Adjusted Frontage (Ft)
Phase 1A			
1	B-2 Business District	20.307	1,358
2	B-2 Business District	10.843	1,002
4	R-2 Medium Density Residential	9.231	120
5	R-2 Medium Density Residential	19.691	399
Phase 1A Totals		**60.072**	**2,879**
Phase 1B			
6	B-2 Business District	27.116	1,141
7	R-2 Medium Density Residential	16.022	928
Phase 1B Totals		**43.138**	**2,069**
Phase 2			
8	R-1 Low Density Residential	28.338	683
9	R-1 Low Density Residential	4.107	419
10	R-2 Medium Density Residential	35.285	1,289
Phase 2 Totals		**67.730**	**2,391**
Future			
11	B-2 Business District	24.801	1,343
12	B-2 Business District	23.324	1,345
13	B-2 Business District	11.529	0
Future Phase Totals		**59.654**	**2,688**
Additional Area			
14	COR	7.507	1,263
15	R-1 MUSA	7.878	1,261
Additional Area Totals		**15.385**	**2,524**
Totals all Phases		**245.979**	**12,551**

Note: The table above includes a column for Gross Area – NWI Area. This represents the total area of the parcel based on GIS mapping, less the wetland area per the National Wetland Inventory (NWI) GIS mapping.

The zoning classifications listed in the table above are based on anticipated future zoning for the study area. Gross areas and frontages are based on GIS information and will most likely be refined during subsequent phases of project development.

A portion of the improvements will be paid by the City either through utility funds or other means. A list of assumptions is as follows:

- All trunk water and sanitary sewer system costs will be paid for through the City utility funds,
- Storm water management costs are related to ponding and are considered integral to roadway construction,
- Assessments will be made to benefitting properties as each phase is constructed,
- Two standard methods of assessments were analyzed including: Frontage and Area.
- The City's existing assessment policy very closely matches the Frontage method, and
- Gross acreage (less NWI Wetland acreage) was used in lieu of net developable acreage in the calculations below.
- Lot 3 was not considered in the assessments as the lot is zoned residential. The resultant assessment amounts are considered negligible related to the entire Business Park area.
- Lots 14 and 15 abut Armstrong Boulevard, a County roadway, and will access off of Bunker Lake Boulevard. Lots 1 and 4 abut a portion of the Puma Street right of way that is anticipated to be vacated. Lots 8, 9 and 10 abut Alpine Drive, but access will be limited to Puma Street.

The table below depicts a distribution based on all costs being assessed to the benefitting properties. We have assumed for this analysis the costs would be assessed to properties benefitting from each phase of construction. For instance, properties directly benefitting from Phase 1 improvements would be assessed for Phase 1 costs at the time of Phase 1 improvements.

Calculations were based on the areas and front footages, along with the costs per phase as developed earlier within this report. Trunk sanitary sewer and trunk watermain were considered City costs and were not included in the calculations. While this study focuses primarily on Phases 1 – 3, the future phase and the area of additional consideration were included for comparison. A summary of the unit costs used in the calculations is presented below:

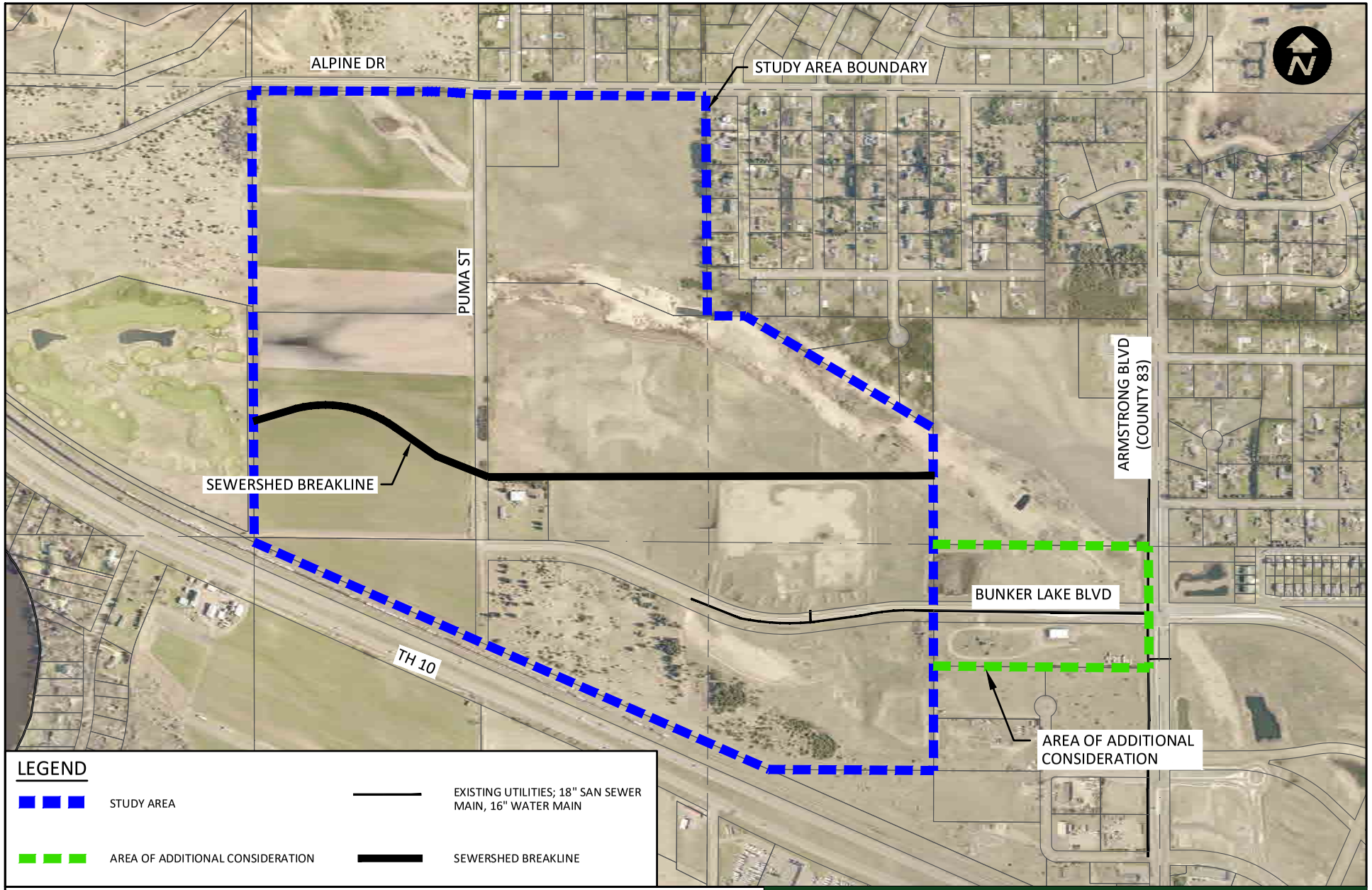
Phase	Frontage Method (Cost/FF)	Area Method (Cost/Acre)
1A	$ 408.13	$ 19,559.86
1B	$ 694.54	$ 33,311.70
2	$ 424.09	$ 14,971.21
Future	$ 346.73	$ 15,623.43
Additional Area	$ 341.13	$ 55,963.60

Based on the above cost distribution, the potential assessments per lot per phase is depicted below:

Identification Number	Frontage Method	Area Method
Phase 1A		
1	$ 554,200	$ 397,200
2	$ 409,000	$ 212,100
4	$ 49,000	$ 180,500
5	$ 162,800	$ 385,200
Phase 1A Totals	**$ 1,175,000**	**$ 1,175,000**
Phase 1B		
6	$ 792,500	$ 903,300
7	$ 644,500	$ 533,700
Phase 1B Totals	**$ 1,437,000**	**$ 1,437,000**
Phase 2		
8	$ 289,700	$ 424,300
9	$ 177,700	$ 61,500
10	$ 546,700	$ 528,300
Phase 2 Totals	**$ 1,014,000**	**$ 1,014,000**
Future Phase		
11	$ 465,700	$ 387,500
12	$ 466,400	$ 364,400
13	$ 0	$ 180,100
Future Phase Totals	**$ 932,000**	**$ 932,000**
Additional Area		
14	$ 430,800	$ 420,100
15	$ 430,200	$ 440,900
Additional Area Totals	**$ 861,000**	**$ 861,000**
Total all Phases	**$ 5,419,000**	**$ 5,419,000**

The information presented in this section of the report is intended to allow for discussions with property owners and developers to be initiated. Refinement of the amounts presented is anticipated based on those discussions.

Appendix A: Figures



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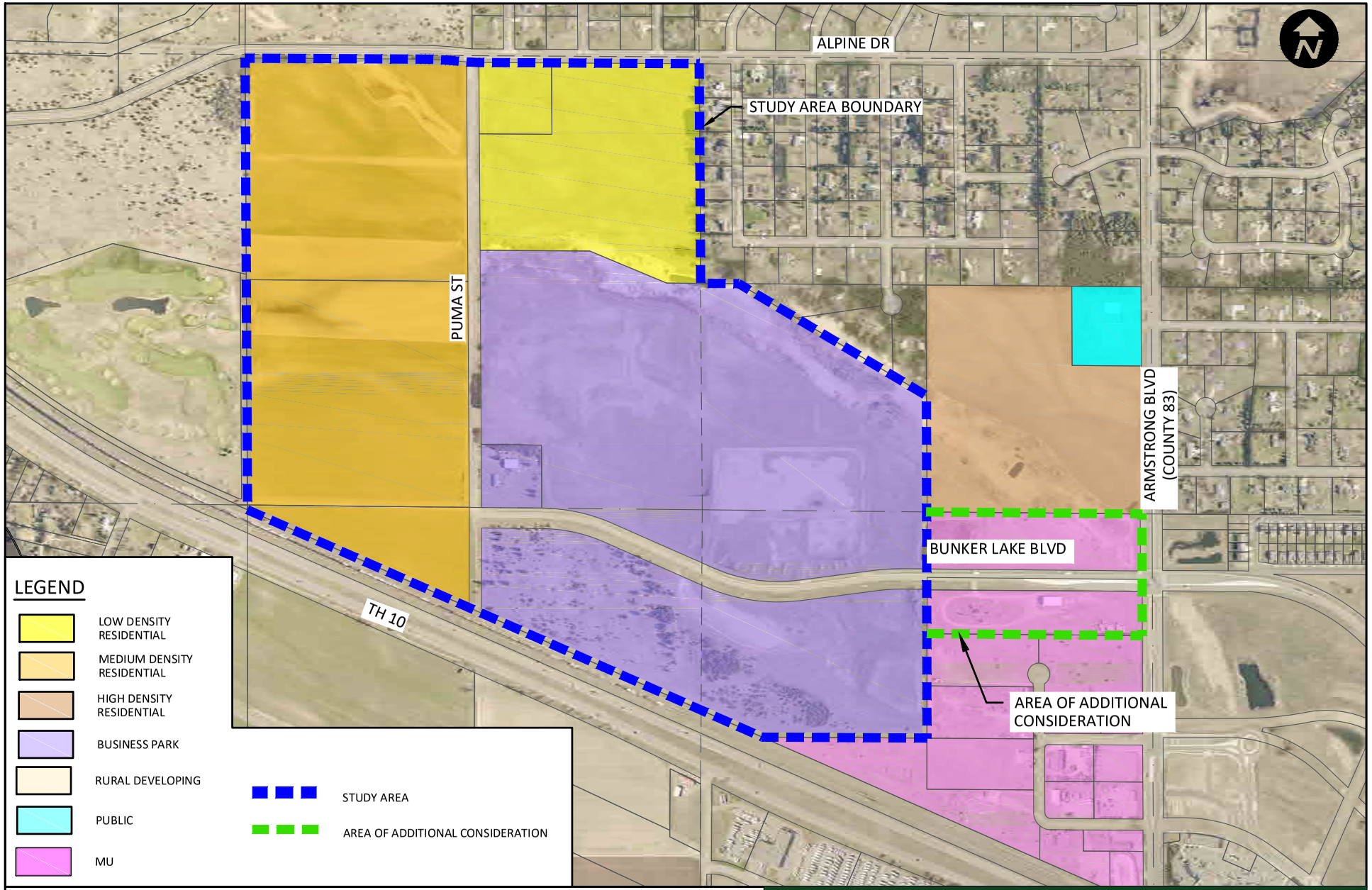
City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
LOCATION & EXISTING CONDITIONS

FIGURE 1



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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PROJECTED LAND USE MAP

FIGURE 2

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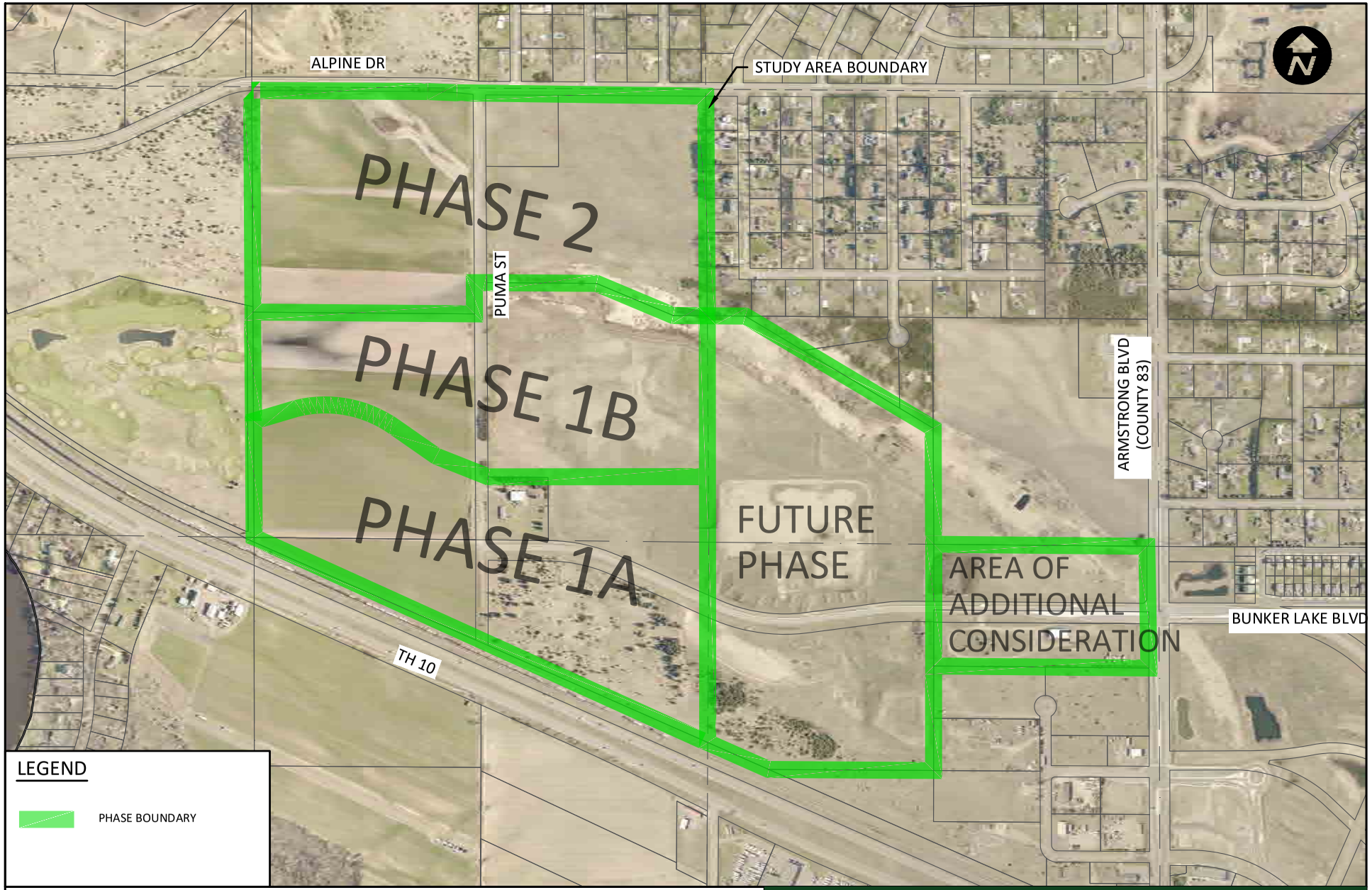

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASING MAP

FIGURE 3

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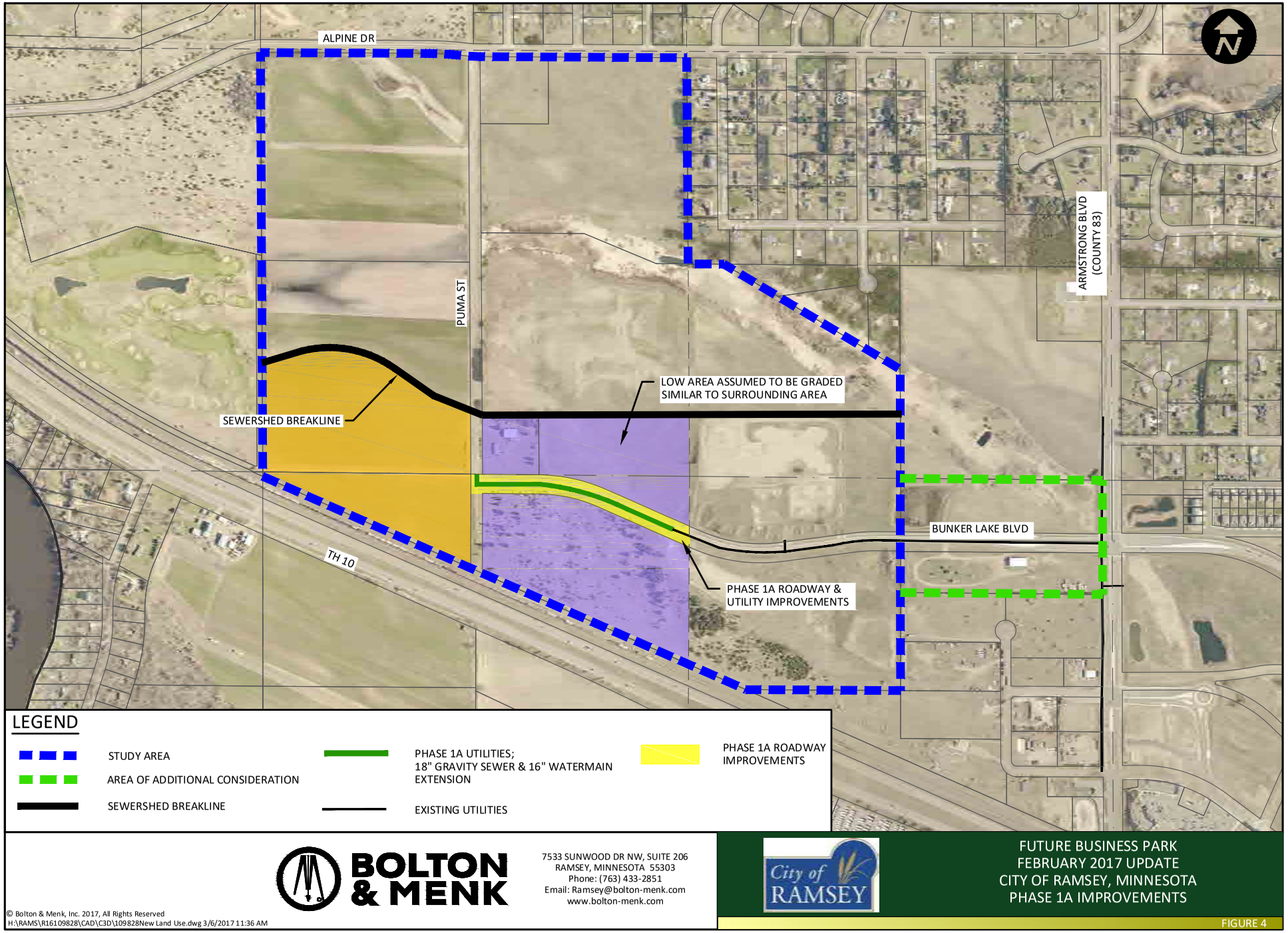

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 1A IMPROVEMENTS

FIGURE 4

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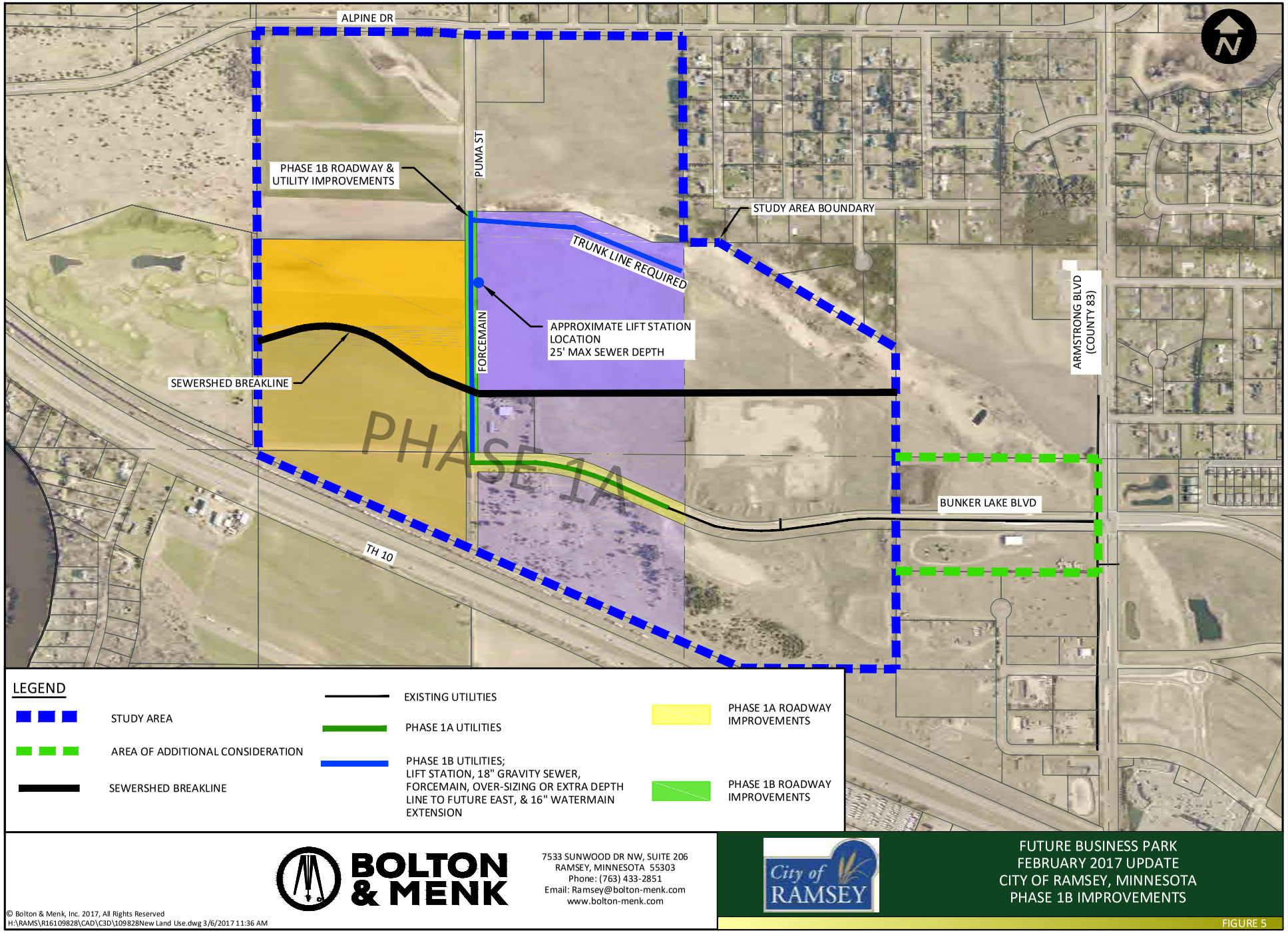

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FUTURE BUSINESS PARK
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CITY OF RAMSEY, MINNESOTA
PHASE 1B IMPROVEMENTS

FIGURE 5

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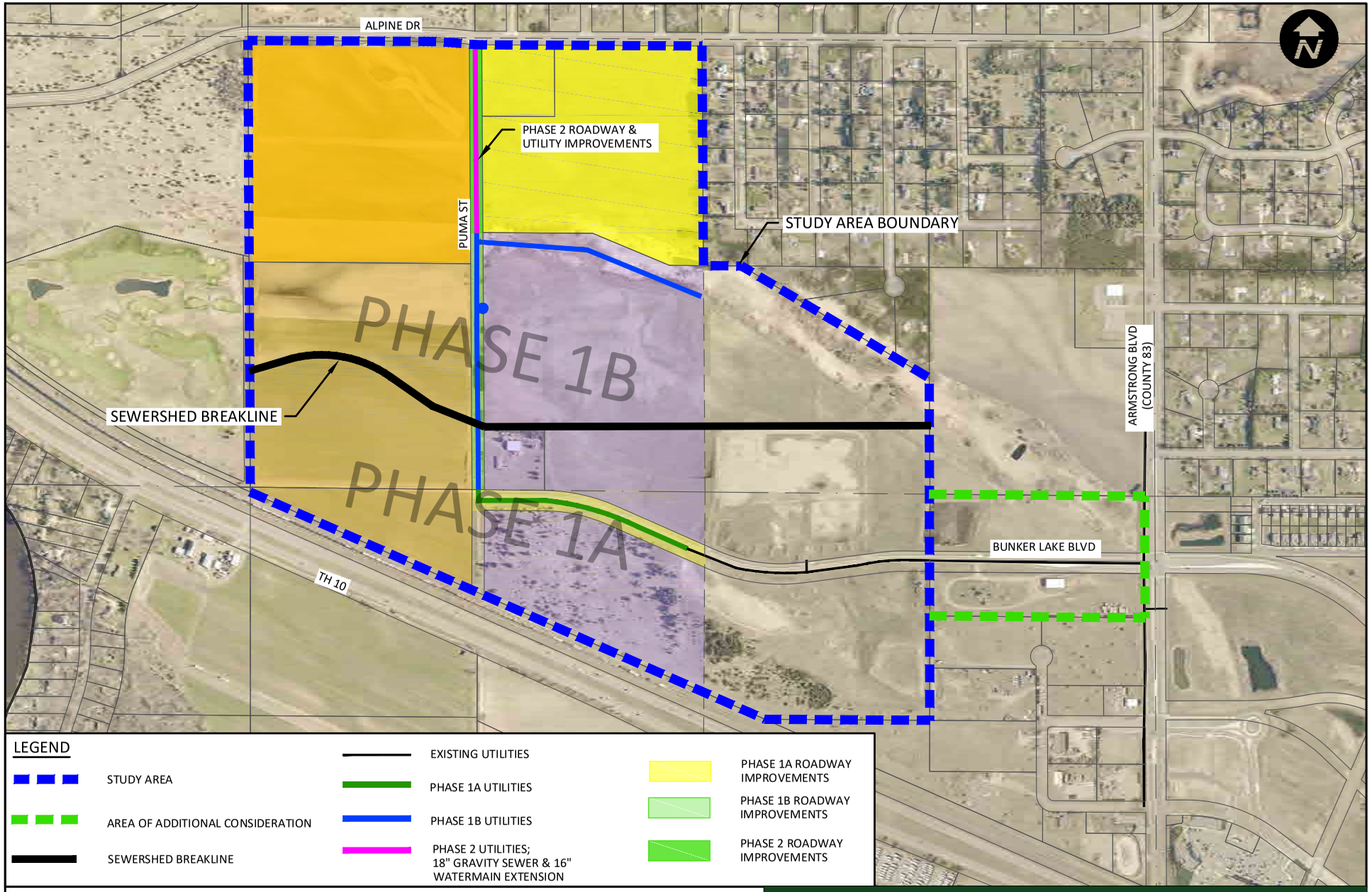

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FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 2 IMPROVEMENTS

FIGURE 6

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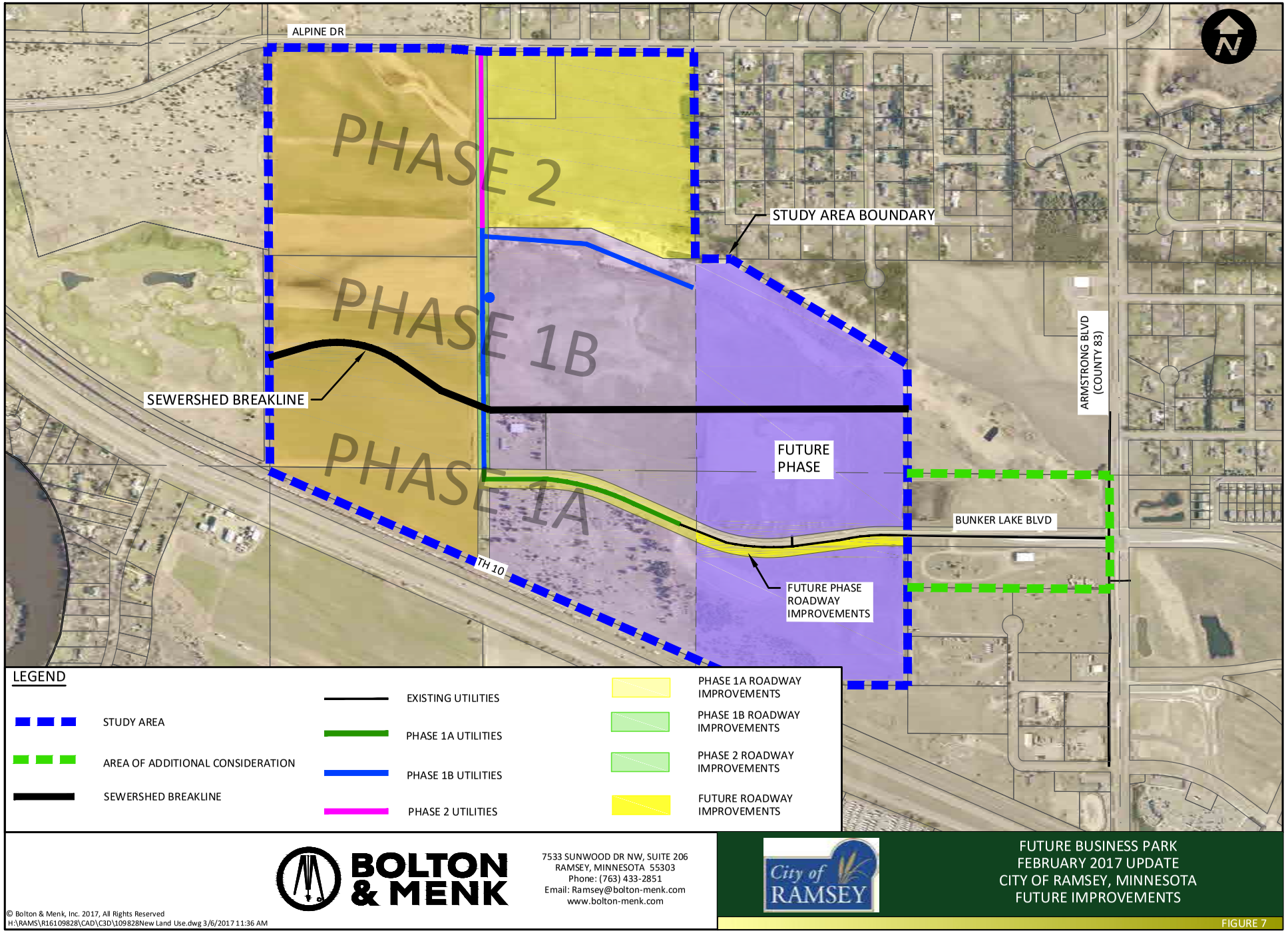

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FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
FUTURE IMPROVEMENTS

FIGURE 7

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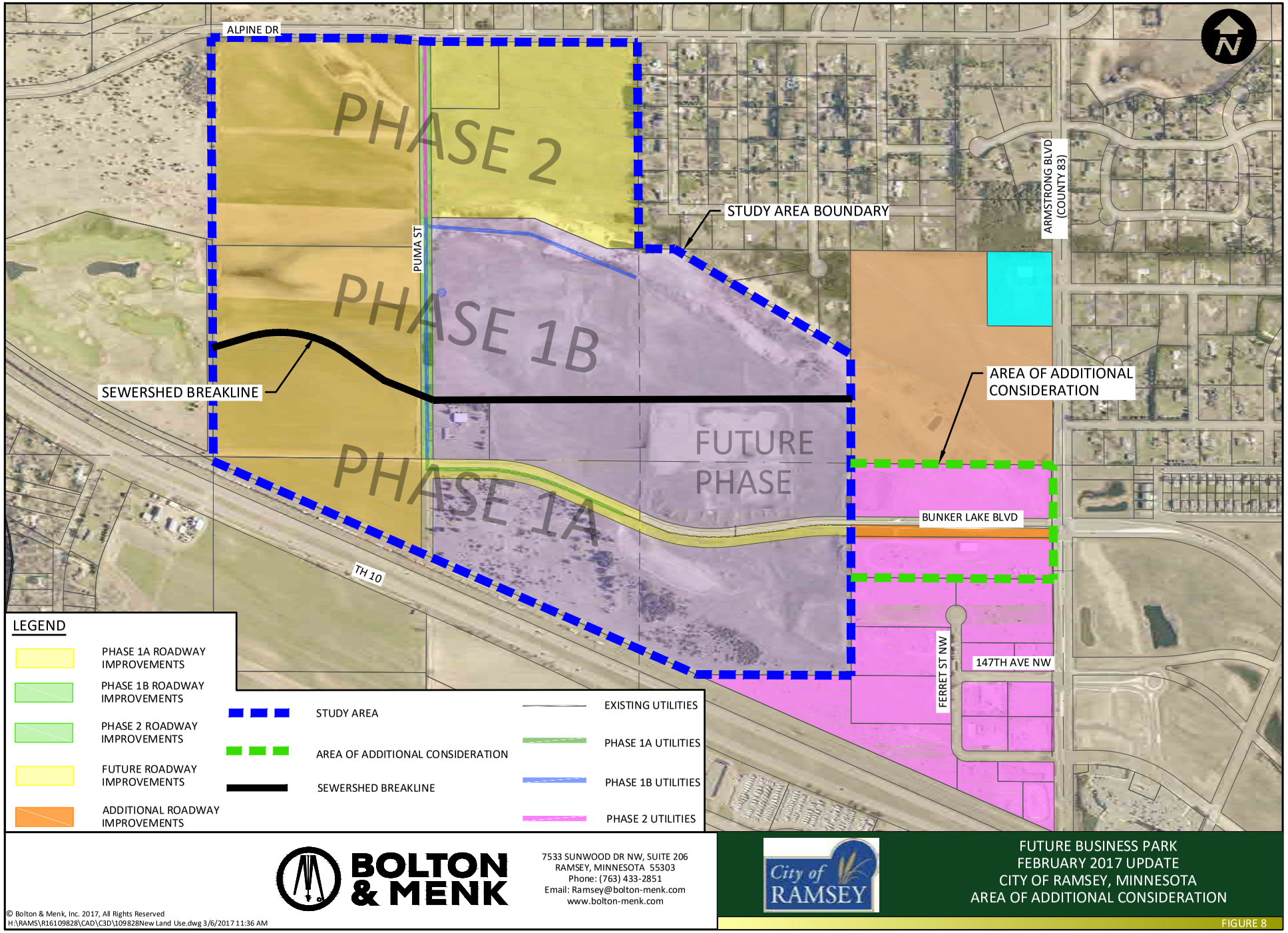

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
AREA OF ADDITIONAL CONSIDERATION

FIGURE 8

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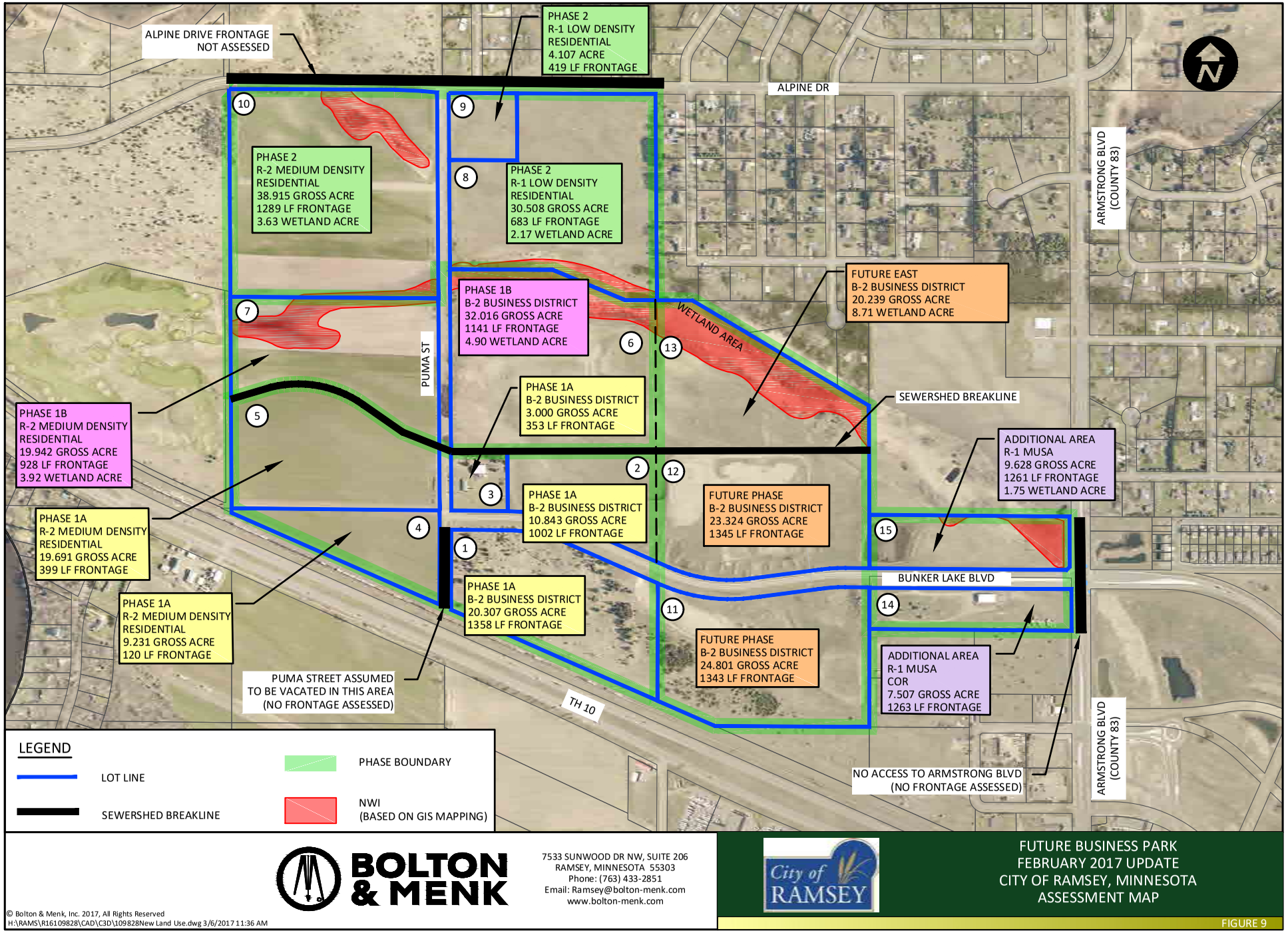

BOLTON & MENK
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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
ASSESSMENT MAP

FIGURE 9

Appendix B: Traffic Study

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

TRAFFIC MEMORANDUM

Date: January 27, 2017

To: City of Ramsey

From: Bryan Nemeth, P.E., PTOE

Subject: Supplemental Traffic Memorandum
Traffic Impact Study for Future Business Park: October 21, 2015
City of Ramsey, MN
Project No.: R16.109828

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.

By: _____
Bryan T. Nemeth, P.E., PTOE
License No. 43354

Date: January 27, 2017

Bolton & Menk is an equal opportunity employer.

I. Introduction

This traffic memorandum provides an update to the Traffic Impact Study for Future Business Park, October 21, 2015, in Ramsey, MN. The update includes analysis of a revised Proposed Future Land Use plan for the area.

The revised analysis results in an increase of approximately 18,100 trips per day into and out of the area at 2040 Full Build. This is an overall reduction in trips compared to the previous land use alternatives proposed.

The analysis evaluates the mitigation needs Bunker Lake Blvd west of Armstrong Boulevard (CSAH 83) and Puma Street south of Alpine Drive. This includes the intersection of Armstrong Blvd (CSAH 83) at Bunker Lake Blvd (CSAH 116).

II. Recommendations

A. Intersection and roadway improvements along Bunker Lake Blvd (west of Armstrong Blvd) and Puma St. (south of Alpine Dr.) are revised as follows.

1. Short Term

a) Armstrong Blvd & Bunker Lake Blvd: Stripe the southbound left with dual left turn lanes. No other roadway improvements needed in the short term. Signal timing updates recommended.

(1) Plan for eastbound dual right turn lanes or free-right turn lane and two eastbound thru lanes in the future (See Long Term Recommendations).

b) Bunker Lake Blvd (west of Armstrong Blvd)

(1) COR area:

(a) With COR access to Bunker Lake Blvd: 4-lane divided roadway to full access intersection. Full access 775 ft. from Armstrong Blvd. Right-in/right-out access at least 475 ft. from Armstrong Blvd. Continuous median to full access.

(b) Without COR access to Bunker Lake Blvd: 4-lane Divided to full access intersection. Full access 540 ft. from Armstrong Blvd. Right-in/right-out access at least 475 ft. from Armstrong Blvd. Continuous median to full access.

(2) COR to Llama St. Alignment: 3-lane undivided roadway, right turn lanes into development roadways. Primary intersection spacing of 1/8 mile.

(3) Llama St. Alignment to Puma St.: 3-lane undivided roadway, right turn lanes into development roadways where development trips anticipated to be over 100 per day. Primary intersection spacing of 1/8 mile.

c) Puma St.: Potentially remain a 2-lane undivided roadway. Left turn lanes into Business Park accesses. Right turn lanes provided where development trips anticipated to be over 100 per day.

d) Bunker Lake Blvd & Puma St.: Single lane roundabout or all-way stop

control. Southbound left turn lane and westbound right turn lane recommended with all-way stop control.

2. Mid-Term

a) Armstrong Blvd & Alpine Dr.: Single lane roundabout. Intersection control evaluation study should be completed to verify.

b) Alpine Dr. & Puma St.: Add eastbound right turn lane. Add a northbound turn lane to separate left and right turns. Add a westbound left turn lane when needed. This need to be based on delay and crash experience, especially if there is trip redistribution due to congestion on Armstrong Blvd.

3. Long-Term

a) Armstrong Blvd & Bunker Lake Blvd: Dual eastbound right turn lanes or free right turn lane. Dual right turn lanes are recommended over the free right due to pedestrian accessibility crossing a heavy free-right and the bridge design of Armstrong Blvd.

b) Plan for two eastbound thru lanes in the future. The two eastbound thru lanes are not necessarily due to traffic volumes but are recommended to give more green time to conflicting movements, specifically the westbound left. Additionally, the high eastbound right turn volumes may result in trip reassignment to use Bunker Lake Blvd and access Highway 10 at Ramsey Blvd instead of Armstrong Blvd. This may also result in more trips using Alpine Dr. to access Highway 10 for trips to and from the west.

III. Analysis

The traffic analysis updates consider a change in land uses within the Future Business Park area as shown on the attached Armstrong West: Proposed Future Land Uses map.

A. Forecasts

The background trip forecasts are consistent with the previous analysis. The trip forecasts to and from each area are included at the end of this memorandum. Forecasts were developed using trip rates from the ITE Trip Generation Manual, consistent with the previous analysis. The additional trips due to the development result in the forecasted trips as shown on the attached map.

B. Traffic Analysis Results

1. 2040 Full Build with Existing Lanes

Table 1: Design Year (2040) with Existing Lanes

Traffic Control Scenario	Peak Hour	Intersection Delay*- LOS		Maximum Delay-LOS**		Limiting Movement ***	Max Approach Queue		
							Direction	Average Queue (ft)	Max Queue (ft) ****
Design Year 2040 Alternative 2									
TH 10/169 South Ramp & CSAH 83 (Armstrong Blvd)	AM	13	B	24	C	EBL	EBL	105	174
Signal	PM	12	B	22	C	EBL	EBL	98	148
TH 10/169 North Ramp & CSAH 83 (Armstrong Blvd)	AM	63	E	143	F	WBR	WBT/R	468	1152
Signal	PM	71	E	124	F	WBR	WBT/R	595	1560
CSAH 83 (Armstrong Blvd & 147th Avenue	AM	55	D	131	F	NBL	NBT	759	1327
Signal	PM	52	D	87	F	NBL	NBT	660	1252
CSAH 83 (Armstrong Blvd) & CSAH 116 (Bunker Lake Blvd)	AM	69	E	184	F	NBL	NBT	784	1086
Signal (assumed double SBL & double WBL were stripped)	PM	100	F	227	F	NBL	NBT	733	1109
CSAH 83 (Armstrong Blvd) & Alpine Drive NW	AM	5	A	20	C	EBT	EBL/T	45	114
TWSC	PM	9	A	46	E	EBL	NBL/T	68	167
Alpine Drive NW & Puma Street NW	AM	2	A	7	A	NBL	NBL/R	31	54
TWSC	PM	3	A	9	A	NBL	NBL/T	51	86
Puma Street NW & Bunker Lake Blvd	AM	3	A	9	A	NBT	SBL/T/R	50	75
Option 1: AWSC	PM	4	A	7	A	WBR	WBT/R	56	86
Puma Street NW & Bunker Lake Blvd	AM	0	A	3	A	EBR	EB L/R	4	18
Option 2: 3 Legged intersection (with curve)	PM	0	A	2	A	EBL	EBL/R	7	24
Puma Street NW & Bunker Lake Blvd	AM	2	A	5	A	NBT	SBL/T/R	16	51
Option 3: Roundabout	PM	2	A	4	A	SBT	SBL/T/R	4	23

*Delay in seconds per vehicle

**Maximum delay and LOS on any approach and/or movement

***Limiting Movement is the highest delay movement.

****Max Queue refers to the 95% Queue (Passenger car stored length = 25 ft, Heavy vehicle stored length = 45 ft)

Analysis indicates that it there are anticipated to be capacity concerns along Armstrong Blvd from Highway 10 to Bunker Lake Blvd. Mitigation is necessary at the intersection of Armstrong Blvd at Bunker Lake Blvd.

2. 2040 Full Build with Mitigation

Table 2: Design Year (2040) with Mitigation

Traffic Control Scenario	Peak Hour	Intersection Delay*- LOS		Maximum Delay-LOS**		Limiting Movement ***	Max Approach Queue		
							Direction	Average Queue (ft)	Max Queue (ft) ****
Design Year 2040 Alternative 2									
TH 10/169 South Ramp & CSAH 83 (Armstrong Blvd)	AM	11	B	22	C	EBL	EBL	95	147
Signal	PM	12	B	23	C	EBL	SBR	47	171
TH 10/169 North Ramp & CSAH 83 (Armstrong Blvd)	AM	21	C	53	D	SBT	SBT	382	727
Signal	PM	49	D	141	F	SBT	SBT	809	1272
CSAH 83 (Armstrong Blvd & 147th Avenue	AM	12	B	33	C	SBL	NBT	199	376
Signal	PM	56	E	111	F	SBT	SBT	664	1232
CSAH 83 (Armstrong Blvd) & CSAH 116 (Bunker Lake Blvd)	AM	38	D	84	F	NBL	NBT	353	868
Signal (Added double EB thru, free right)	PM	50	D	139	F	WBL	WBT	401	915
CSAH 83 (Armstrong Blvd) & Alpine Drive NW	AM	5	A	26	D	WBL	EBR	61	110
TWSC (Added EB/WB RT lane)	PM	10	B	88	F	EBT	NBL/T	77	171
Alpine Drive NW & Puma Street NW	AM	2	A	6	A	WBL	NBL/R	33	56
TWSC	PM	3	A	9	A	NBL	NBL/T	48	80
Puma Street NW & Bunker Lake Blvd	AM	3	A	9	A	WBL	SBL/T/R	50	78
Option 1: AWSC	PM	4	A	8	A	WBL	WBL/T/R	57	83
Puma Street NW & Bunker Lake Blvd	AM	0	A	3	A	EBL	EBL/R	4	18
Option 2: 3 Legged intersection (with curve)	PM	0	A	5	A	EBL	EBL/R	6	24
Puma Street NW & Bunker Lake Blvd	AM	2	A	5	A	NBT	SBL/T/R	11	37
Option 3: Roundabout	PM	2	A	4	A	EBT	SBL/T/R	3	21

*Delay in seconds per vehicle

**Maximum delay and LOS on any approach and/or movement

***Limiting Movement is the highest delay movement.

****Max Queue refers to the 95% Queue (Passenger car stored length = 25 ft, Heavy vehicle stored length = 45 ft)

Analysis indicates

Mitigation includes the lanes and traffic control indicated in the recommendations but also includes a third southbound lane along Armstrong Blvd from Bunker Lake Blvd to the Highway 10 North Ramp terminal. Additional review of the bridge design indicates that a third lane would not be feasible without substantial revisions to the bridge structure over the railroad. Based on this, two eastbound through lanes are recommended at the intersection of Armstrong Blvd and Bunker Lake Blvd to provide an alternative route if needed. The analysis below also considers an eastbound free right into the third lane. This is recommended to be a dual right turn when or if needed based on traffic redistribution in the area.

The resulting queues are shown below for each movement at the intersection of Armstrong Blvd and Bunker Lake Blvd. Dual eastbound right turn lanes would be anticipated to have similar average queues and shorter max queues. The max queues are anticipated to be less if there is traffic redistribution based on congestion.

Table 3: Design Year (2040) Armstrong Blvd & Bunker Lake with Proposed Lanes

Traffic Control Scenario	Peak Hour	Delay-LOS**		Max Approach Queue	
				Average Queue (ft)	Max Queue (ft) ****
CSAH 83 (Armstrong Blvd) & CSAH 116 (Bunker Lake Blvd)					
EBL	AM	41	D	64	122
	PM	37	D	106	191
EBR	AM	3	A		
	PM	47	D	390	916
WBL	AM	45	D	134	215
	PM	131	F	401	915
NBL	AM	84	F	305	412
	PM	52	D	207	307
SBL	AM	31	C	95	145
	PM	46	D	81	128

*Delay in seconds per vehicle

**Maximum delay and LOS on any approach and/or movement

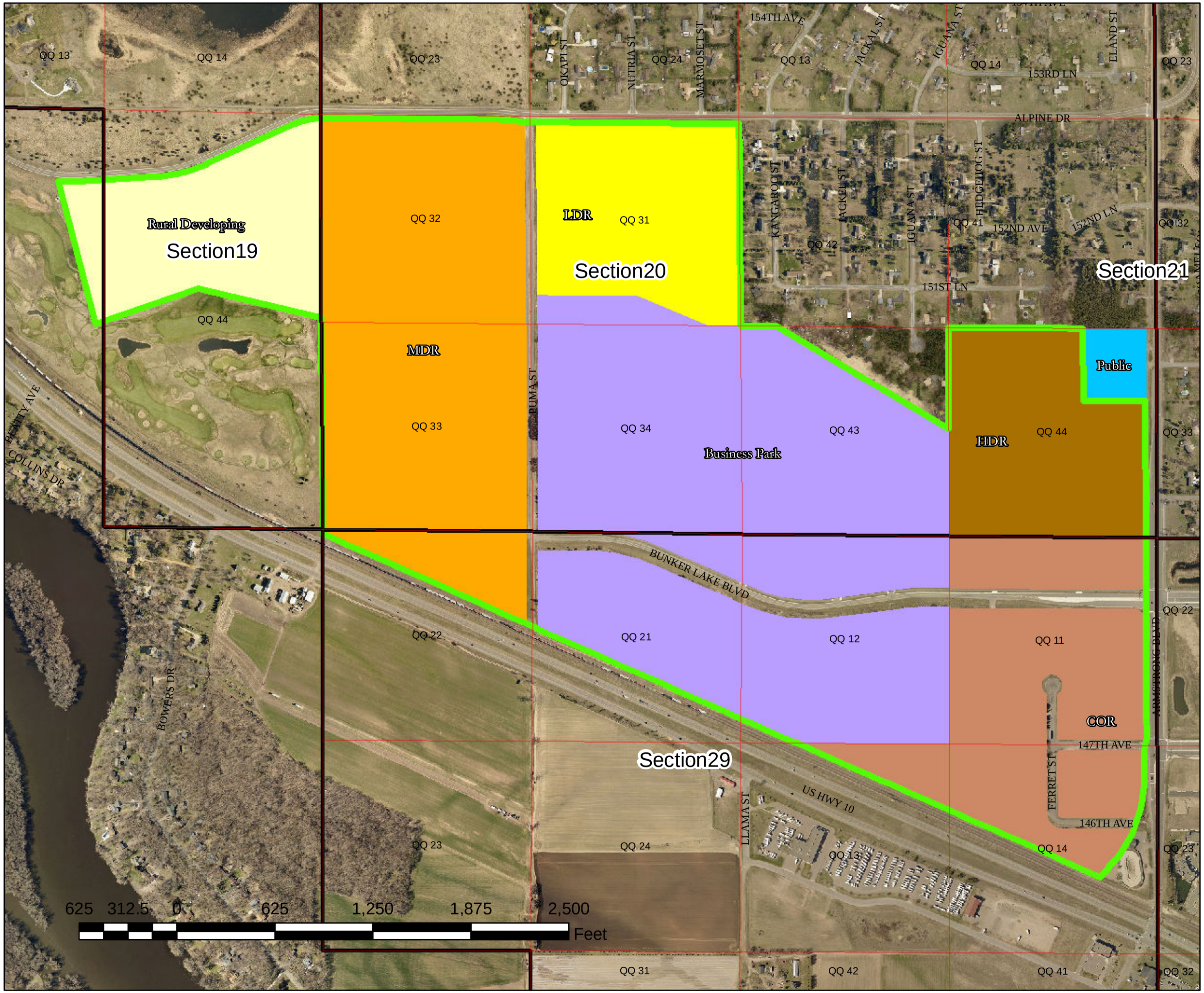
***Limiting Movement is the highest delay movement.

****Max Queue refers to the 95% Queue (Passenger car stored length = 25 ft, Heavy vehicle stored length = 45 ft)

C. Special Considerations

1. The trips from specific developments to Puma and Bunker Lake Blvd have not been analyzed. Trips to and from specific developments should be assigned to appropriate roadways based on the development roadway design. This is especially important for trip assignment at the intersection of Bunker Lake Blvd and Puma St.

2. Mitigation for intersections outside of the area due to development in the area have not been completed.



City of RAMSEY

Armstrong West
Proposed Future Land Uses

- Section QQ
- Section Only
- AUAR Boundary

Future Land Use

- Business Park
- COR
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Public/Quasi-Public
- Rural Developing

N

This is not an approved land use plan. This is a working document only, based on current feedback and concepts (both public and privately developed concepts).

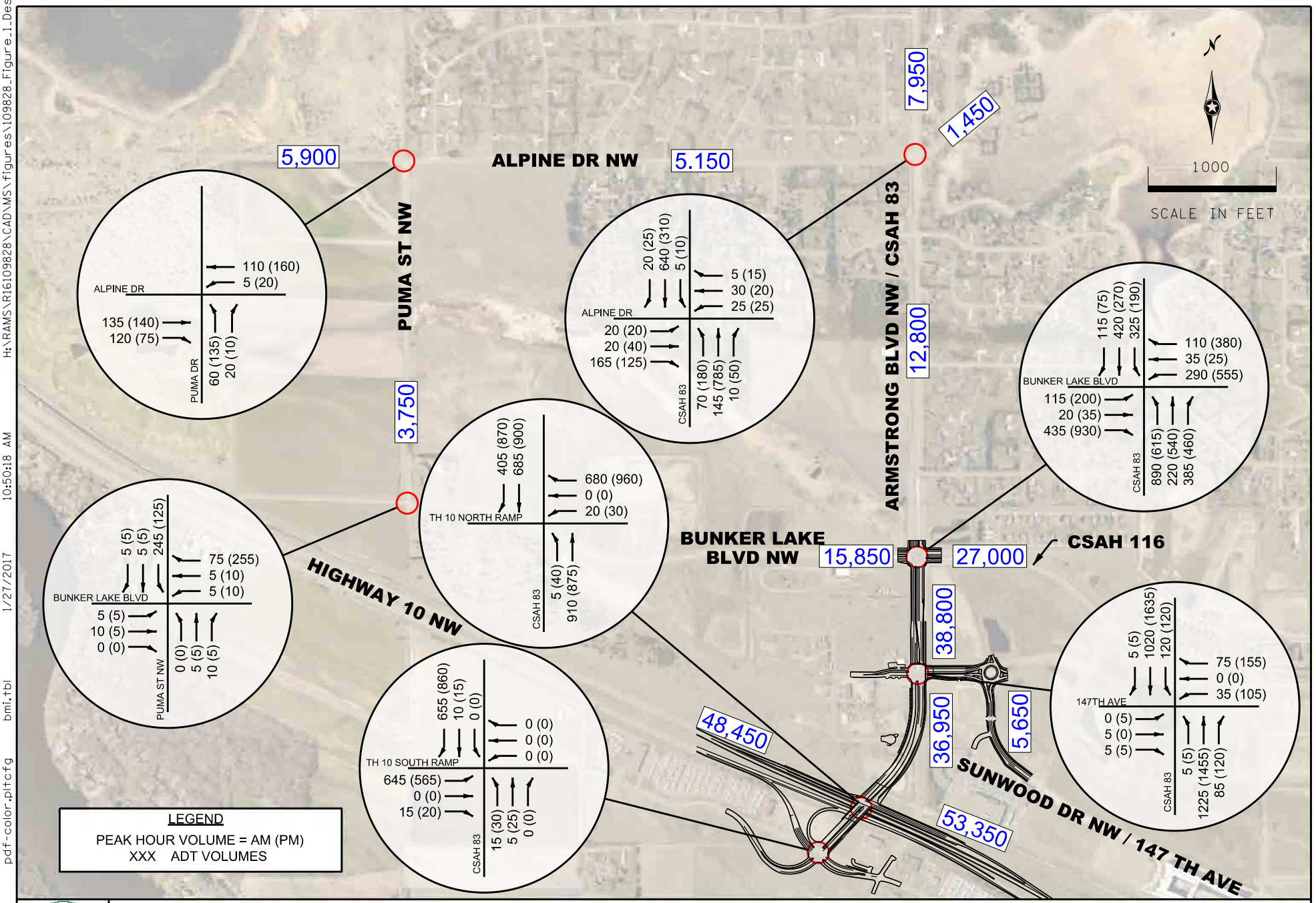


FIGURE 1: DESIGN YEAR (2040) TRAFFIC VOLUMES

FUTURE BUSINESS PARK TRAFFIC STUDY
RAMSEY, MN.

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Ramsey EDA Traffic Assumptions

Alternative 2: Business Park (January 2017 Update)

B-2 **Business Park** — 134.54 Acres — ITE Code 130 — Internal-to-Internal Reduction

Based on Acres

	Average Rate	#	% enter	% exit	entering	exiting		entering	exiting		Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM	8.55	1151	83	17	955	196	10%	860	177	0%	0	0	860	177
Afternoon	4.42	595	50	50	298	298	10%	268	268	0%	0	0	268	268
PM	8.84	1190	21	79	250	940	10%	225	847	0%	0	0	225	847
Weekday	63.11	8491	50	50	4246	4246	15%	3609	3609	0%	0	0	3609	3609

B-2 **Retail/Commercial** — 74.4 K ft^2 — ITE Code X — Internal-to-Internal Reduction

Based on Square Feet — 7.43 Acres

	Average Rate	#	% enter	% exit	entering	exiting		entering	exiting		Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM	7.41	552	53	47	293	259	20%	235	208	46%	109	96	126	112
Afternoon	5.46	407	50	50	204	204	20%	163	163	40%	66	66	97	97
PM	10.91	813	51	49	415	398	20%	332	319	39%	130	125	202	194
Weekday	124.59	9275	50	50	4638	4638	30%	3247	3247	39%	1267	1267	1980	1980

R-1 **Single Family Detached Housing** — 104 units — ITE Code 210 — 34.62 Acres — 3 Units per Acre

Based on Dwelling Units

	rate	#	% enter	% exit	entering	exiting	New Trips entering	New Trips exiting
AM	0.75	83	25	75	21	62	21	62
Afternoon	0.51	53	31	69	16	37	16	37
PM	1.01	109	63	37	69	40	69	40
Weekday	9.57	1078	50	50	539	539	539	539

R-2 **Residential Townhouse** — 527 units — ITE Code 230 — 87.79 Acres — 3 to 7 Units per Acre — Assume 6 Units per Acre

Based on Dwelling Units

	Average Rate	#	% enter	% exit	entering	exiting	New Trips entering	New Trips exiting
AM	0.44	196	17	83	33	163	33	163
Afternoon	0.26	138	31	69	43	95	43	95
PM	0.52	235	67	33	157	78	157	78
Weekday	5.81	2732	50	50	1366	1366	1366	1366

R-3 **Low Rise Apartment** — 525 units — ITE Code 221 — 43.74 Acres — 7 to 15 Units per Acre — Assume 12 Units per Acre

Based on Dwelling Units

	Average Rate	#	% enter	% exit	entering	exiting	New Trips entering	New Trips exiting
AM	0.46	215	21	79	45	170	45	170
Afternoon	0.29	153	31	69	47	106	47	106
PM	0.58	291	65	35	189	102	189	102
Weekday	6.59	3076	50	50	1538	1538	1538	1538

Rural Developing — ITE Code x

Assumed trips

	New Trips entering	New Trips exiting
AM	5	20
Afternoon		
PM	20	5
Weekday		

Total

	Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM	109	96	1090	704
Afternoon	66	66	472	602
PM	130	125	862	1266
Weekday	1267	1267	9032	9032

West of Commercial Area

	Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM			919	422
Afternoon			327	400
PM			471	970
Weekday			5514	5514

CC Regular Session **6. 2.**

Meeting Date: 03/24/2020

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #20-042 Postponing the Public Hearing for a Conditional Use Permit for a Ground Sign and Wall Signage at 7800 Sunwood Drive NW

Purpose/Background:

Due to Emergency Declarations at the local, State and Federal Level, the City is postponing this Public Hearing until further notice. New Public Hearing Notices will be provided. Staff will focus public hearings on projects with urgent needs.

On January 17, 2020, New Horizon Real Estate Development 6, LLP (DBA New Horizon Academy) purchased 7800 Sunwood Drive (the "Subject Property"), former site of Stone Brook Academy. Subsequently, Spectrum Sign Systems, Inc. (the "Applicant"), on behalf of New Horizon Academy (the "Property Owner"), submitted an application on February 6, 2020 for a Conditional Use Permit to install an oversized ground sign and wall signage on the Subject Property.

Notification:

The City attempted to send a mailing via Standard US Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of a public hearing. The Public Hearing is being conducted by the City Council, rather than Planning Commission, because there was an error in getting the official notification to the Anoka Union Herald in time for the March Planning Commission meeting.

Observations/Alternatives:

The following was the background on the original case.

The Subject Property is about 0.84 acres in size and is located in the COR-2 sub-district, slightly east of Northstar Marketplace (Coborn's anchored retail area). All of the surrounding properties are also in the COR-2 sub-district, with the railroad tracks and Highway 10 south of the Subject Property.

Per the COR Design Framework, the COR-2 sub-district is where more conventional suburban development is expected, rather than the neo-traditional development planned for the other sub-districts. Most of the sign regulations for the COR-2 sub-district mirror that of the more standard B-1 and B-2 Business Districts, with only a couple exceptions. Ground signs may be up to 100 square feet in area but they are restricted to a height of six (6) feet (note that this would mean a ground that is five feet tall and twenty feet long would be permissible). Similarly, wall signage is based on fifteen percent (15%) of the front facade of a building (just like in the Business Districts), but at least fifty percent (50%) of the signage must be placed on the measured wall. Finally, under project signs in the Design Framework, it is noted that a project sign (as written, this would include ground signs) shall not be in addition to wall signage.

If the COR-2 sub-district is indeed where the more conventional suburban development is expected, the differences in the aforementioned sign standards seem somewhat contradictory. Having a ground sign, as well as wall signage, is very typical for suburban commercial developments. Similarly, a twenty-five (25) foot tall ground sign (which would meet the standards of the Business Districts), near the southern boundary of the Subject Property and presumably visible from Highway 10, also seems very typical for conventional suburban development.

The request for a Conditional Use Permit appears to be reasonable and the proposed signage would be similar in nature to other sites within The COR (e.g. Casey's and Coborns).

The Planning Commission reviewed the request at their March 5, 2020 meeting and there were no written or verbal comments received about the request. There was some discussion by the Planning Commission about considering a monument style sign rather than the proposed pylon sign. However, the Applicant noted that the additional height of the pylon sign was desired for some visibility from Highway 10.

Alternatives

Alternative 1: Postpone action on this case.

Alternative 2: Do not postpone this case and take action on this case.

Funding Source:
The Applicant is responsible for all costs associated with this application.

Recommendation:
Staff recommends postponing this case.

Previous notes from original case.

The Planning Commission recommends approving the Conditional Use Permit for the requested deviations from sign standards.

Side note - Staff has received a few concerns about a portion of the design of the building from an aesthetic perspective. On the south wall that extends above the roof next to the sign. There is a 'gap' in this wall to allow for mechanical access. Staff would like to encourage a removable screen to blend with the overall design. This is not currently in the draft resolution, but could be added.

Action:
Motion to adopt Resolution #20-042 postponing the Public Hearing for a Conditional Use Permit to allow a twenty-five (25) foot tall ground sign, as well as wall signage, at 7800 Sunwood Drive NW.

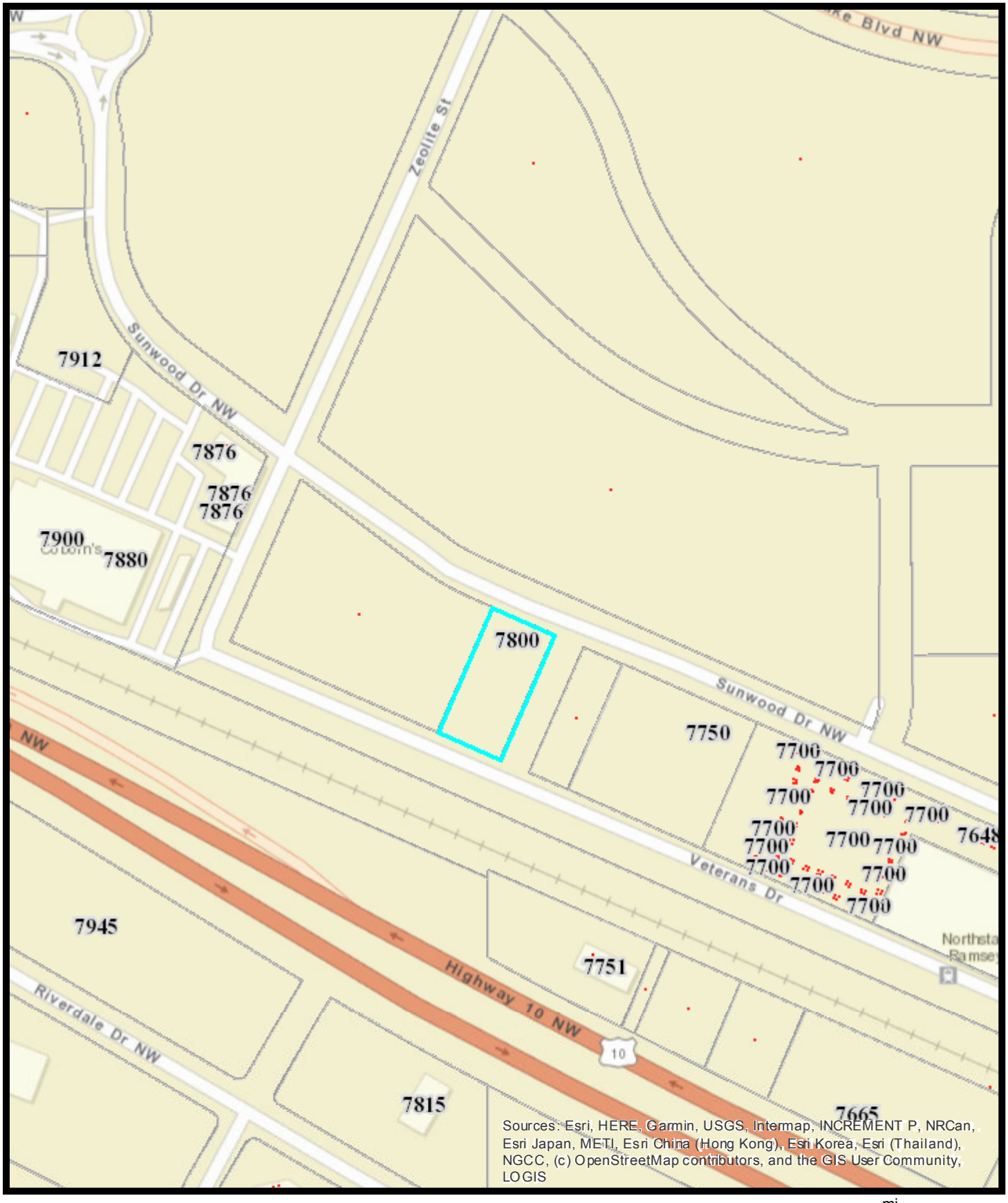
Attachments

Site Location Map
Proposed Signage and Locations
Draft Planning Commission Meeting Minutes Dated March 5, 2020
Res. #20-042: Postponement of Public Hearing

Form Review

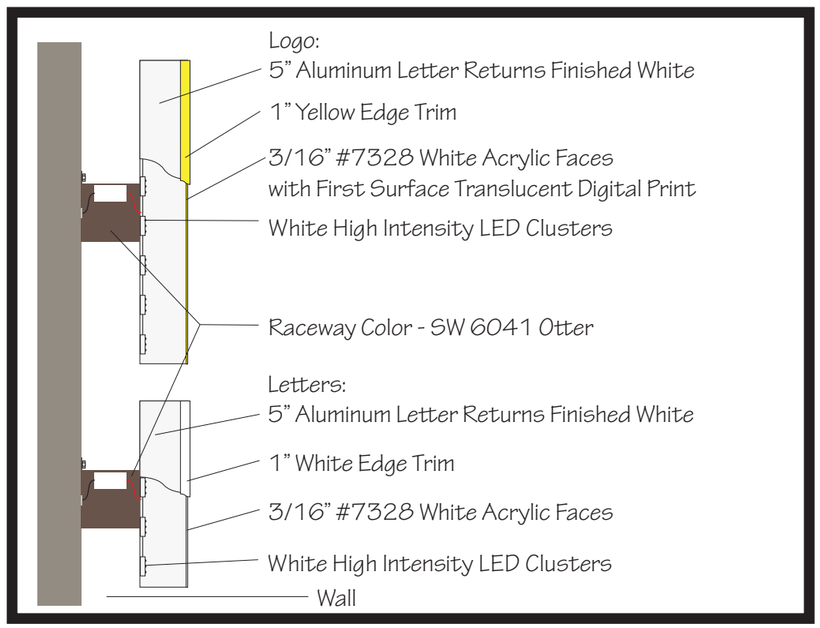
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	03/19/2020 10:43 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:09 PM
Form Started By: Chris Anderson		Started On: 03/06/2020 08:19 AM
Final Approval Date: 03/19/2020		

Site Location Map



1 New Horizon Academy - Ramsey - South Elevation

190787E



Side View

Furnish and Install (1) 4'-11" x 9'-0" LED Illuminated Raceway Mount Exterior Logo Display (44.25 SF)

- Due to variances among color monitors, the colors shown may vary from actual finish color -

SPECTRUM
SIGN SYSTEMS, INC
8786 W 35W Service Dr
Blaine, MN 55449
763.432.7447 OFFICE
763.208.9159 FAX
www.spectrum-signs.com

CLIENT INFORMATION
New Horizon Academy
Jared Olson
3405 Annapolis Lane North
Suite 100
Plymouth, MN 55447

PHONE
612-998-4317

JOBSITE
7800 Sunwood Dr
Ramsey, MN 55303

DATE/REVISIONS
11-19-19
2-4-20

DESIGNER
Alex Wasnick

SALESPERSON
Eric Tauscheck

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Customer Approval

Date

2 New Horizon Academy - Ramsey - South Elevation

190787E

Proposed Sign - South Elevation

Existing Sign to be Removed

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SIGN SYSTEMS, INC
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Blaine, MN 55449
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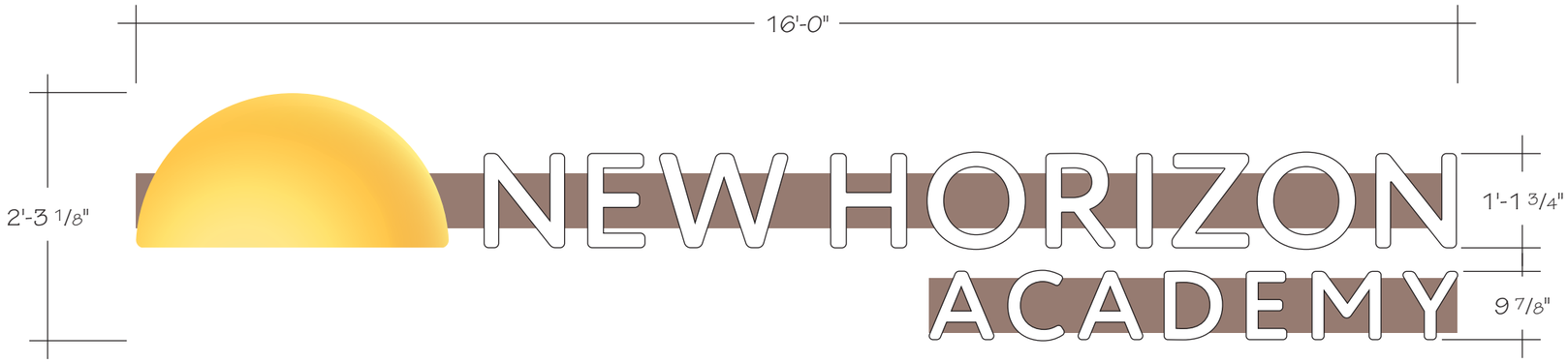
Customer Approval

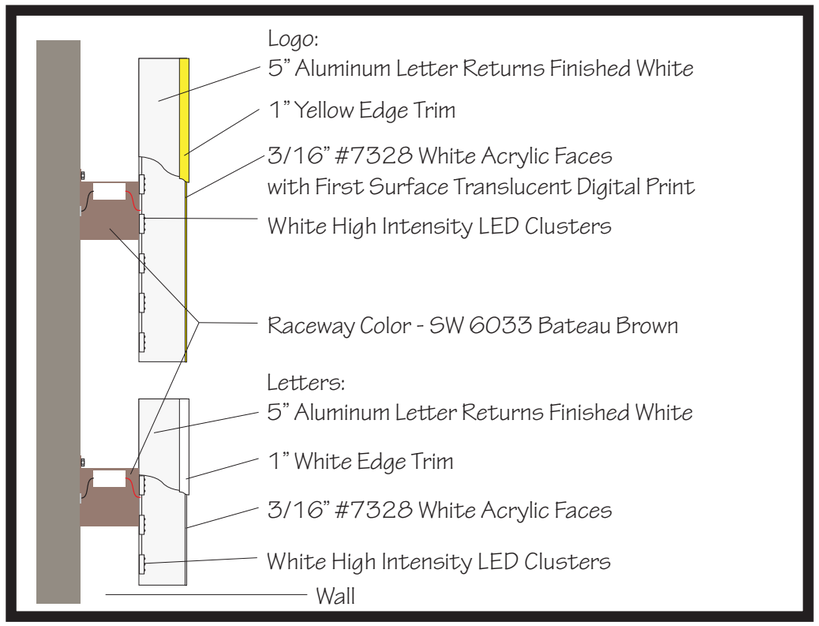
Date

- Due to variances among color monitors, the colors shown may vary from actual finish color -

3 New Horizon Academy - Ramsey - East Elevation

190787E





Side View

Furnish and Install (1) 2'-3 1/8" x 16'-0" LED Illuminated Raceway Mount Exterior Logo Display (36.16 SF)

- Due to variances among color monitors, the colors shown may vary from actual finish color -

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Customer Approval

Date

4 New Horizon Academy - Ramsey - East Elevation

190787E

Proposed Sign - East Elevation

- Due to variances among color monitors, the colors shown may vary from actual finish color -

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www.spectrum-signs.com

CLIENT INFORMATION

New Horizon Academy

Jared Olson

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Suite 100

Plymouth, MN 55447

PHONE

612-998-4317

JOBSITE

7800 Sunwood Dr

Ramsey, MN 55303

DATE/REVISIONS

11-19-19	
2-4-20	

DESIGNER

Alex Wasnick

SALESPERSON

Eric Tauscheck

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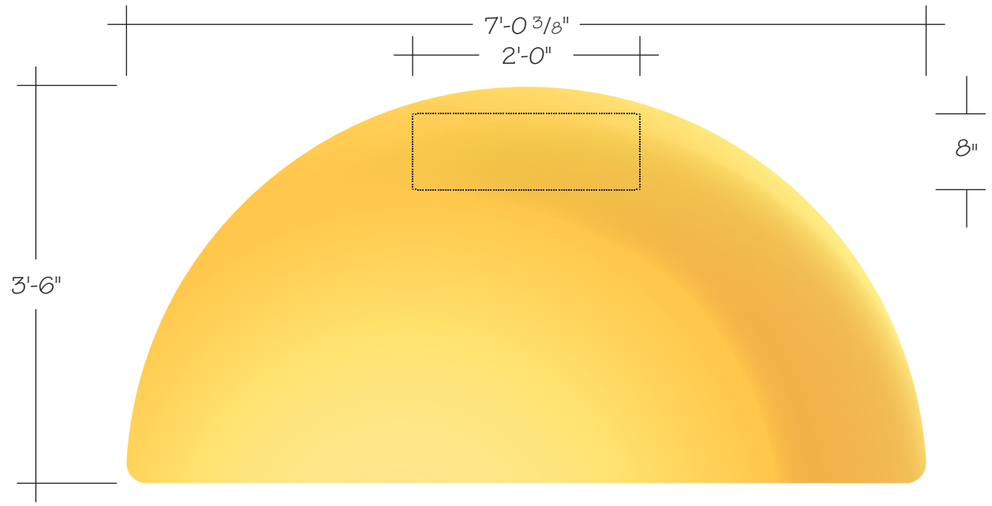
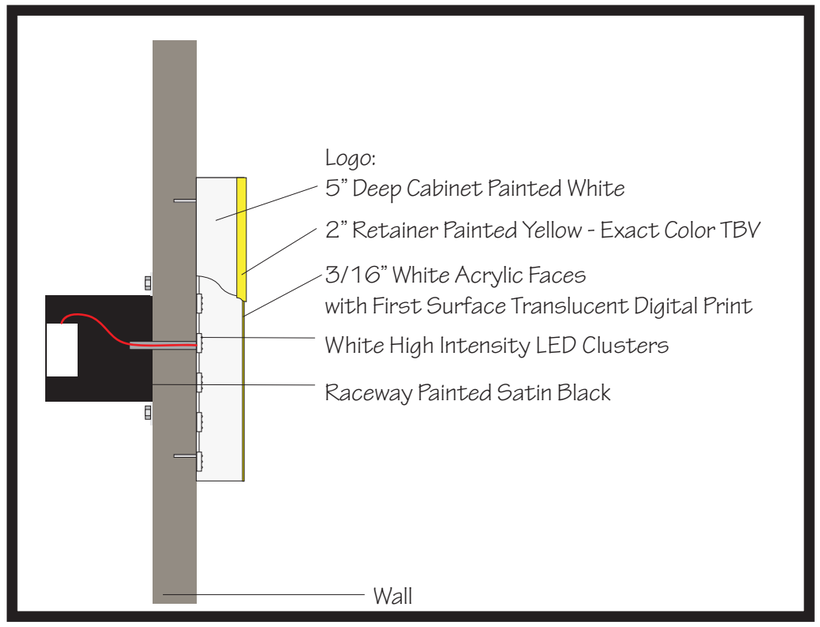
Customer Approval

Date

5 New Horizon Academy - Ramsey - North Elevation

190787E





Side View

Furnish and Install (1) 3'-6" x 7'-0 3/8" LED Illuminated Remote Mount Exterior Logo Display with Raceway on Backside of Parapet Wall (24.6 SF)

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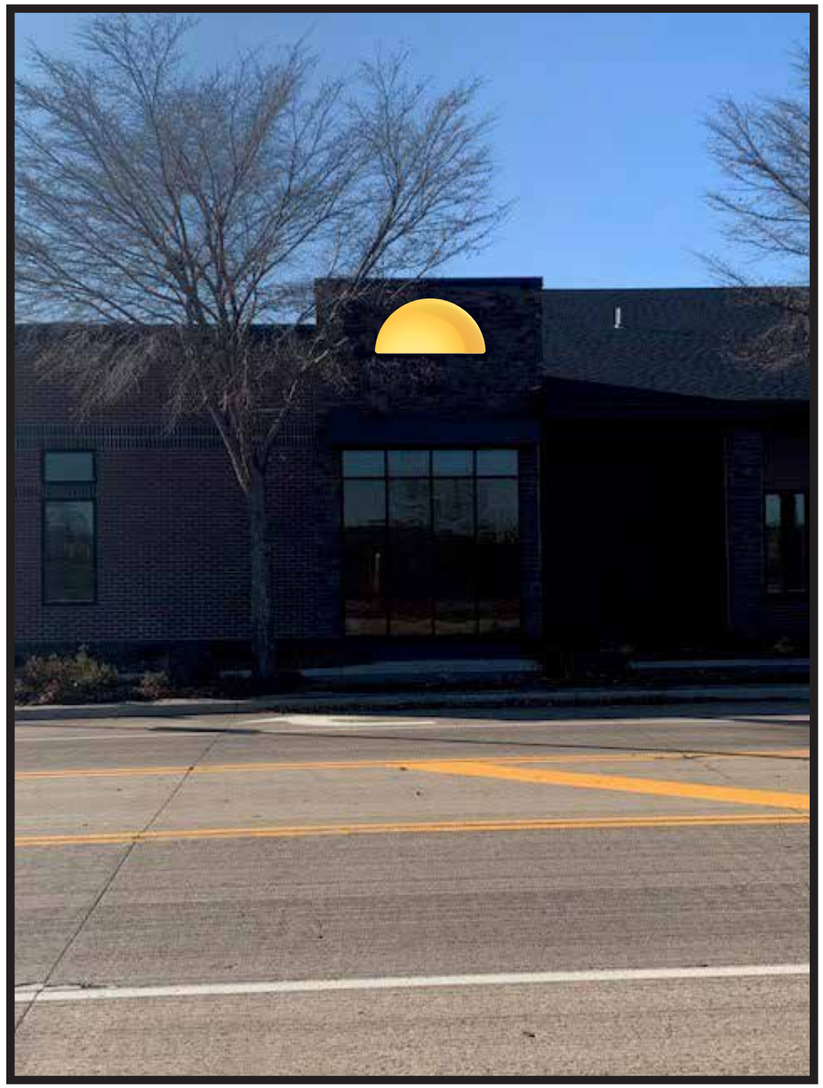
Customer Approval

Date

6 New Horizon Academy - Ramsey - North Elevation

190787E



Proposed Sign - North Elevation

Existing Sign to be Removed

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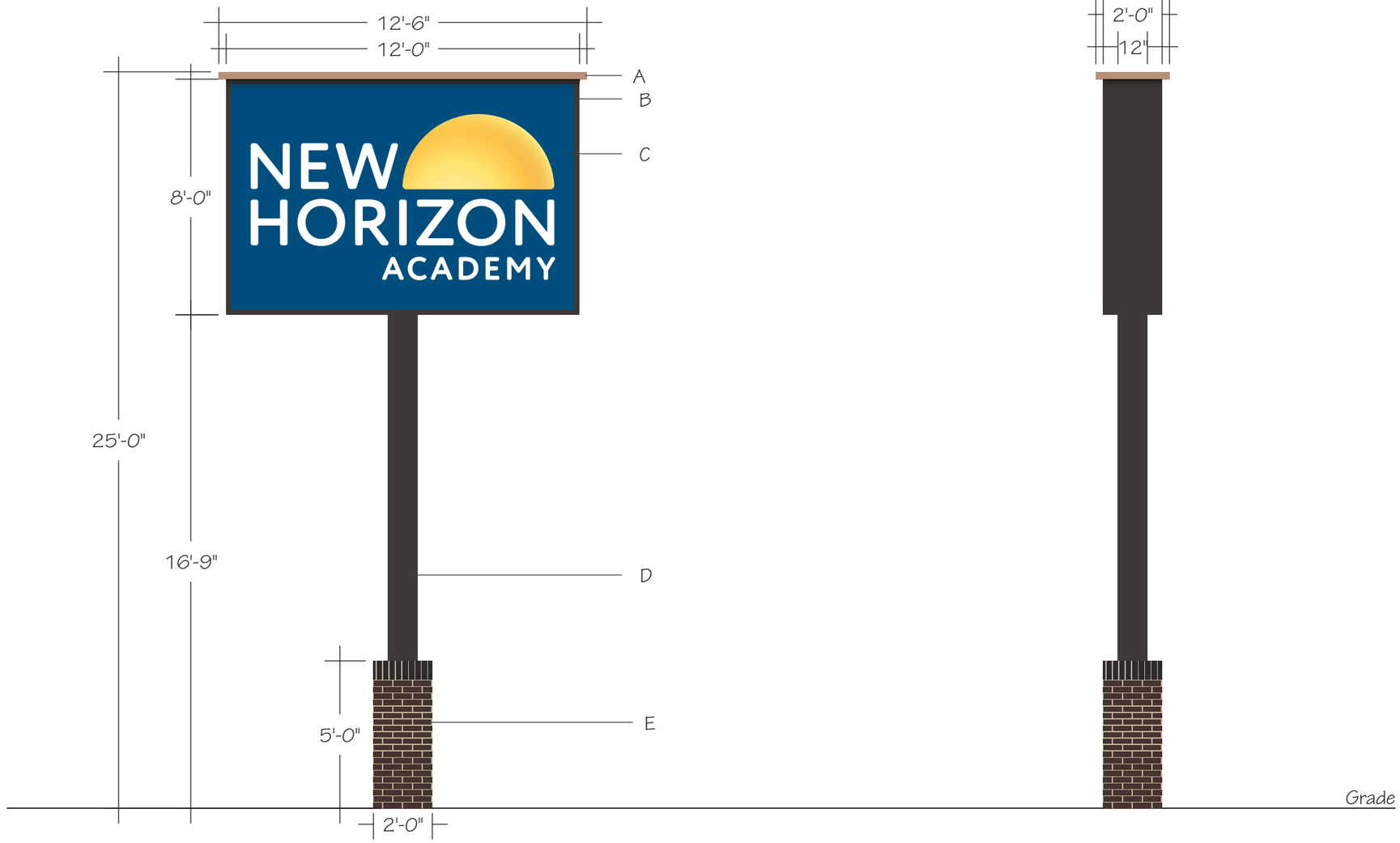
Customer Approval

Date

7 New Horizon Academy - Ramsey - Pole Sign

190787E



Furnish and Install (1) 8'-0" x 12'-0" D/F LED Illuminated Pole Sign (96 SF)

A. Aluminum Cap Painted to Match Building - Color TBV
B. 8' x 12' x 2' D/F Cabinet with 2" Retainers Painted Dark Bronze
C. Digitally Printed Translucent Flex Face - Background to Match Pantone 301 C
D. 12" Diameter Schedule 40 Pole Painted Dark Bronze
E. Brick Base to Match Masonry on Building - Brick and Grout Color TBV

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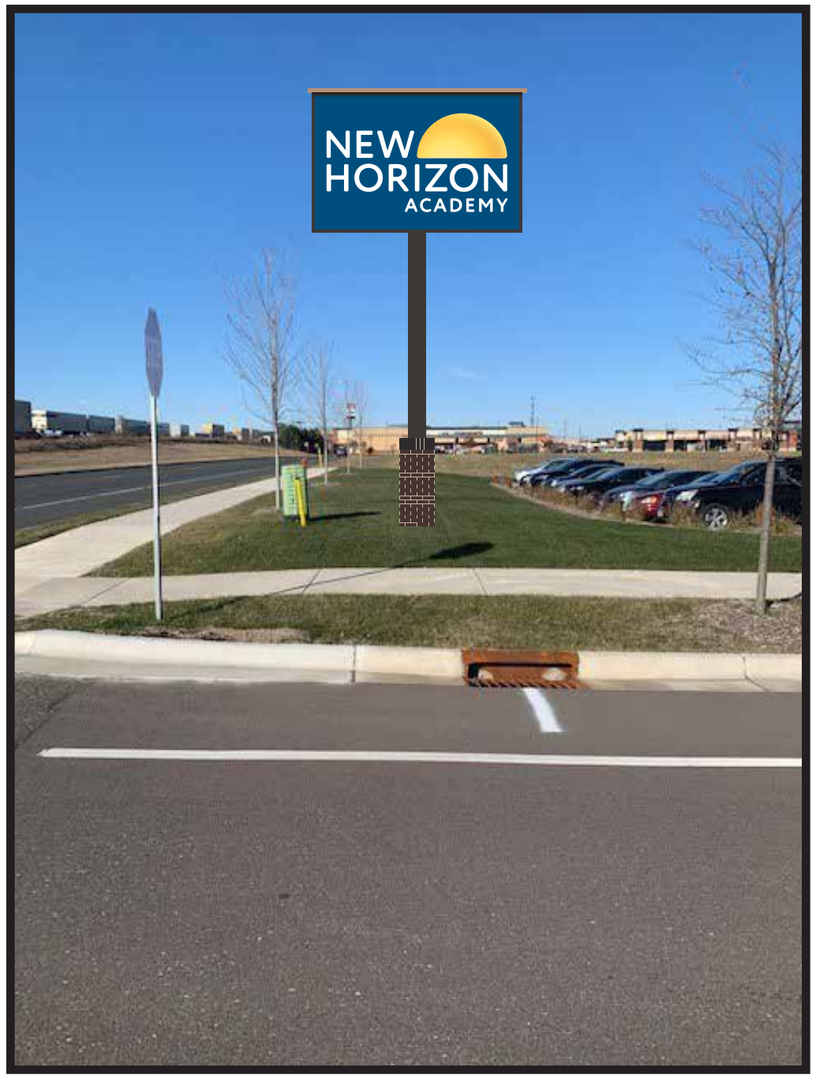
Customer Approval

Date

8 New Horizon Academy - Ramsey - Pole Sign

190787E



Proposed Sign - East Face

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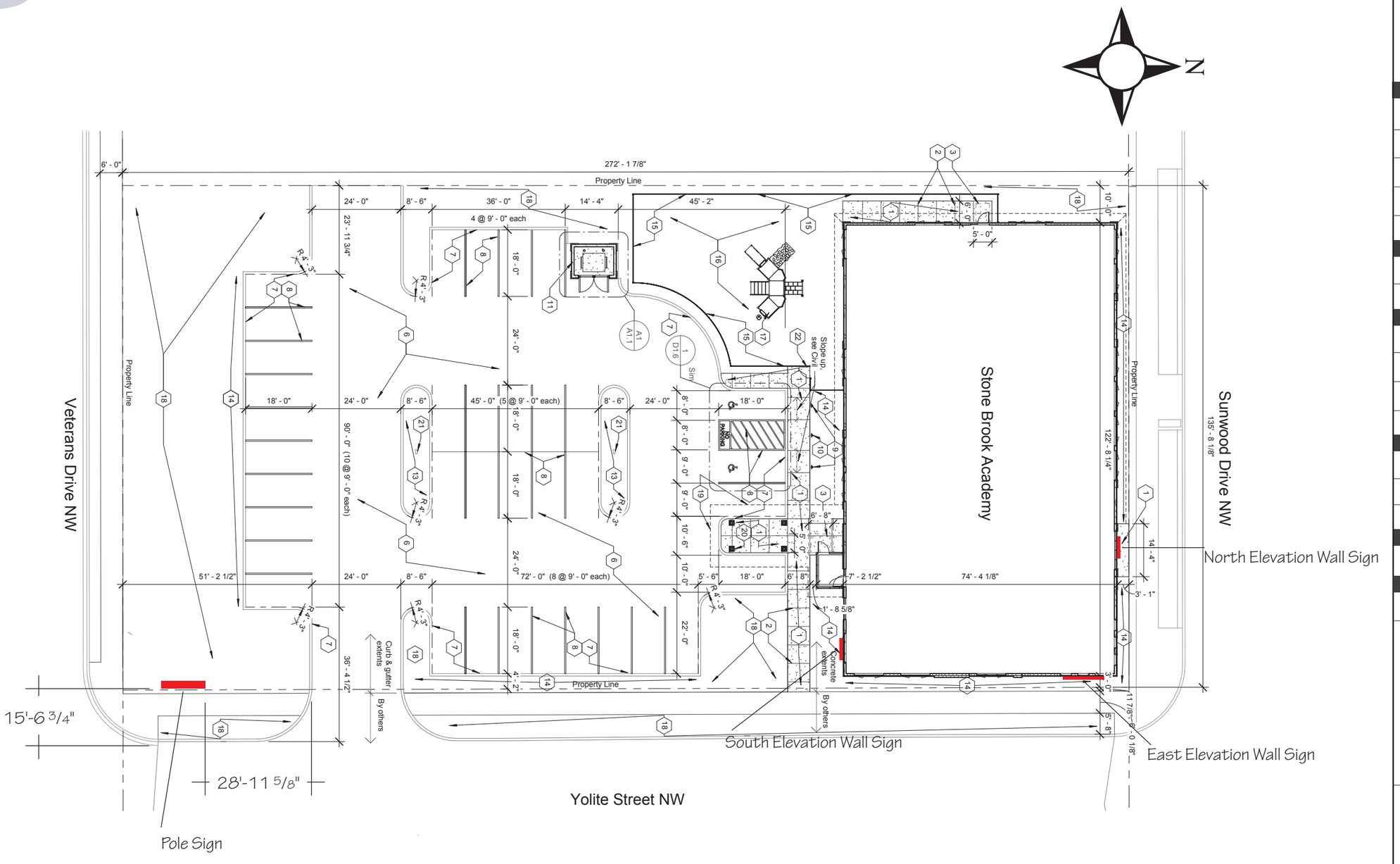
Customer Approval

Date

9 New Horizon Academy - Ramsey - Site Map

190787E



Scale: 1/4" = 7'-3 1/4"

- Due to variances among color monitors, the colors shown may vary from actual finish color -

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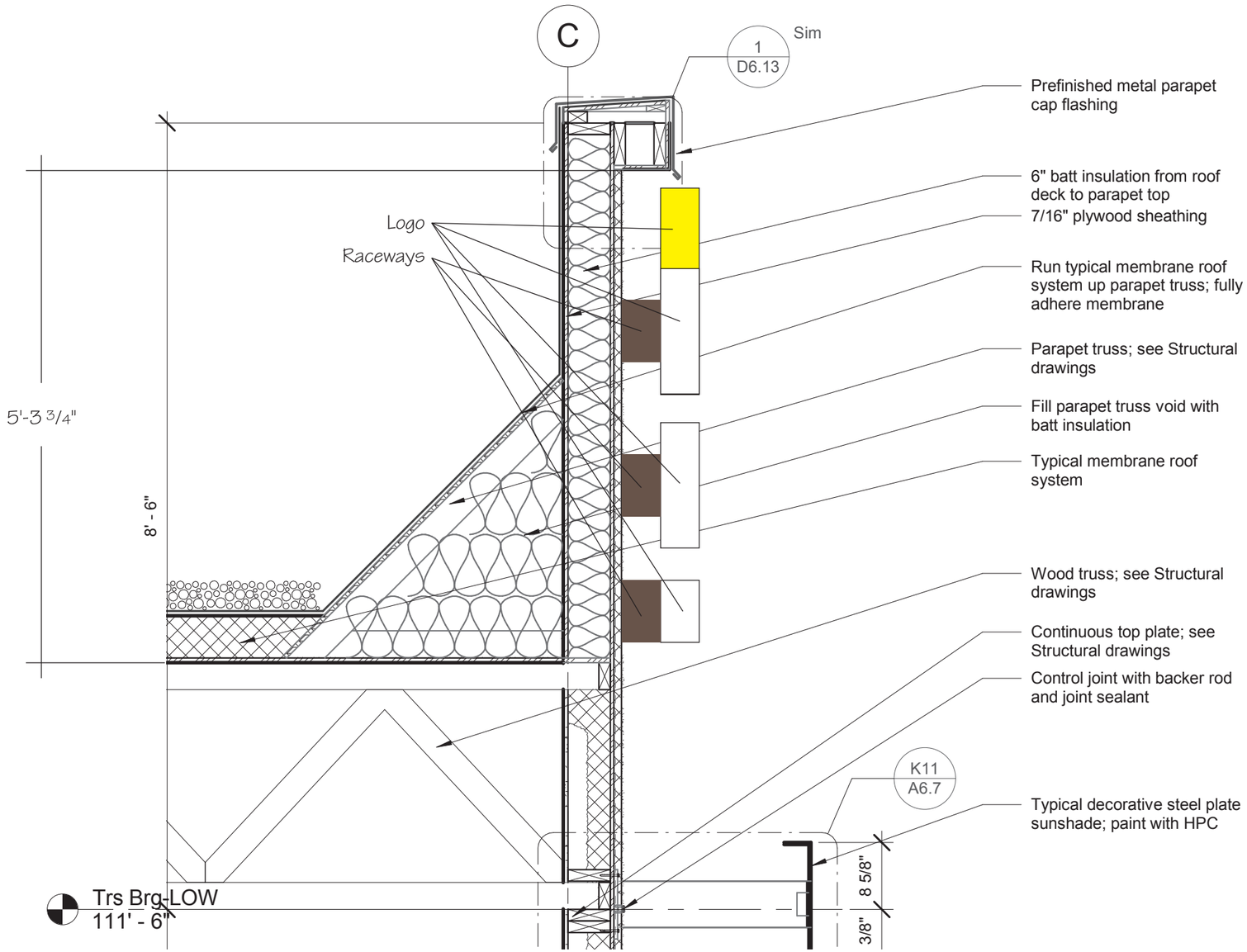
10 New Horizon Academy - Ramsey - South Elevation Wall Section

190787E



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Customer Approval

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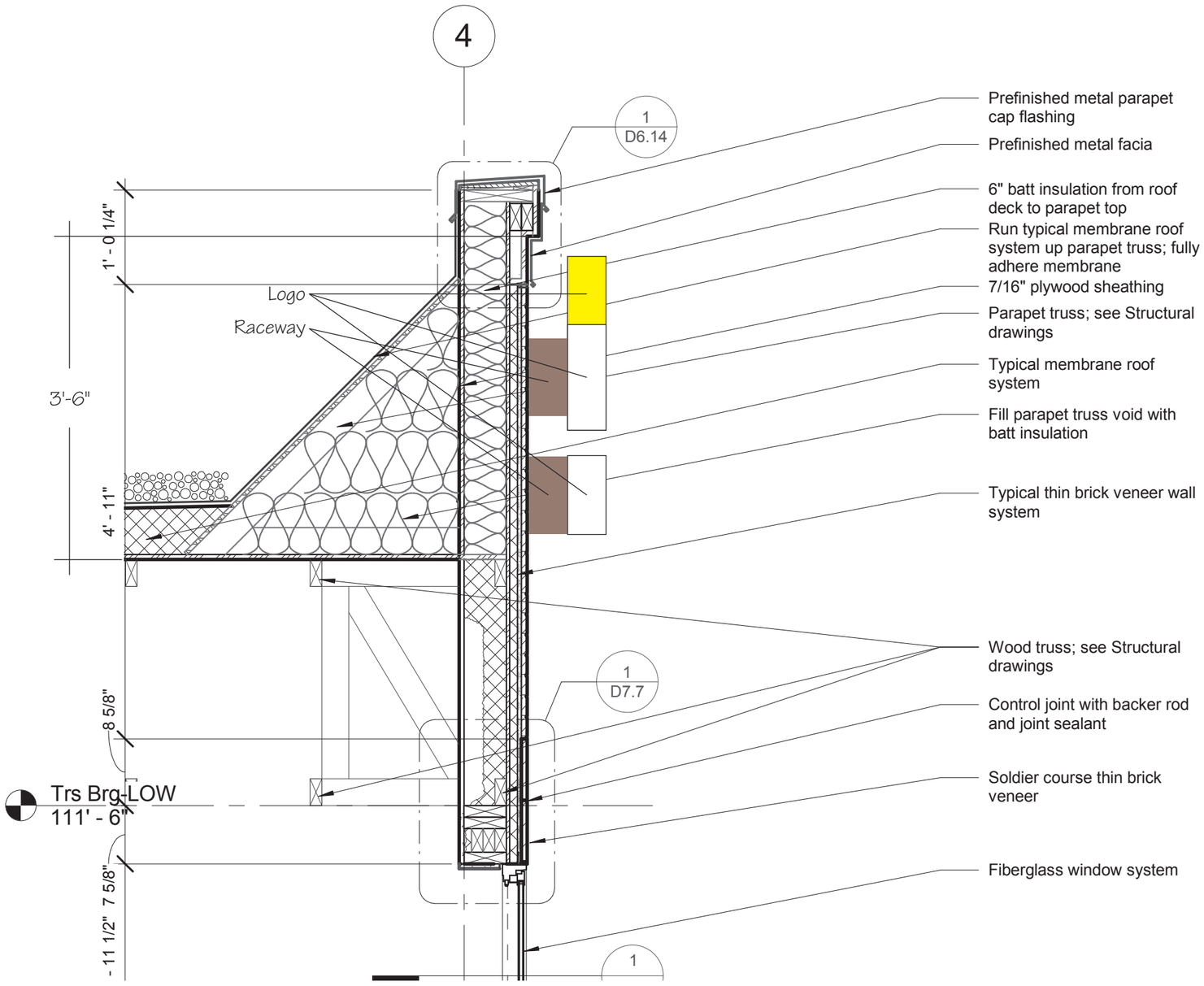
11 | New Horizon Academy - Ramsey - East Elevation Wall Section

190787E



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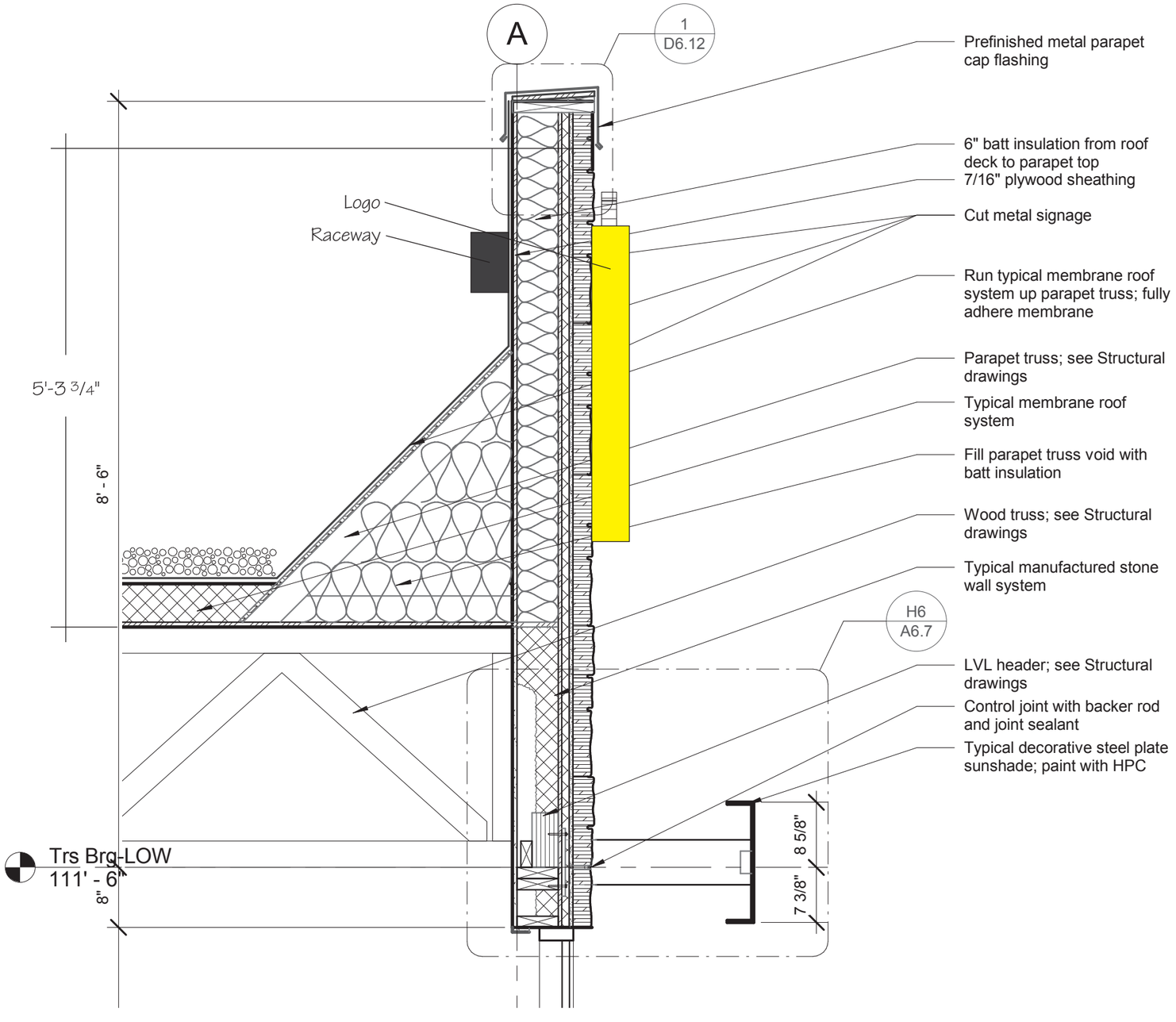
Date

12 | New Horizon Academy - Ramsey - North Elevation Wall Section

190787E



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Customer Approval

Date

6.01: Consider Request for Conditional Use Permit for a Ground Sign and Wall Signage at 7800 Sunwood Drive NW (Project No. 20-102); Case of New Horizon Academy

Presentation

City Planner Anderson presented the Staff Report stating that staff recommends approving the request for a Conditional Use Permit for the requested deviations from sign standards.

Commission Business

Chairperson Bauer stated that it is clear that the Commission needs to discuss the overall sign ordinance.

City Planner Anderson stated that staff has begun to work with the planning consultant on that topic and will bring that information forward to the Commission once ready.

Commissioner VanScoy stated that there is an overlay for the Armstrong Interchange District and asked if that impacts this situation.

City Planner Anderson confirmed that district allows administrative approval of ground signs up to 150 square feet in are and 50 feet in height but excludes parcels within The COR and therefore does not apply to this parcel.

Chairperson Bauer invited the applicant to provide any additional comments.

Eric Tauscheck, Spectrum Signs, stated that he is present to address any questions. He stated that stone and masonry work has been added to the base of the sign in attempt to tie into the aesthetics of the building.

Commissioner VanScoy asked the specific reason for requesting a 25-foot sign.

Mr. Tauscheck replied that the sign would be visible from the highway. He stated that when possible, the company would like to maximize the visibility when adjacent a highway.

Commissioner VanScoy stated that if the City continues on this path, Ramsey will face a forest of signs in this area. He asked if the business would be in agreement with a monument sign.

Mr. Tauscheck replied that although that could be a possibility, it would not be visible from the highway.

Commissioner VanScoy stated that this is another reason the City needs to expedite its review of the sign ordinance.

Senior Planner McGuire Brigl stated that staff originally believed that this sign would be administratively approved but the City Attorney suggested that the Commission review this request because although allowed in the district, the language is not clear.

DRAFT

Commissioner VanScoy stated that The COR is not intended to be the typical suburban development and he is having difficulty continuing to support these types of requests. He recognized that visibility is important for retail and commercial businesses along Highway 10. He stated that although the master sign plan addresses that intent, it has not yet been accomplished. He stated that he would support a monument sign along the highway that would be visible to support these businesses, similar to the City signs near the rail station and Ramsey Boulevard. He agreed that visibility is critical but did not believe that ending up with multiple signs is the intention.

City Planner Anderson read language from The COR design framework related to allowed signage.

Commissioner VanScoy stated that he finds it difficult to support this situation.

Chairperson Bauer referenced the location of this property and the two vacant lots that have interest from two potential businesses. He asked if there could be shared signage for those three parcels.

Senior Planner McGuire Brigl stated that the two vacant parcels are both owned by the City and will come forward for a lot split and therefore the City could ask for shared signage at that time. She stated that the City can still look into shared monument signage but that would be further into the future. She reviewed the type of signage that could be approved administratively, noting that this traditional ground sign would be preferred to what could be allowed under the Code.

Chairperson Bauer asked if the business would be open to building signage at this time and waiting for the future development of the adjacent parcels in attempt for shared signage.

Mr. Tauscheck stated that while he understands the intent he could not speak for the business.

Commissioner Johnson asked why the business does not use one of the open spaces on the Coborn's sign.

Mr. Tauscheck replied that there is another property owner and location for that sign, and it would not be New Horizon's space to take.

City Planner Anderson stated that he cannot speak for the management company for NorthStar Marketplace, but he presumes that they are typically promoting businesses within their own project space and not an adjacent parcel. He stated that potentially opens the discussion of off premise signage that was discussed the previous month.

Commissioner Woestehoff stated that the information shows that the sign would be illuminated and asked if that would be lit 24 hours per day.

Mr. Tauscheck replied that the illumination would be set on a timer and would be lit during set hours.

DRAFT

Councilmember Musgrove asked the height of the monument sign that the City owns on Ramsey Boulevard.

City Planner Anderson replied that sign is between 23 to 25 feet in height.

Councilmember Musgrove asked for the height of the U.S. Bank sign.

City Planner Anderson replied that sign is 75 feet in height.

Councilmember Musgrove stated that she likes this sign proposal as it is on the applicant's property and will be paid for by the applicant. She commented that the City owned sign at Ramsey Boulevard is recommended payment and therefore the City is not always paid for those spaces. She commented that when traveling on Highway 10, she does not see a lot of signage. She stated that signage is key for businesses and attracting businesses to Ramsey. She stated that the Council recognizes that signage is key in attracting more businesses into The COR.

Commissioner Gengler commented that this is a reasonable request and it is important for businesses to be able to promote themselves and be visible.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council approve Resolution #20-042 granting a Conditional Use Permit to allow a 25-foot-tall ground sign as well as wall signage at 7800 Sunwood Drive NW.

Further discussion

Commissioner VanScoy cautioned that every business will want a sign and if the City does not provide reasonable support for that, it will become a forest of signage. Commissioner Johnson stated that he agrees with that and would prefer to see wall signage for now and delay additional signage until a monument sign is available.

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

DRAFT

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

RESOLUTION #20-042

A RESOLUTION POSTPONING THE PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW BOTH A GROUND SIGN AND WALL SIGNAGE ON THE PROPERTY LOCATED AT 7800 SUNWOOD DRIVE NW AND DECLARING TERMS OF SAME

RECITALS

1. Due to Emergency Declarations at the local, State and Federal level, the City the City must reassess how to conduct Public Hearings to ensure procedural compliance.

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

That the Public Hearing for a Conditional Use Permit for an oversized ground sign and wall signage at 7800 Sunwood Drive NW is hereby postponed due to the ongoing concerns of COVID-19 and that new Public Hearing Notices will be provided in the future.

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 24th day of March, 2020.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared John LeTourneau and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

CC Regular Session **6. 3.**

Meeting Date: 03/24/2020

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #20-027 Postponing the Public Hearing for a Conditional Use Permit for an Oversized Ground Sign at 7990 Sunwood Drive NW

Purpose/Background:

Due to Emergency Declarations at the local, State and Federal Level, the City is postponing this Public Hearing until further notice. New Public Hearing Notices will be provided. Staff will focus public hearings on projects with urgent needs.

The City received an application from RGH Ramsey LLC (the "Applicant") for a Conditional Use Permit to construct and maintain an oversized ground sign on the property located at 7990 Sunwood Drive NW (the "Subject Property"). The Applicant has an active purchase agreement with the City for the Lots 1-3, Block 1 COR TWO, which includes the Subject Property. The Planning Commission conducted a Public Hearing on February 6, 2020 regarding the Applicant's original request and tabled action to provide the Applicant an opportunity to make modifications to the request.

The original request was for a sixty (60) foot tall sign with 999 square feet of sign area to be located on a city-owned parcel west of Armstrong Blvd ('off-premise'). Based on discussion and feedback from the Planning Commission, the Applicant modified the request to locate the proposed sign 'on-premise' (on the Subject Property), reduced the square footage from 999 down to 324, and increased the height from sixty (60) feet to seventy-five (75) feet.

Notification:

The City attempted to send a mailing via Standard US Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of a public hearing. The Public Hearing is being conducted by the City Council, rather than Planning Commission, because there was an error in getting the official notification to the Anoka Union Herald in time for the March Planning Commission meeting.

Observations/Alternatives:

Background from original case.

As noted, based on feedback from the Planning Commission, the Applicant has modified the request. The proposal is for a ground sign (the "Sign") that would be 324 square feet in area (or an aggregate of 648 square feet for a double-sided sign) and seventy-five (75) feet tall. The revised proposal represents a reduction in square footage of about sixty-seven percent (67%). Furthermore, the Applicant has modified the proposed location of the Sign to be on the Subject Property, which would be 'on-premise' rather than the previous proposal, which was 'off-premise' on a city-owned parcel.

The proposed Sign is now very comparable to other approved and/or existing ground signs in the vicinity of the Armstrong Blvd overpass (see table below). Furthermore, the Sign does include a decorative base consisting of faux stone that is approximately eleven (11) feet in height, maintaining an enhanced appearance at the pedestrian level. Finally, the Sign would provide tenant space for all three (3) parcels at the southeast corner of Armstrong Blvd and Sunwood Drive.

	Square	

Project	*Square Footage*	*Height*
Northstar Marketplace	*334 Square Feet*	*75 Feet*
Ramsey Commons (former US Bank)	*225 Square Feet*	*75 Feet*
West Armstrong Retail/PSD (approved not installed yet)	*320 Square Feet*	*75 Feet*
RGH Ramsey LLC (proposed)	*324 Square Feet*	*75 Feet*

Alternatives

Alternative 1: Postpone Public Hearing on this case.

Alternative 2: Do not postpone Public Hearing on this case and take action.

Funding Source:
The Applicant is responsible for all costs associated with this application.

Recommendation:
Staff recommends postponing this case.

When appropriate time arrives, Planning Commission recommends approving the request for a Conditional Use Permit for an oversized ground sign.

Action:
Motion to adopt Resolution #20-027 postponing the Public Hearing for a Conditional Use Permit for an oversized ground sign at 7990 Sunwood Drive NW.

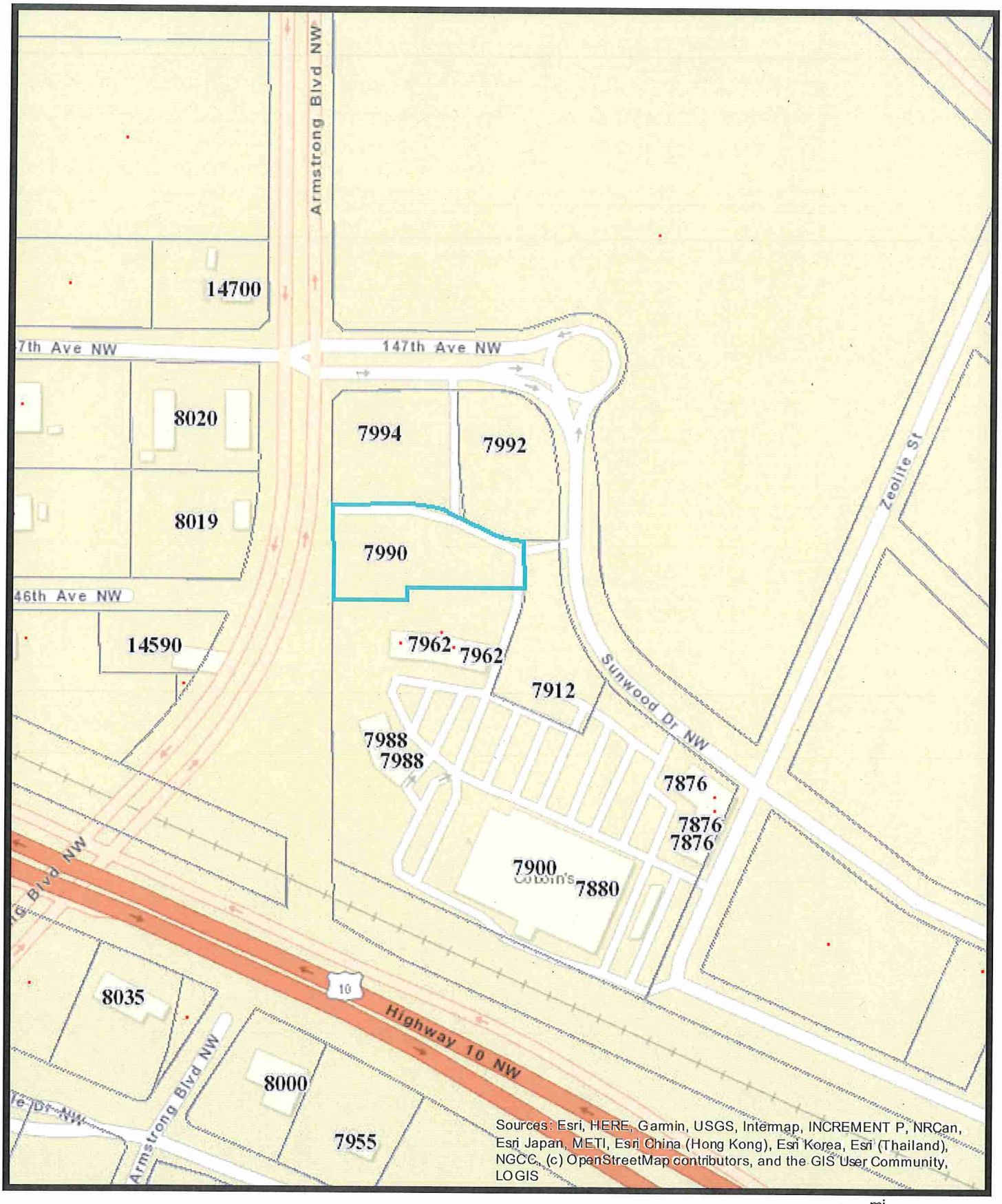
Attachments

Site Location Map
Proposed Sign
Exhibit of Approved Oversized Signs
Planning Commission Meeting Minutes Dated February 6, 2020
Draft Planning Commission Meeting Minutes Dated March 5, 2020
Resolution #20-027: Postponement of Public Hearing

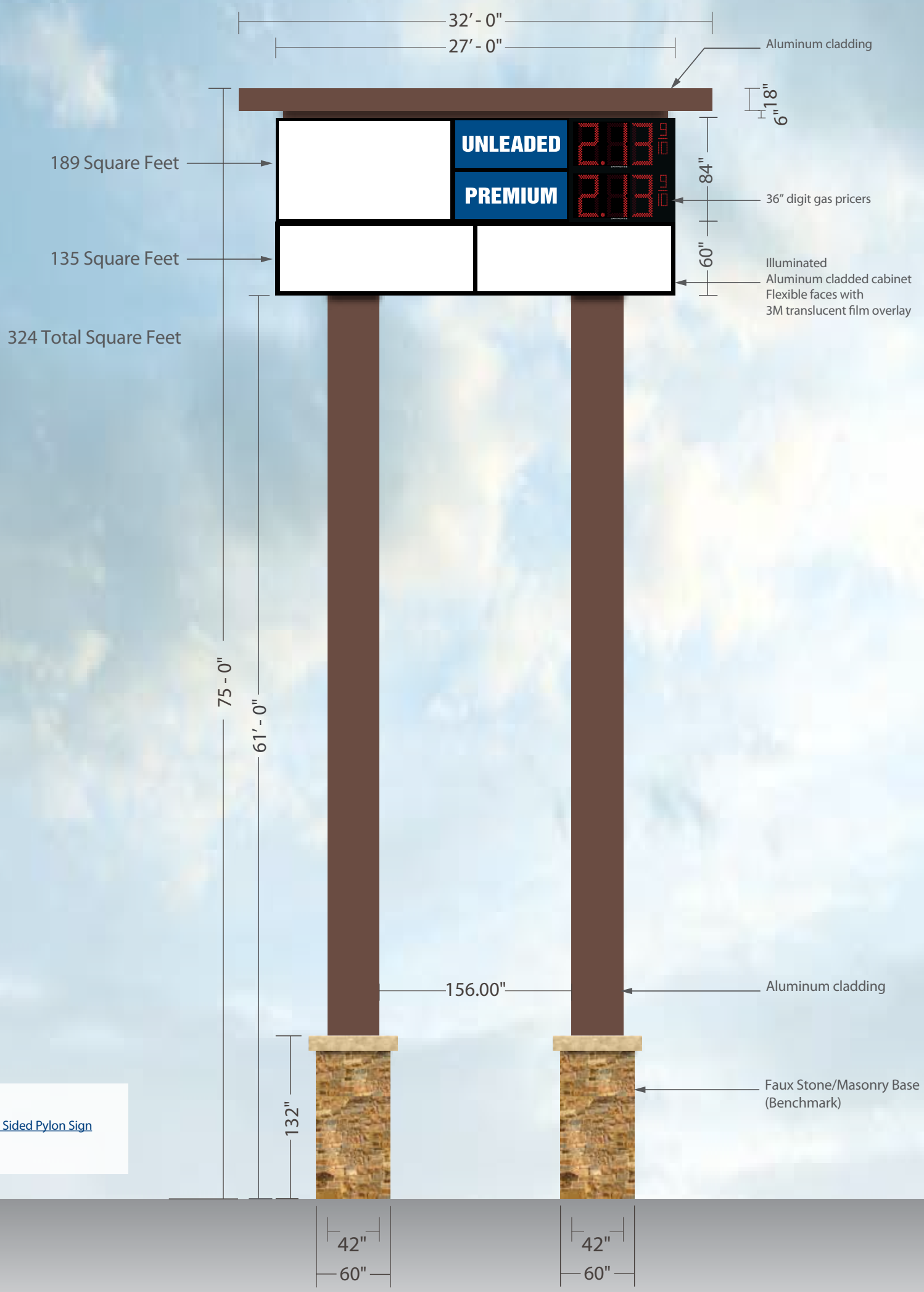
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	03/19/2020 10:37 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:10 PM
Form Started By: Chris Anderson		Started On: 03/06/2020 08:46 AM
Final Approval Date: 03/19/2020		

Site Location Map



Due to the limitations of the printing process, the colors shown may not reflect actual colors.



Illuminated Double Sided Pylon Sign

INDIGO SIGNWORKS

fargo | alexandria | bismarck | grand forks | minot | st. cloud | minneapolis

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File location: G: \ H \ Hardy, Rob \ Working Sketch Files \ Fargo_Pylon_64753_FINAL

Rob Hardy	Fargo, ND Quote # 64753 FINAL	Date: 02/05/2019 Revised Date: 03/13/2019 05/09/2019 12/12/2019 12/30/2019 02/04/2020 02/06/2020 02/12/2020 02/13/2020	
Sales Representative: Jill Gustofson	Drawn by: GAN	Page Scale: 1/8" = 1'-0" Page Size: 11x17	

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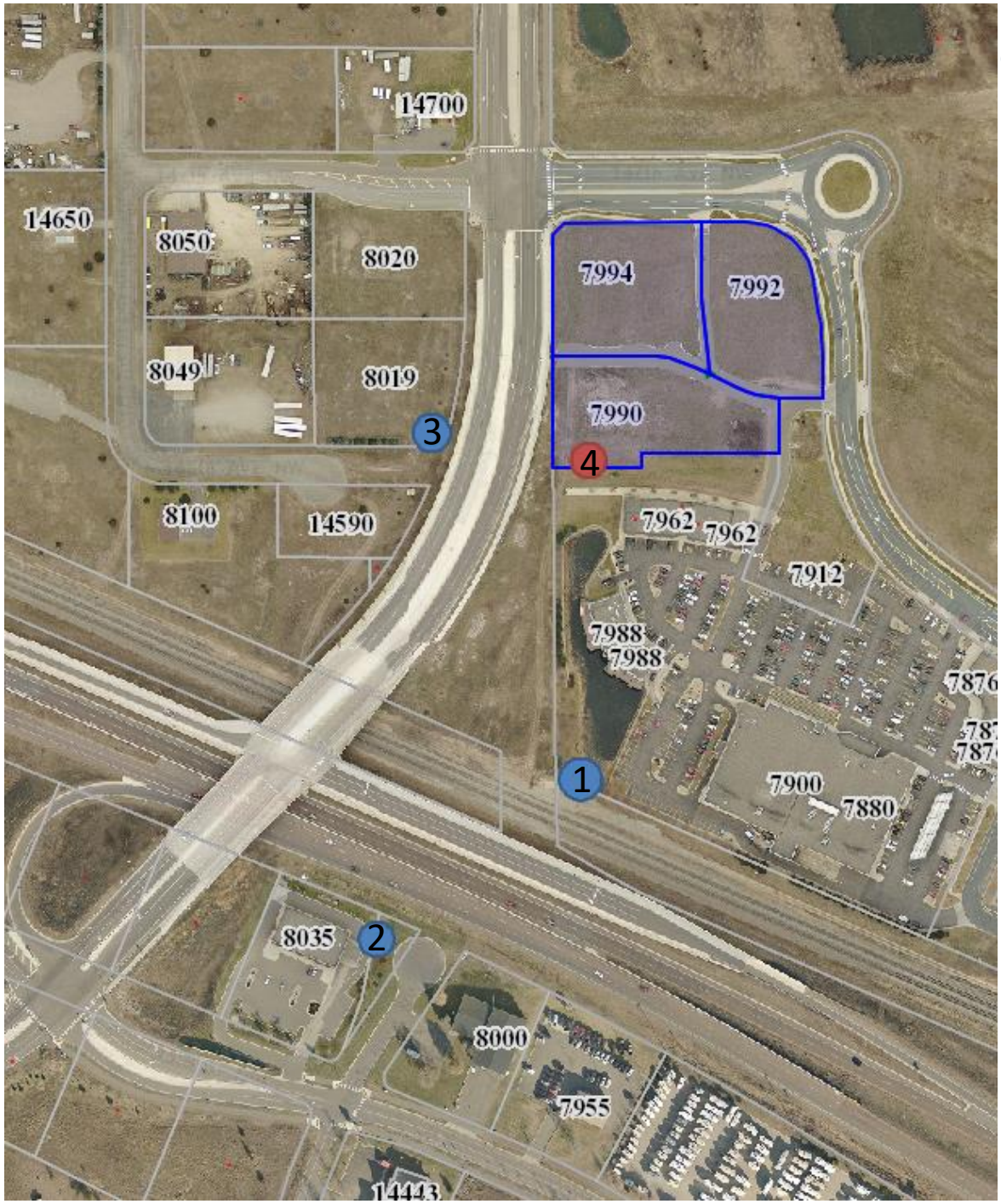


1. Coborns Sign:
   75’ tall; 334 sq. ft.

2. Ramsey Commons Sign:
   75’ tall; 225 sq. ft.

3. West Armstrong Sign*:
   75’ tall; 320 sq. ft.
   * Not installed yet

4. Proposed Sign:
   75’ tall; 324 sq. ft.

Parcels outlined in blue are under contract for purchase by Applicant from City.

5.03: Public Hearing: Consider Request for Conditional Use Permit for Oversized Ground Signs at 14590 Armstrong Blvd NW (Project No. 20-101); Case of RGH Ramsey LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 8:10 p.m.

Presentation

City Planner Anderson presented the staff report stating that while a request for an oversized ground sign is not necessarily unusual, the square footage proposed with his request is larger than contemplated in previous discussions. As a result, staff is in need of some policy direction from the Planning Commission before any specific recommendation can be provided. While staff understands the Planning Commission desires to broaden the scope of administrative approvals for signs, the size is larger than what had been discussed in the past, and larger than staff is comfortable with approving administratively at this time. Staff is understanding of the desire for visibility from Highway 10 for businesses and does believe that signage could help attract businesses to the area. He noted that two letters of opposition from adjacent landowners were received and included in the case.

Chairperson Bauer asked the typical size of a billboard sign.

City Planner Anderson replied billboard signs are typically between 600 and 700 square feet. He confirmed that as proposed the original sign request exceeded that size.

Chairperson Bauer asked if the City has ever approved placing a private sign on City property.

City Planner Anderson stated that he is not aware of a private sign on City property but noted that there are City signs that promote local business through tenant spaces.

Chairperson Bauer asked the visibility concerns raised from businesses in The COR to attract additional drivers from Highway 10.

City Planner Anderson replied that is a common consider from businesses. He stated that typically there are blue MnDOT signs that alert drivers to upcoming businesses but noted that those signs are not an option in Ramsey. He confirmed that prospective businesses have expressed the need to have visibility from Highway 10.

Chairperson Bauer commented that the entire sign ordinance should be reviewed, as the ordinance is too restrictive in many ways.

Commissioner VanScoy referenced the existing community signs and asked if those are on City owned property.

City Planner Anderson confirmed that those signs are on City owned property.

Commissioner VanScoy stated that while he understands the need and desire, he is appalled at the magnitude of the sign proposed. He stated that this request has multiple conflicts with the ordinance. He stated that the City has an opportunity to address the issue of visibility but did not think it appropriate to do that with a private sign on City property. He stated that perhaps a third community sign would solve this problem.

Citizen Input

Rob Hardy, applicant, provided background information on himself, experience, and his local connection to Ramsey. He stated that when he looked at Ramsey, he could not figure out why the City was not attracting retailers. He stated that he attempted to purchase land on Highway 10 and was quickly educated on why that property would not work for development because of the Highway 10 improvement proposed to occur. He stated that retailers were interested in being on Highway 10, but there is not available land. He stated that he then spent time working on the parcel in The COR that he holds a Purchase Agreement on. He stated that the retailers that have declined interest have stated that it is because they would not have visibility on Highway 10. He advised of a sign that he recently saw along a highway advertising businesses, which caused him to pull off the highway to visit those businesses. He explained that the reason Ramsey does not have the retailers that other communities have is because it lacks exposure for those businesses on Highway 10. He explained that the sign he proposed would cost over $500,000 and explained how those costs would be recovered from the tenants. He noted that the original sign proposal included a City branding area and a digital reader board, which could be used by smaller businesses that perhaps could not afford a tenant space. He noted that after receiving the feedback from staff, he removed those sections. He stated that he also reduced the height to match the U.S. Bank sign. He explained why the proposed location was chosen. He stated that Ramsey has a unique challenge in that The COR properties in that the businesses will want visibility from Highway 10. He believed that the time has come for the City to consider putting a larger sign on the City property, suggesting a modern digital sign which could be used to advertise local businesses, local events, and other civic announcements. He stated that without visibility from Highway 10, Ramsey will not be able to attract retailers.

Senior Planner McGuire Brigl stated that the issue of private signage on City owned property will be a policy discussion for the Commission to consider.

Matt Kuker, PSD and Armstrong West Retail, stated that he is the adjoining property owner. He stated that if the City wants to do something with the property, it should consult the adjacent property owners to determine if they are interested in purchasing the lot. He stated that he has invested a significant amount of money into his site and to allow the applicant to put a sign closer to Highway 10 than his sign, and of this size, would be appalling. He stated that he is doing a fully electronic sign. He stated that he was asked to work with the applicant but does not have experience with the applicant and would prefer to own his sign and allow his space for his tenants. He stated that if the applicant wants property along Highway 10, he could have sold him property where Diamond's was. He stated that the City has never offered an off-premise sign to his knowledge. He stated that he would have liked to increase the size of his sign but followed City ordinance. He stated that if the Commission grants this, he will sell portions of his land along Highway 10 to be used for signs. He stated that allowing this action would open Ramsey to

becoming signville. He stated that he has spoken with the adjacent property owner about buying his land to continue retail use and this sign would fall directly in the center. He stated that PSD is a business of the community that has invested in the community and does not feel that approving this for future retailers would be the right move.

Mr. Hardy agreed that he does not have anything invested in the community as of yet but does have a Purchase Agreement with the City. He stated that he has the financial wherewithal to complete this project. He stated that if there is available land, he is unsure why there are not buildings going up on those properties. He stated that in his discussions with staff, the proposed Highway 10 improvements show tremendous impacts to the properties along Highway 10, with most of those properties no longer having access. He stated that if he goes away, the next developer will come in and want the same thing, exposure from Highway 10. He stated that this issue will need to be addressed.

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

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

Chairperson Bauer closed the public hearing closed at 8:56 p.m.

Commission Business

Chairperson Bauer stated that it seems the developer is willing to delay this to March to allow time to review additional options.

Commissioner Woestehoff stated that he would suggest determining the square footage of a billboard. He stated that he would much rather see another sign of 330 square feet at 75 feet. He stated that he likes the idea of having combined signs for multiple tenants.

Commissioner VanScoy stated that if this is going to be delayed to March, there could be the same discussion if nothing is done between now and then.

Commissioner Woestehoff stated that he would like to see the sign on land owned by the applicant and not City owned land.

Commissioner VanScoy recognized that the visibility issue is a huge policy issue that needs to be dealt with.

Chairperson Bauer agreed that the sign ordinance needs to be reviewed, as visibility will continue to be a huge issue for The COR.

City Planner Anderson provided additional details on the different types of signage allowed. He stated that the Council has talked about going away from The COR branding and focusing on the City of Ramsey.

Councilmember Musgrove provided additional input on recent Council discussions related to uniform City of Ramsey branding and signage.

Chairperson Bauer asked if this topic could be added to the joint meeting with the City Council the following week.

Senior Planner McGuire Brigl replied that she did not believe that agenda would have space for an additional topic. She asked for input from the Commission on whether it would support an off-premise sign.

Commissioner Johnson stated that he would not support an off-premise sign for the applicant specifically but would support a community sign for multiple tenants/projects.

Commissioner VanScoy stated that he would like the Commission/City to consider a community sign, looking at the long-term needs for The COR. He stated that perhaps a partnership could be done to support that action. He stated that he would like to see more signage for the businesses but also wants to see the City have control.

Commissioner Woestehoff stated that he would appreciate a community sign but believes that the Ramsey overpass would need to be completed prior to that sign being added because of future visibility issues.

Commissioner VanScoy stated that the Armstrong interchange has caused a significant negative impact on visibility for businesses even though it was a positive for transportation.

Commissioner Peters stated that he has an issue with the size of the sign. He stated that the population of Ramsey will support the businesses and not the traffic that pulls off the highway by chance.

Commissioner Woestehoff asked if a decision would need to be made in March, if tabled tonight.

Chairperson Bauer stated that if the issue is still not resolved in March, the Commission can recommend it not be approved. He stated that tabling does not require the request to come back in March.

City Planner Anderson replied that the City has a 60-day timeframe for review but can issue a 60-day extension if needed. He noted that anything beyond one extension would require consent of the applicant.

Commissioner Johnson asked what would change between now and the next review.

Commissioner Anderson suggested that there be a worksession before the next meeting to allow additional discussion.

Senior Planner McGuire Brigl stated that she can schedule a worksession for signage. She noted that the applicant has some urgency because of potential tenants.

Chairperson Bauer stated that it seems the consensus would be a community sign on City property or a comparable sign (to Armstrong Retail) on private property.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to table the request and allow the applicant time to revise the proposal for consideration at a future meeting.

Further discussion

Commissioner Johnson requested that the worksession occur at least one week prior to the regular Planning Commission meeting. He thanked Mr. Hardy for his input tonight.

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

Mr. Kuker stated that he also owns the land at Armstrong and Bunker, and if off-premise signs are allowed, he could potentially make that retail and post signage along Highway 10. He just wanted to ensure the Commission thinks about precedent that could be set.

6.02: Consider Request for Conditional Use Permit for Oversized Ground Sign at 7990 Sunwood Drive NW (Project No. 20-101); Case of RGH Ramsey LLC

Presentation

City Planner Anderson presented the Staff Report stating that staff recommends approving the request for a Conditional Use Permit for an oversized ground sign.

Commission Business

Chairperson Bauer commented that it seems the applicant has taken into account the comments from the Commission at the last meeting and adjusted their application as such.

Commissioner VanScoy asked the elevation of the Armstrong sign.

City Planner Anderson stated that he believed that the signs are relatively close in elevation. He stated that this sign is further separated from the overpass.

Commissioner VanScoy stated that it is his impression that this site has a higher elevation than the other sign.

City Planner Anderson stated that based on the contour data, the sites appear to be close in elevation.

Motion by Commissioner Johnson, seconded by Commissioner Gengler, to recommend that City Council approve Resolution #20-027 granting a Conditional Use Permit for an oversized ground sign at 7990 Sunwood Drive NW.

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

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

RESOLUTION #20-027

A RESOLUTION POSTPONING THE PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED GROUND SIGN ON THE PROPERTY LOCATED AT 7990 SUNWOOD DRIVE NW AND DECLARING TERMS OF SAME

RECITALS

1. Due to Emergency Declarations at the local, State and Federal level regarding COVID-19, the City must reassess how to conduct Public Hearings to ensure procedural compliance. is postponing this Public Hearing until further notice.

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

That the Public Hearing for a Conditional Use Permit for an oversized ground sign at 7990 Sunwood Drive NW is hereby postponed due to the ongoing concerns of COVID-19 and that new Public Hearing Notices will be provided in the future.

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 24th day of March, 2020.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared John LeTourneau and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

CC Regular Session **7. 1.**

Meeting Date: 03/24/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Ordinance #20-03 Vacating Drainage and Utility Easement Related to Riverstone 4th Addition

Purpose/Background:

The purpose of this case is to vacate underlying drainage and utility easements related to Riverstone 4th Addition. This is a common process during the Final Plat stage of development, and the Final Plat approved at a previous City Council meeting includes standard drainage and utility easements across each individual property and stormwater ponding.

Notification:

Staff attempted to notify all property owners within 700 feet via standard U.S. mail of the Public Hearing and published the Notice of Public Hearing in the Anoka County UnionHerald (previous meeting).

Observations/Alternatives:

The City Council introduced the vacation of the underlying drainage and utility easements at their March 10, 2020 City Council meeting. This is the final step in vacating the underlying easement which will be replaced with new easements with Riverstone 4th Addition. The vacation of easements must be done via Ordinance per City Charter.

Alternative

Alternative 1: Adopt Ordinance #20-03. This will vacate the underlying drainage and utility easements. Staff is supportive of this alternative.

Alternative 2: Deny Ordinance #20-03. This would not vacate the underlying drainage and utility easements, which are not currently needed due to the new easements on Riverstone 4th Addition Final Plat. Staff is not supportive of this alternative.

Funding Source:

The Applicant is responsible for all costs associated with the request.

Recommendation:

The Planning Commission recommends approval of this project. Staff recommends these actions to execute this recommendation.

Action:

Motion to waive the Charter requirement to read ordinance allow and adopt Ordinance #20-03 vacating drainage and utility easement.

Roll Call Vote

Councilmember Kuzma
Councilmember Heinrich
Councilmember Riley
Councilmember Musgrove

Councilmember Menth
Councilmember Specht
Mayor LeTourneau

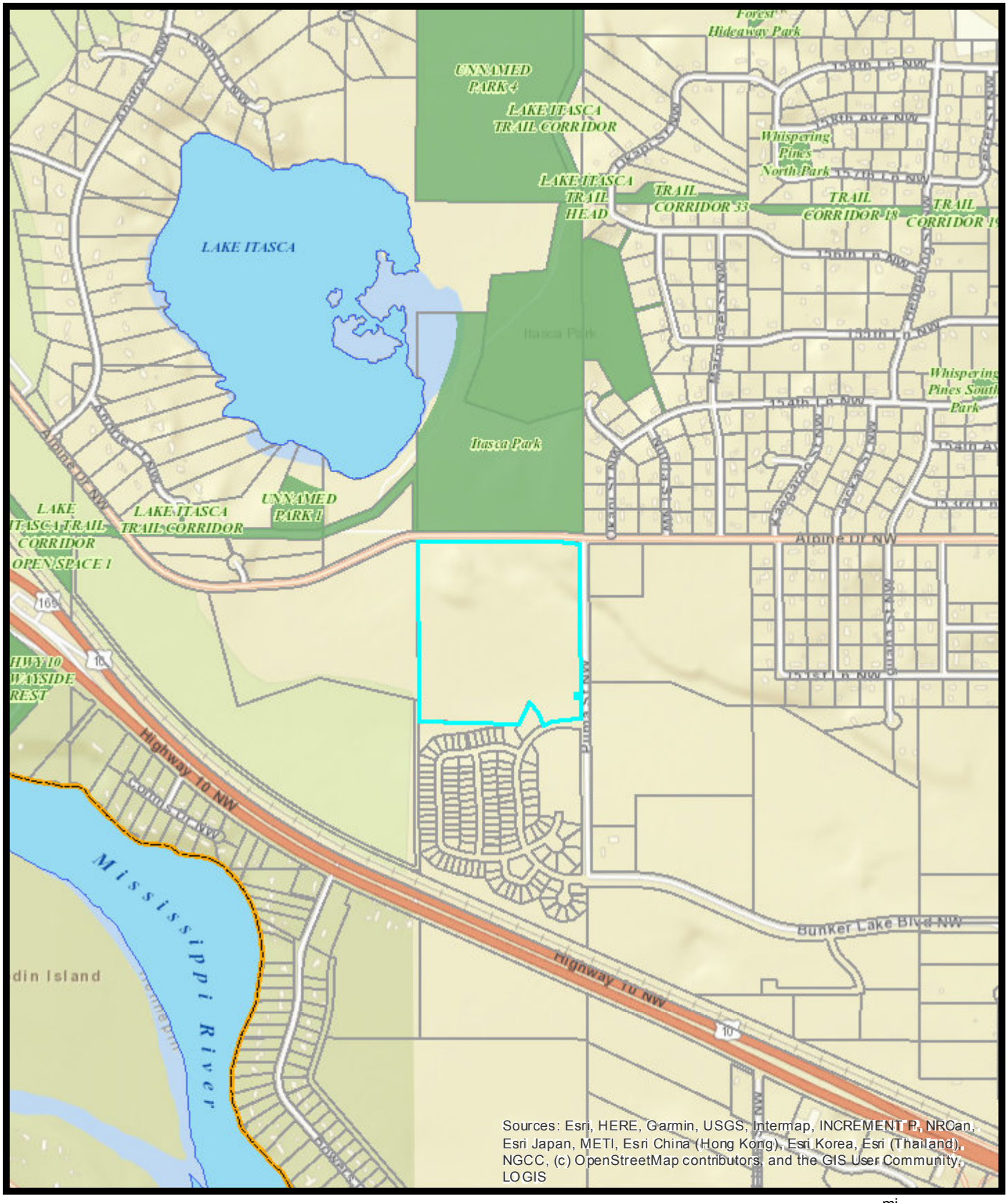
Attachments

Site Location Map
Final Plat
Easement Vacation Sketch
Draft Ordinance #20-03

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	03/19/2020 10:34 AM
Tim Gladhill	Tim Gladhill	03/19/2020 11:06 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:11 PM
Form Started By: Chloe McGuire Brigl		Started On: 03/12/2020 09:44 AM
Final Approval Date: 03/19/2020		

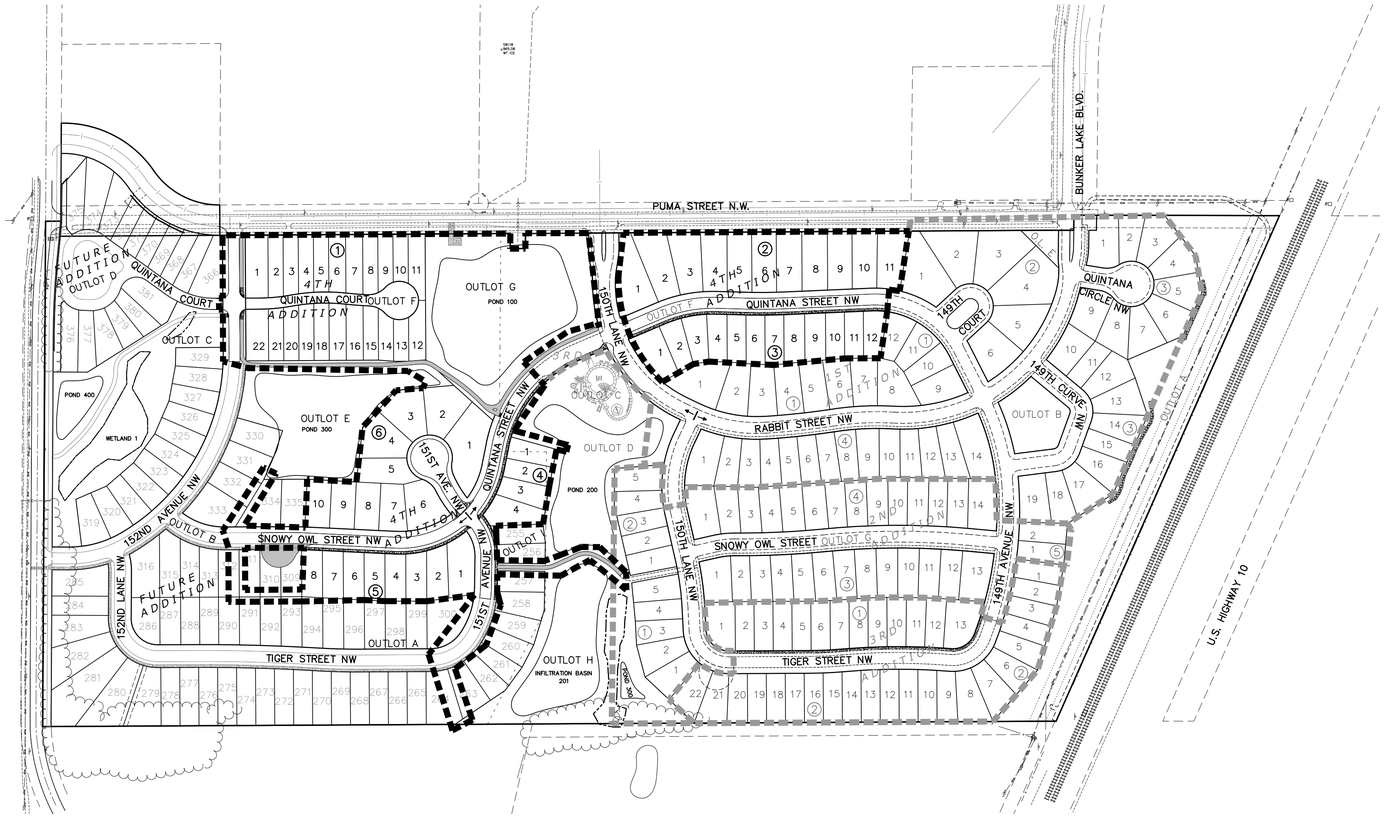
Site Location Map



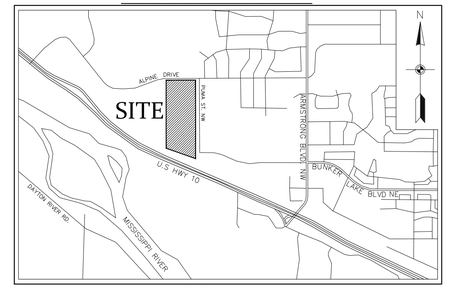
RIVERSTONE 4TH ADDITION

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

RAMSEY, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. SANITARY SEWER INDEX
3. STORM SEWER INDEX
4. SANITARY SEWER & WATERMAIN
   - QUINTANA STREET NW
5. SANITARY SEWER & WATERMAIN
   - SNOWY OWL STREET NW./QUINTANA STREET NW.
6. SANITARY SEWER & WATERMAIN
   - 151ST AVENUE NW.
7. SANITARY SEWER & WATERMAIN
   - 152ND AVENUE NW./QUINTANA COURT

8–11. STORM SEWER

12. STREET CONSTRUCTION
   - QUINTANA STREET NW
13. STREET CONSTRUCTION
   - SNOWY OWL STREET NW./QUINTANA STREET NW.
14. STREET CONSTRUCTION
   - 151ST AVENUE NW.
15. STREET CONSTRUCTION
   - 152ND AVENUE NW./QUINTANA COURT

16–19. DETAILS

N

0 100 200 400

(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

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."

Carlson McCain | • environmental • engineering • surveying

3890 Pheasant Ridge DR. 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: 1/17/20 License #: 25063

Drawn: NJP
Designed: BJK
Date: 1/17/20

Revisions:
1. 2/12/20 per City Comments
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

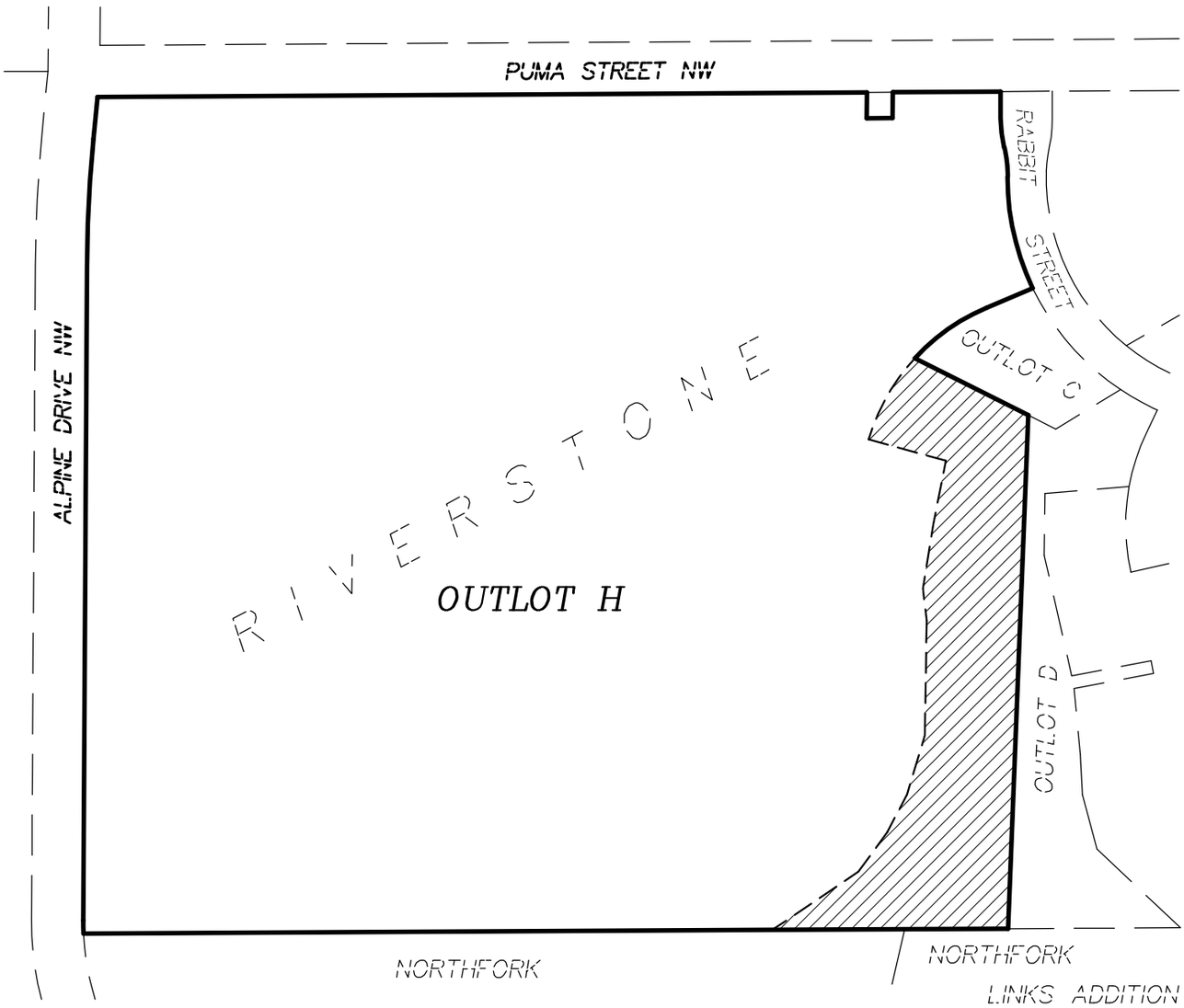
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

RIVERSTONE 4TH ADDITION
Ramsey, Minnesota

COVER

Save Date: 02/26/20 | F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\4th addition\6435_4th_cover.dwg

Drainage and Utility Easement
Vacation Description Sketch



DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION

All of the drainage and utility easements lying over, under, and across Outlot H, as created and dedicated in the plat of RIVERSTONE, according to the recorded plat thereof, Anoka County, Minnesota.

Drainage and Utility Easement 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

N

GRAPHIC SCALE
0 125 250 500
(IN FEET)
(8.5x14 sheet)

1308 | 6435 d–u vacation easement

ORDINANCE #20-03

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING UNDERLYING DRAINAGE AND UTILITY EASEMENTS RELATED TO RIVERSTONE 4TH ADDITION

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 A attached, are hereby vacated, to-wit:

> All of the drainage and utility easements, as created and dedicated over, under, and across, Outlots F and H, Riverstone, according to recorded plat thereof, Anoka County, Minnesota.

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 _____ of _____, 2020.

_____
Mayor

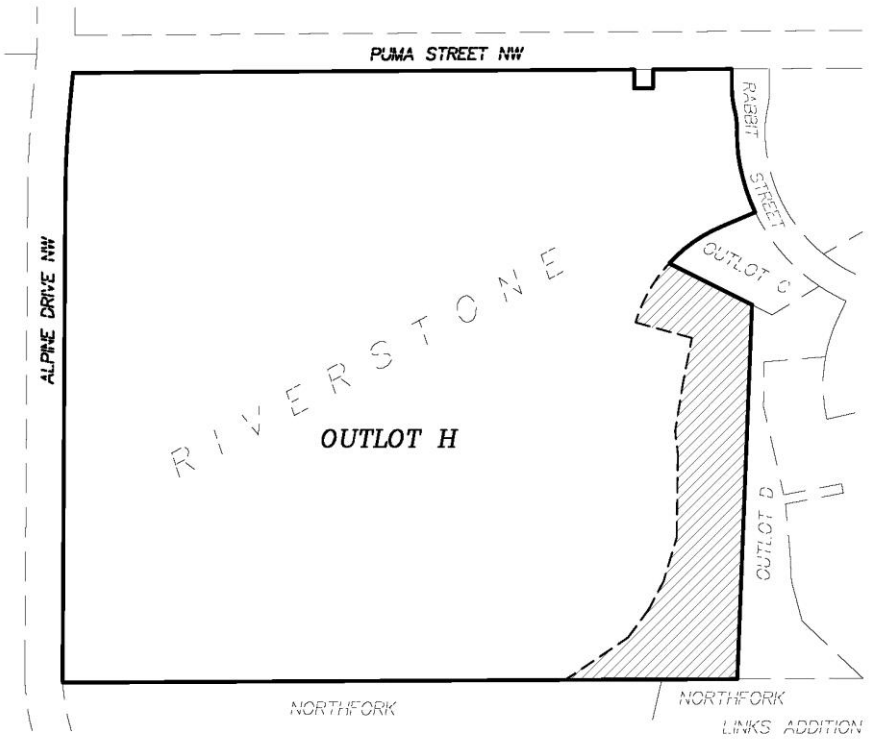
ATTEST:

_____
City Clerk

Introduction date: March 10, 2020
Posting dates:
Adoption date: March 24, 2020
Publication date:
Effective date:

Exhibit A

Drainage and Utility Easement Vacation Description Sketch



DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION

All of the drainage and utility easements lying over, under, and across Outlot H, as created and dedicated in the plat of RIVERSTONE, according to the recorded plat thereof, Anoka County, Minnesota.

Drainage and Utility Easement 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

1308 6435 d-u vacation easement

N

GRAPHIC SCALE
0 125 250 500
(IN FEET)
(8.5x14 sheet)

CC Regular Session **7. 2.**

Meeting Date: 03/24/2020

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Approve Center Street Area Capital Improvement Planning

Purpose/Background:

Note: This case is a verbatim iteration of the case the Public Works Committee recommended for City Council approval on March 16th, by unanimous vote. Context/grammatical corrections are noted in blue.

The purpose of this case is to advance the planning activity for several interrelated projects around Center Street—some of which having timelines that require the work to commence soon.

A *summary* of these projects (and a brief description of the interrelatedness) is as follows:

~ **Center Street sidewalk**(s) in front of the Sapphire building:
The city has collected money for the sidewalk/streetscape improvements for a city-lead construction project. The developer may have the Sapphire apartment building ready for these improvements as soon as late summer/early fall of 2020. The specific design work for matching the public realm (sidewalk and streetscape) to the adjoining and parallel private sidewalk and building has not been completed.

~ **Center Street streetscape/trail** (west side) near the interface of the Affinity at Ramsey building and Municipal Plaza:
East of the Affinity building is a narrow area of the park, south of a new segment of Ramsey Parkway. This is also the Central Anoka County Regional Trail which is a temporary section of bituminous, with the plan to convert it to concrete, (like the the finished 10' foot concrete trail to the south, parallel to Center Street). The 2020 Parks Capital Improvement Plan (CIP) includes a proposed project page for this, with some of the preliminary conceptual work done.

~ **Municipal Plaza** at the interface with Affinity:
This area is largely unfinished with the sandy area restored with temporary seeding following the Affinity project's completion. The preliminary concept plans for the park, show a plaza-like extension of the streetscape/trail blending into the park for a usable, programmable space. The final design (to include public furniture, hearth, landscape, for the narrow north portion of the park) should be considered for completion in 2020 to match the Affinity project's edge. This would allow for the irrigation system to be designed for this park area as well. Additionally, the city has the obligation to 'take over' the irrigation for the median swale within the Ramsey Parkway, (this city property is presently being served by the Affinity building at their expense). Completing this specific park area would be of benefit to the future residents who will reside on either side of this space as well as other park patrons, including for Happy Days' programming.

~ **Municipal Plaza**, south of the above (the larger, Happy Days site):
The fill from the 2019 COR Infiltration Basin was intended to be placed in this low area of the park, which has not occurred yet. (City Engineer Westby will brief the Committee on the status of this work.) If this fill is hauled and placed early enough in the Spring of 2020, the area can be leveled (eliminating the muddy area at the entrance to the Happy Days entrance), and seeded with appropriate turf grass in time for the September 12th HD's event. The city

may also consider an underground irrigation for the park, as large scale park improvements may be a few or more years out. This flat, turfed area would function as a lush park space until the final improvements to the park are warranted and complete.

~ **Pump House Plaza**:
The area immediately surrounding the small Pump House No. #3 is unimproved and consists of sand-burs and weedy grasses. As part of the 2019 Metropolitan Council Local Community Development grant exploration, the Pump House site was evaluated and found that its grounds can bring significant value to Ramsey's downtown by functioning as a plaza and practical extension of the sidewalk and connected park (and especially when Center Street may be closed for events). The cost and design of adding a public restroom to this site to serve the the area parks and trails will be evaluated as part of the planning process this case would approve.

~ **Pump House Exterior completion**:
The facade treatment was withheld from the Pump House when it was constructed over a decade and a half ago. This was deliberate, so as to match the building with the municipal architecture at such time as this was known. It is believed that this project is timely, in that the city has made the investments in civic place and architecture, *and* the other related improvements (Municipal Plaza and the future Waterfront) can be considered along with this endeavor—each informing the other, thus setting forth the civic architecture for establishing the sense of place, in the very center of Ramsey's walkable downtown. Additionally, the Pump House is stark in appearance (without the architectural cladding), and finishing the building will meet with the same standards as other private projects are held to in The COR, raising property values, and at the same time the site's utility (discussed above). The city's CIP shows this project occurring in 2020, (with that worksheet as the second attachment).

~ **145th Avenue sidewalk**:
As soon as the Fall of 2020, the Sapphire project site will be completed, including a widened sidewalk from Sapphire Street, westerly along 145th to the Pump House site. The city is required to complete approximately 100' feet of sidewalk on the south side of the Pump House to make the connection to Center Street. The planning for this will occur alongside the above Pump House Plaza planning activity.

Timeframe:
~~With Staff overview and Committee discussion, this case may be anticipated to require up to 20 - 30 minutes.~~

Observations/Alternatives:
As indicated, the above project listing is merely a summary outline of the work to be performed if the Committee authorizes the consulting services this case recommends. The Scope of Services Proposal (the first attachment), will result in design guidelines to allow the city to develop specifications (cross-sections with details) such that quotations may be sought for work that must be completed like the sidewalk/streetscape adjoining the Sapphire building. Additionally, the scope and cost of the other features this case discusses may be better understood, and accordingly, will result in the ability to proceed with improvements to Municipal Plaza, and the Pump House site (plaza, concrete, landscaping and conceivably an attached public restroom), at such time it is authorized by City Council, (in 2020 or 2021).

Further, authorization to proceed with the above referenced Scope of Services will develop the design for the Pump House facade and related architectural treatments, and ***result in a Design-build RFP that will provide City Council with the cost and contractor (upon approval) that can complete the 2020 Capital Improvement Project for Municipal Pump House #3.***

~~Additional information will be available at the meeting on Monday, March 16th.~~

Funding Source:

Funding for the planning endeavor this case advances, would consist of $6,800 from Water Enterprise Fund consulting services line item ($150,000 budget), and $5,000 from the line item allocation for parks consulting services as part of the 2020 General Fund ($35,000 budget).

Funding for the various capital improvements (approved outside the scope of this case) are identified within the respective portion of the CIP or other separate Council authorization.

Recommendation:

Staff recommends proceeding and approving the planning activity this case outlines.

Action:

Motion to approve ~~recommend to City Council~~, $11,800 for Center Street area capital improvement planning.

Attachments

Scope of Services
2020 CIP
site context
Pump House #3
Rejected Architect Services
Misc. concepts, LCD grant application
PWC presentation

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	03/18/2020 11:39 AM
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:16 PM
Form Started By: Mark Riverblood		Started On: 03/18/2020 11:00 AM
Final Approval Date: 03/19/2020		

BRUCE JACOBSON
Landscape Architect

PROJECT: RAMSEY CONCEPT DESIGN GUIDELINES (Muni Plaza/Center St + Pump House Plaza)
Client: Mark Riverblood (City of Ramsey)
Prime Consultant: Bruce Jacobson Landscape Architect LLC
Sub-Consultants: Bob Lunning (architecture) + Anne Rykken (document production)
Date: December 11, 2019
RE: SCOPE OF SERVICES PROPOSAL

BACKGROUND
As requested by Mark Riverblood, we are submitting this Scope of Services Proposal to provide concept-level guidelines for proposed improvements to Municipal Plaza, Pump House Building, Pump House Plaza and Center Street. Previously completed work, including preliminary design program, schematic design plans and engineering drawings (focus on grading + stormwater management) will provide much of the basis for this work.

SCOPE OF SERVICES
BRUCE JACOBSON will provide overall project coordination, meeting facilitation, author text/graphics (as needed), and oversee draft/final production of Concept Design Guideline deliverables.
BOB LUNNING (LUNNING WENDE ASSOCIATES) will provide professional architectural design services as described in their attached 'Letter Proposal'.
ANNE RYKKEN will provide initial organization/layout of Guideline content, and produce draft/final documents as described in the 'Deliverables' section of this proposal.

DELIVERABLES
Draft and final documents will be prepared for review and comment including the following:
CONCEPT DESIGN GUIDELINES (see attached suggested outline) – 16 pages; 11" x 17" folded (magazine-style) document; paper and electronic versions.
CONCEPT DESIGN GUIDELINE SUMMARY – 1 page; 11" x 17"; paper and electronic versions.

SCHEDULE + FEE
This Team will produce and submit all final deliverables to Mark Riverblood (City of Ramsey) in 4 to 6 weeks from official 'notice-to-proceed', according to the following budget/fee:

BRUCE JACOBSON	$ 5,000
BOB LUNNING (LUNNING WENDE)	$ 6,000
ANNE RYKKEN	$ 800
TOTAL	**$ 11,800**

If you have any questions, comments, or need additional information, please contact:
Bruce Jacobson; brucedjacobson@outlook.com; 612-244-7702
Thanks very much!

CONCEPT DESIGN GUIDELINES
Municipal Plaza + Center Street + Pump House Building / Plaza
City of Ramsey, Minnesota
Suggested Outline – draft December 2, 2019

BACKGROUND + PURPOSE

SCHEMATIC DESIGN PLANS + PARK DESIGN PROGRAM

CONCEPT DESIGN GUIDELINES
1 – Municipal Plaza & Center Street Streetscapes
- Site / grading / drainage plan (revised – Bolton and Menk)
- Cross-sections
- Furniture / lighting recommendations
- Materials / finishes

2 – Pump House Plaza Building Improvements
- **Proposed building improvements (façade, rest rooms, etc.)**
- **Solar canopy (working with Connexus Energy)**
- **Lighting recommendations**
- **Section drawings as needed (wall section, sketch details)**
- **Materials / finishes**

3 – Pump House Plaza Public Space
- Site / grading / drainage plan (revised – Bolton and Menk)
- Cross-sections
- Furniture / lighting recommendations
- Materials / finishes

PRELIMINARY COST EVALUATION
- Municipal Plaza
- **Pump House Plaza Building Improvements**
- Pump House Plaza Public Space

DESIGN + BUILD 'RFP' FOR PUMP HOUSE PLAZA BUILDING IMPROVEMENTS
- **Project scope / budget / schedule**
- **Draft + final 'RFP' contents (for City Staff review and approval)**
- **Outline of bidding / contractor selection + construction process**

(Note: Primary Architectural Consulting Services indicated in red.)

LUNNING WENDE
ARCHITECTURE + PLANNING

December 10, 2019

To: Bruce Jacobson
Fr: Bob Lunning
Re: Ramsey Guidelines • Pump House Proposal

Scope of Work for Pump House Plaza Building Improvements

18 hours	Proposed building improvements
4 hours	Solar canopy
2 hours	Lighting recommendations
8 hours	Section drawings & detail sketches
4 hours	Preliminary cost evaluation
16 hours	Assist Design + Build RFP
	Project scope/budget/schedule
	Draft + final RFP
	Outline bidding/contractor selection + construction process
60 hours	Total Scope of Work

Proposed fee: 60 hours * $100 per hour = $6,000.

275 East Fourth Street • Suite 620 • Saint Paul, Minnesota 55101 • 651.221.0915 • bob@lunningwende.com

Capital Improvement Program

2020 *thru* 2029

City of Ramsey, Minnesota

Project # 04-WTR-005

Project Name Complete Pump House 3

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $240,000

Description

This project would add stone and other treatments to the exterior of the unfinished pumphouse to reflect the civic architecture in The COR, to include public buildings, landscaping, as well as, streetscaping.

Additionally, detailed planning in 2019 identified the value in adding to this highly visible public site - a restroom and a plaza/seating area along Center Street. The project will also consider photovoltaic panels to screen some of the industrial looking roofline and shade for the seating area. This power can be available for some the of the public irrigation systems - ex: the pumphouse.

Justification

The purpose and outcome would be to complete the building that has been in an unfinished state for more than a decade. The improvements coincide with the tens of millions of dollwars in adjoining private investments in Ramsey's Downtown District.

Expenditures	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Improvements Other than Building Cost	240,000										240,000
Total	**240,000**										**240,000**

Funding Sources	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Grants/Outside Sources	30,000										30,000
Water Utility Fund	210,000										210,000
Total	**240,000**										**240,000**

The Waterfront

Armstrong Boulevard

Bunker Lake Boulevard

Ramsey Parkway

The Draw

Affinity Development

Municipal Plaza

Highway 10

Ramsey City Hall

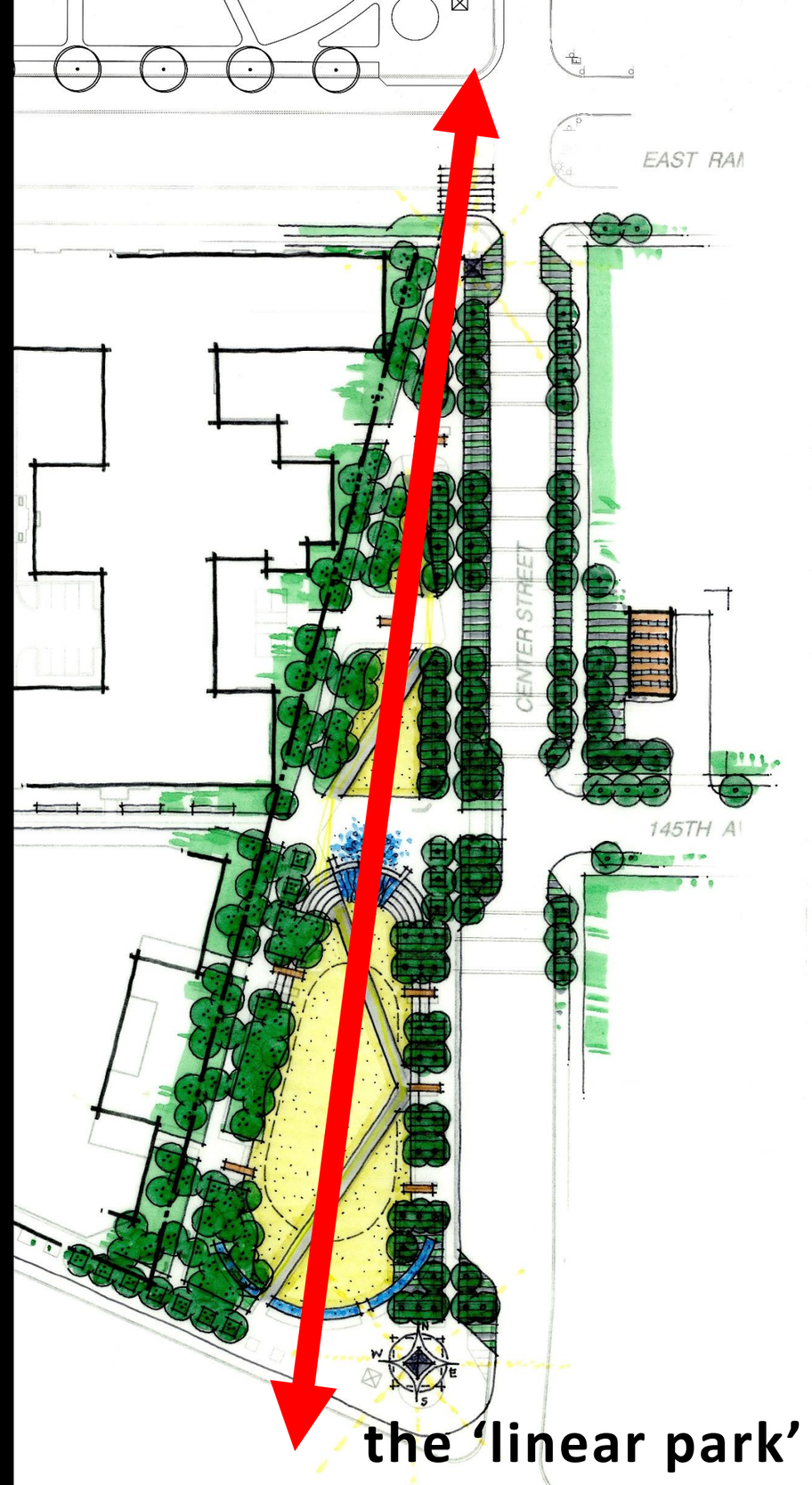
Sunwood Drive

Pump House 3
context map

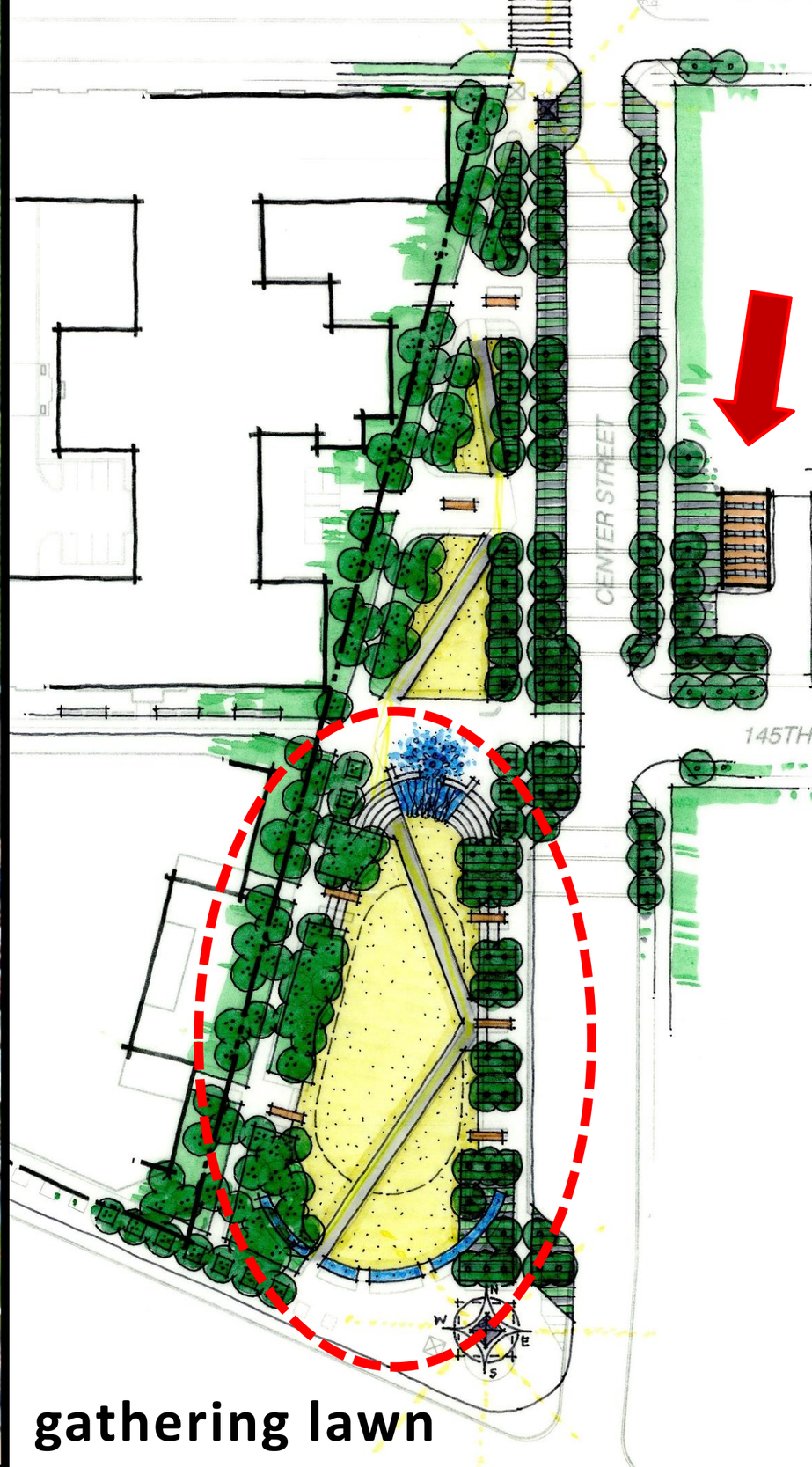
RAMSEY COR – PARK SYSTEM COMPONENTS

Municipal Plaza

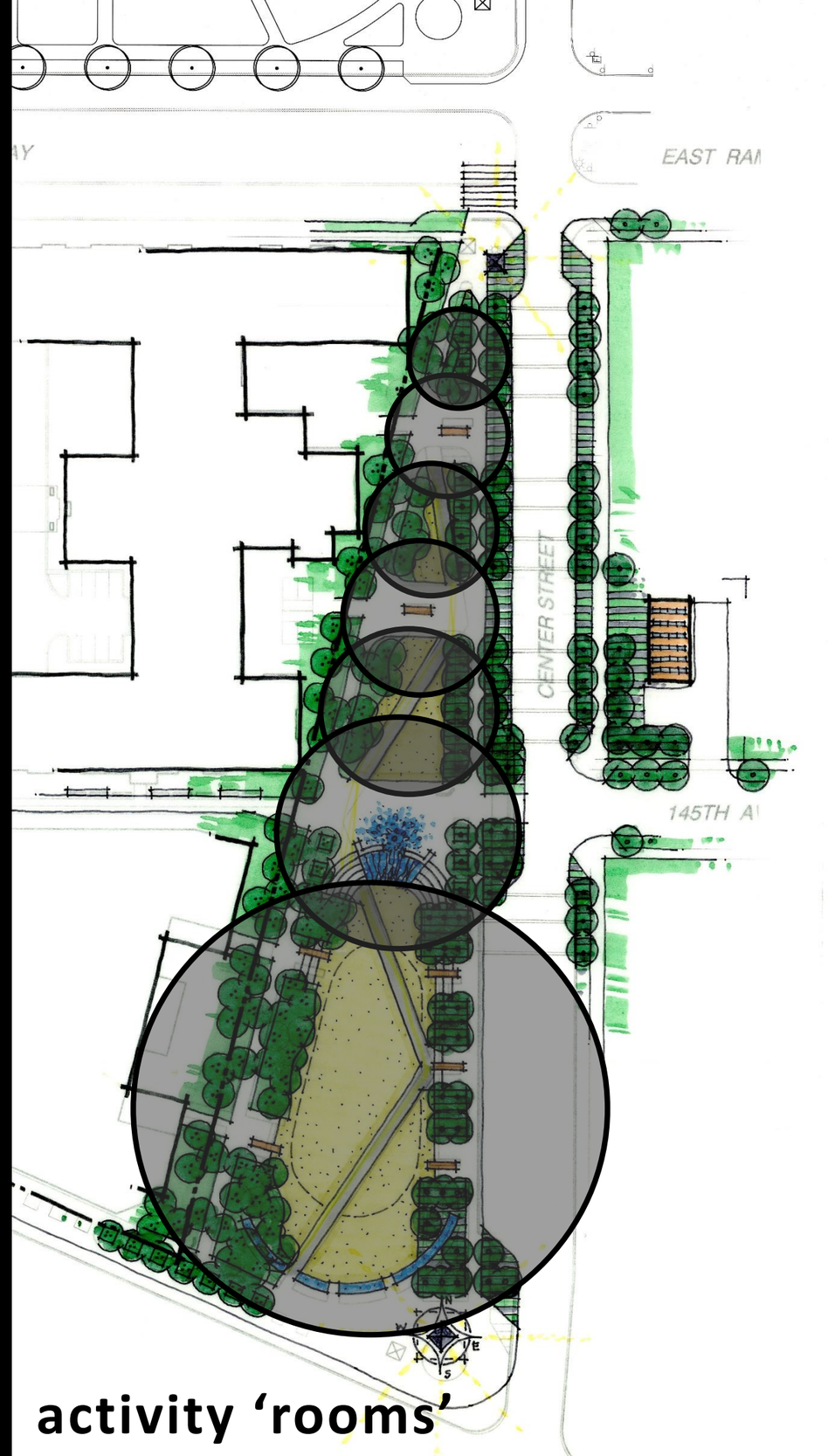
(previous design study) Pump house 3



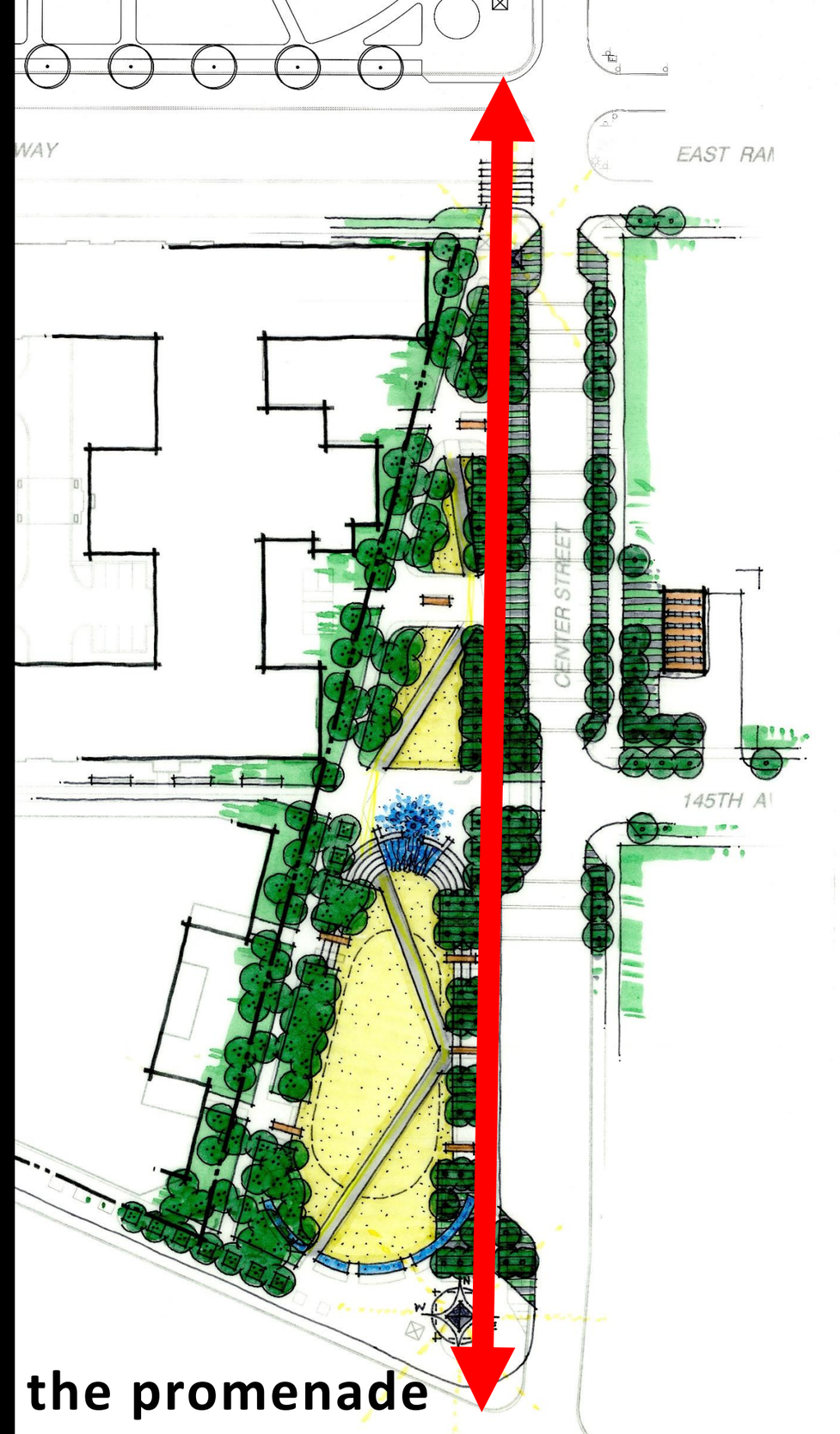
the ‘linear park’



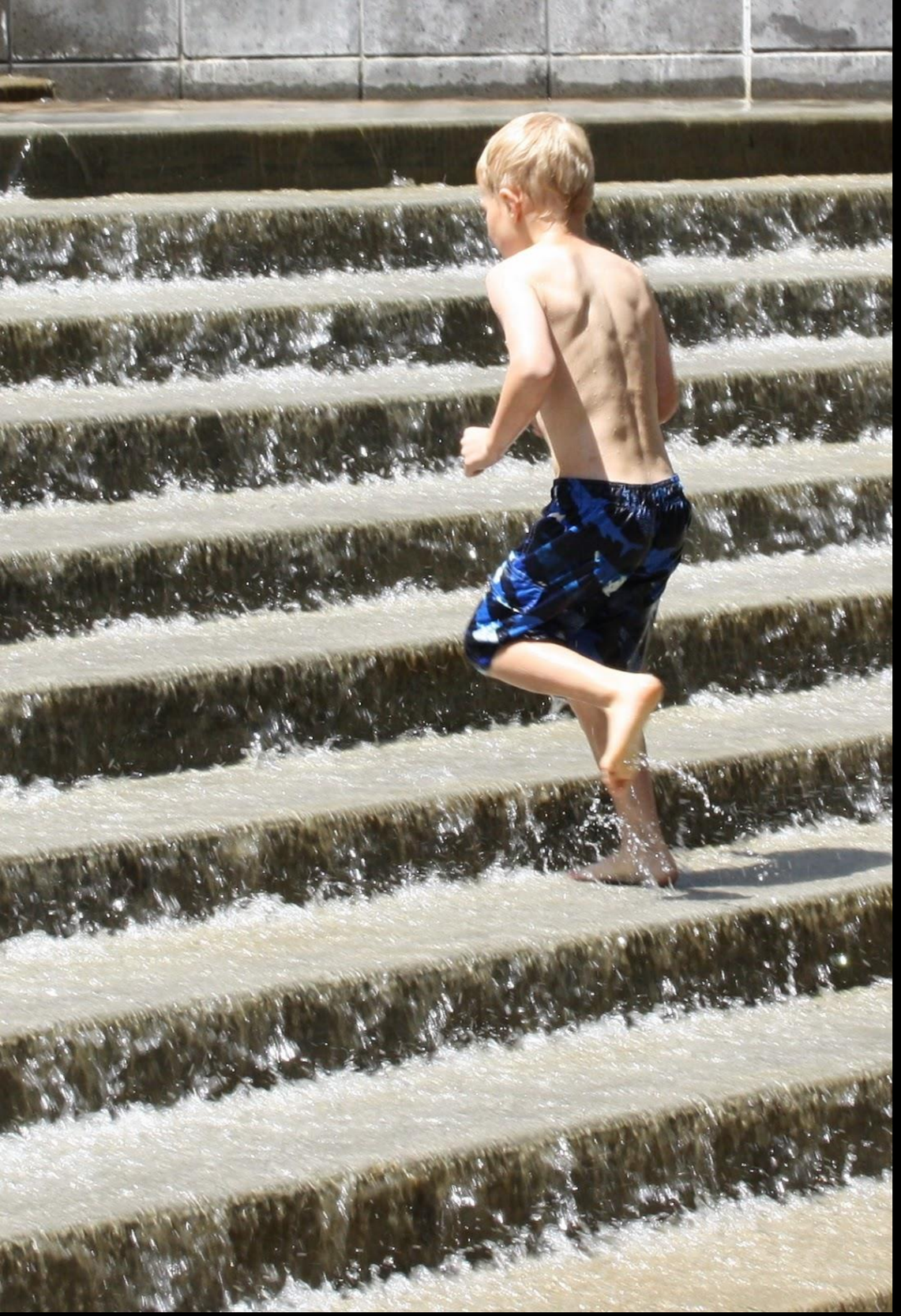
gathering lawn

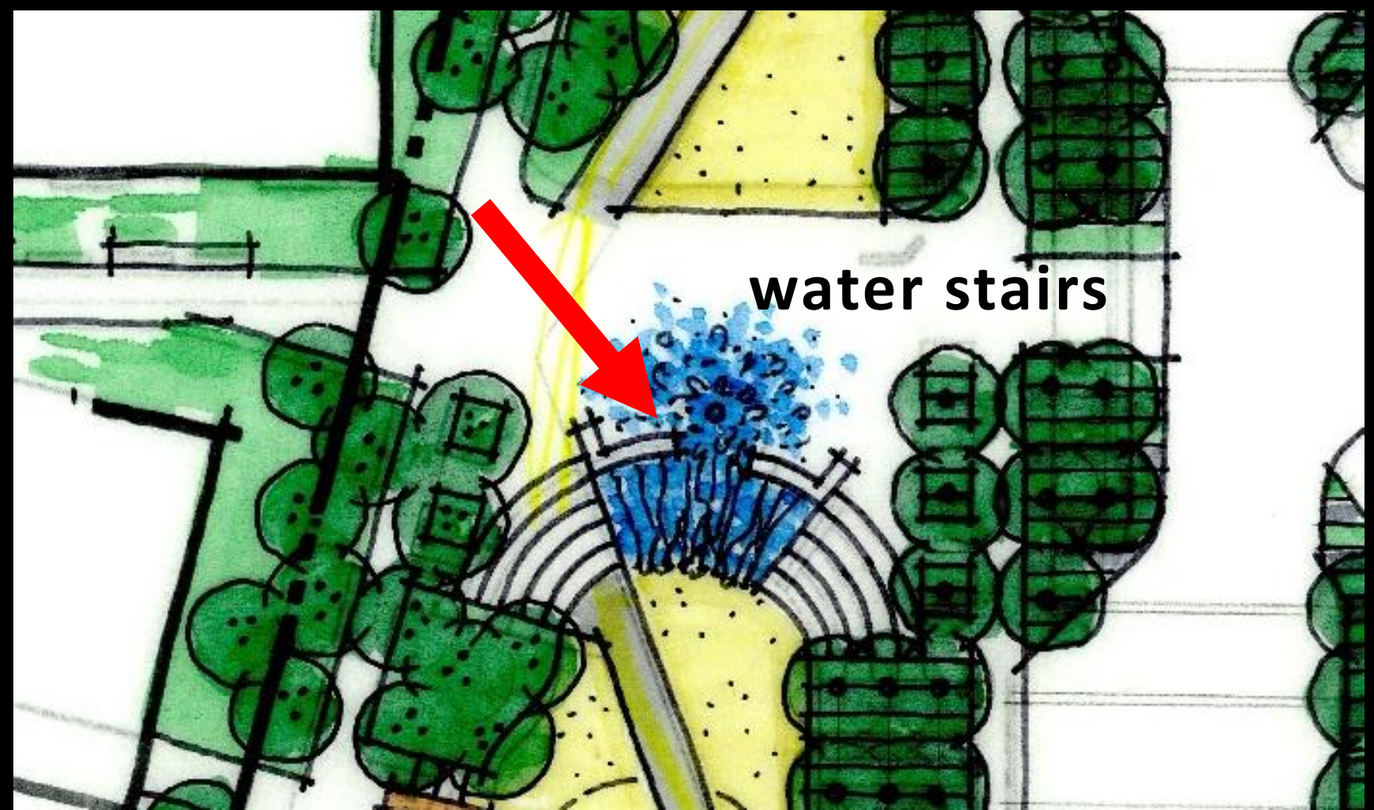


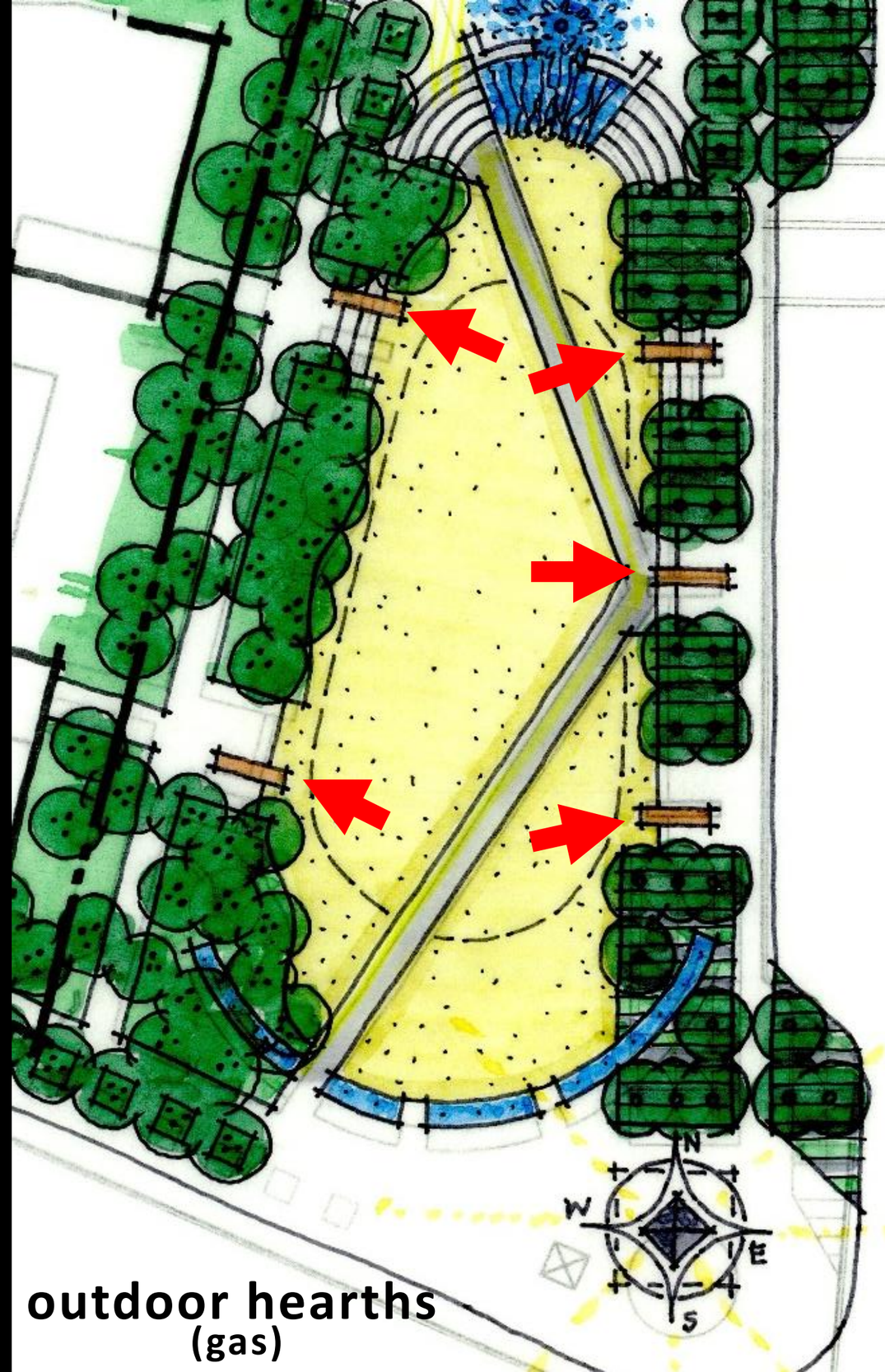
activity ‘rooms’



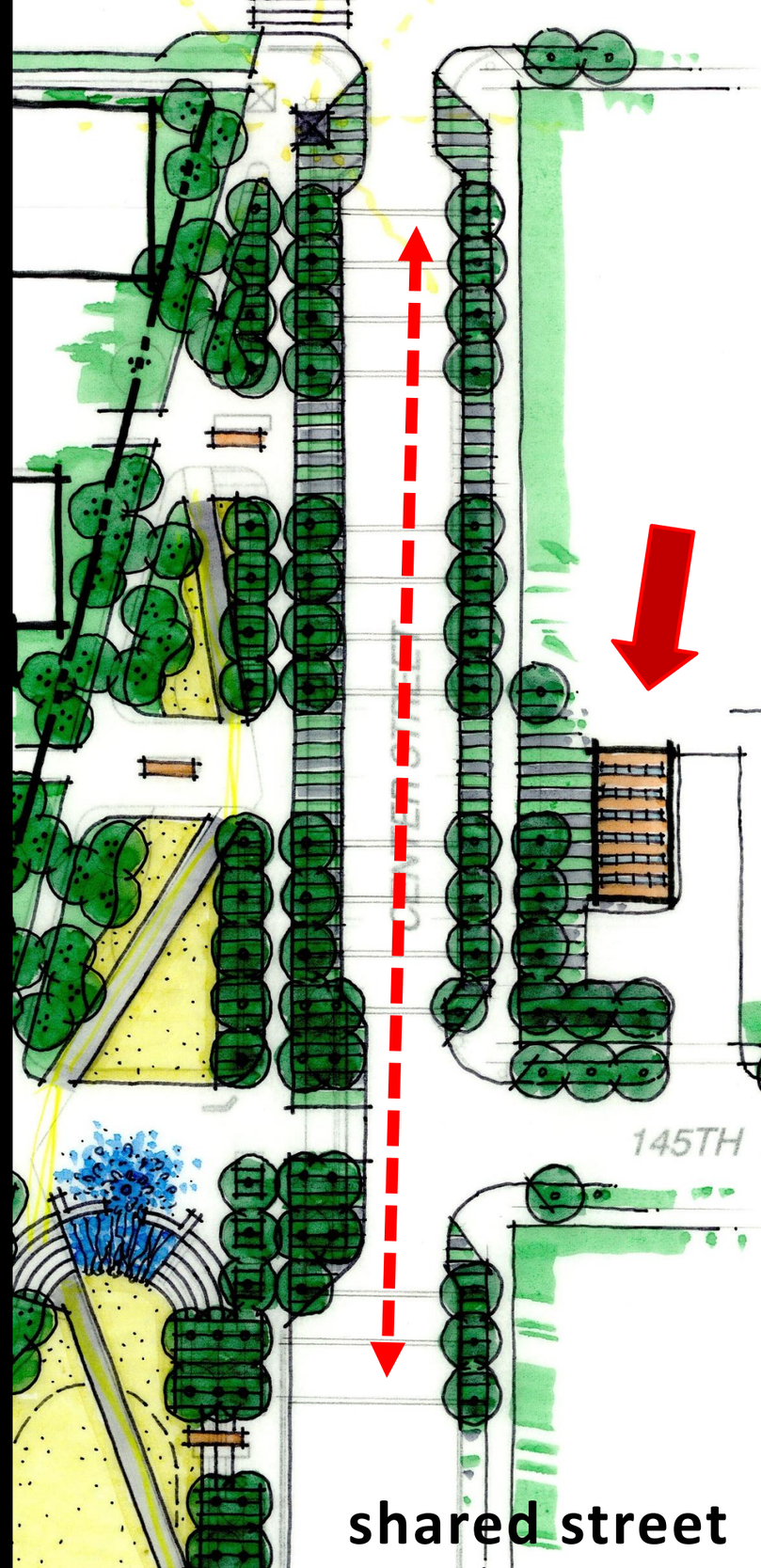
the promenade

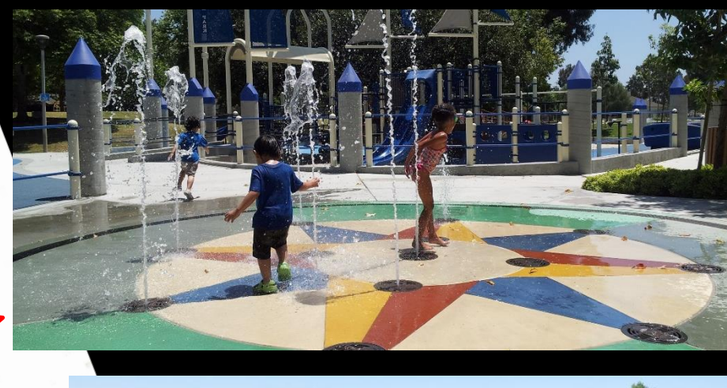


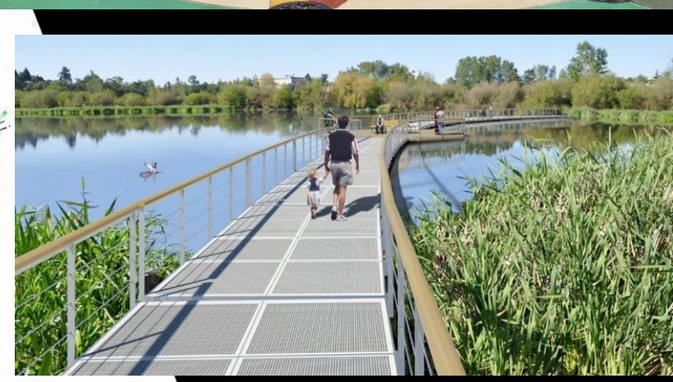

water stairs



outdoor hearths
(gas)


145TH
shared street





Municipal Plaza

DANGER
CHEMICAL ROOM
AUTHORIZED
PERSONNEL
ONLY
DANGER
CHLORINE
GAS

DANGER !
EAR PROTECTION
REQUIRED IN
THIS AREA

LHB

PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

*Declined PWC 2018

November 14, 2018

Mark Riverblood,
City of Ramsey
7550 Sunwood Drive NW
Ramsey MN 55303

PUMPHOUSE BUILDING IMPROVEMENT
PROPOSAL FOR ARCHITECTURAL DESIGN SERVICES

Dear Mark:

As we have worked together on the master plan for Ramsey's park system and on the plan for The COR Parks, it has become apparent how closely tied Ramsey's identity is with its unique park and open spaces. We also know that even simple built forms, like the Pumphouse, can contribute to the character and utility of these public spaces and are therefore excited to provide you with this proposal for its façade improvements.

The following scope of work is for existing conditions analysis, concept design for the pumphouse, and architectural design guidelines for other structures, based on the concept for the pumphouse. The collaborative design team, subsequently referred to as LHB/Jacobson, will be led by LHB with Bruce Jacobson providing planning context. Please review this proposal and let me know if you need any modifications to our scope, schedule, or fee—we are happy to make adjustments to better meet your needs.

SCOPE OF SERVICES

Project description and purpose

Define architectural design aesthetic for Municipal Pumphouse #3 both as a stand-alone project, and also to provide a precedent model for future public realm buildings within the COR.

Overview and project context

The City of Ramsey is presently in the process of design for the remaining major public realm elements in The COR; the two connected park spaces—Municipal Plaza and The Waterfront. Both of these parks are along or near, Center Street and across from Pumphouse #3, with the Ramsey Municipal Center at the southern terminus of this same street. Center Street, as the name implies, is at the very center of Ramsey's pedestrian and transit orientated downtown. The existing and future municipal buildings represent an archipelago of visually and physically interconnected places within the community along this armature and axis of streets, trails, sidewalks and parks—and as such, care should be taken to define and embrace this sense of place through appropriate architecture.

Together with the Municipal Center, the Pumphouse was one of the very first buildings in the COR. However, unlike the Municipal Center, an intentional decision was made to not finish the exterior, preferring to do so at the time that all the public realm elements could be understood and contextualized— in other words, concurrent with the aforementioned park design work now underway.

21 West Superior Street, Suite 500 | Duluth, MN 55802 | 218.727.8446
701 Washington Avenue North, Suite 200 | Minneapolis, MN 55401 | 612.338.2029
200 Third Avenue Northeast, Suite 100 | Cambridge, MN 55008 | 763.689.4042
63 East Second Street, Suite 150 | Superior, WI 54880 | 715.392.2902

As a key component of this approach, the City and the LHB Design Team will review information (existing building plans, proposed building concepts, etc.) in order to evaluate potential methods and materials that will inform a functional aesthetic for the pumphouse. This materials palette, and other elements that provide the preferred/desired 'look and feel', will also serve to effectively inform future design of proposed public structures in nearby COR parks.

The LHB Design Team will also prepare a perspective rendering and assemble other exhibits such as precedent photos, as needed to illustrate design intent for the preferred pumphouse exterior finishes and other improvements as defined by this process. Based on information from construction partners and our in-house construction team, we will develop a preliminary order-of-magnitude cost opinion for the pumphouse, suitable for internal decision making at this early stage.

Work plan and approach

Our scope of work will focus on existing conditions analysis, concept design for the Pumphouse, along with architectural design guidelines for other COR park buildings, based on the concept for the Pumphouse. The collaborative design team, subsequently referred to as LHB/Jacobson, will be led by LHB, with Bruce Jacobson providing planning context and design critique.

Task 1: Analysis and Initial Concepts

- Stakeholder/ client meeting #1: Tour site; Confirm project scope and goals; Focus discussion on preliminary design direction, context
- Review existing building plans and other design precedent/examples to help inform our work;
- Develop initial concepts, quick sketch studies to help 'bracket' study options;
- Outline and discuss initial guidelines outline, content, and application to future building types.

Task 2: Concept and Guideline Development

- Stakeholder/ client meeting #2: Review and discuss initial concepts; Review and discuss initial guidelines and application to future building types
- Further develop 1-2 concepts for additional detailed study;
- Further refine guidelines content, organization and format.

Task 3: Preferred Concept, Material Specifications, and Guideline Refinement

- Stakeholder/ client meeting #3: Review developed concepts; Select preferred concept; Review and distill draft guidelines into preferred organization and content
- Refine preferred concept and determine final deliverable content, graphics and narrative;
- Refine preferred guidelines and determine final deliverable content, graphics and narrative;
- Identify building façade specifications and materials
- Create rendering of preferred concept;
- Develop order-of-magnitude level cost estimate;
- Review and confirm content and time frame for all final deliverables.

Exclusions:

- Preparation of Construction Documents, Plans and Specification are not included. A request-for-proposals for detailed design will be issued separately following completion of the work outlined below.
- Public, agency, focus group, or stakeholder meetings beyond those described above are excluded. City staff will conduct all presentations to commissions, councils, or the public.
- Survey and Geotechnical explorations will be separate, directly contracted with the Owner.
- If the scope of services identified by this proposal has not been completed within Twelve (12) months of the date of this proposal, through no fault of LHB, additional compensation will be negotiated for an extension of LHB's services.

- If the project commences later than three months past the date of this proposal, LHB reserves the right to review and renegotiate compensation.
- If the project is placed on hold after initial commencement for a period more than 30 days, LHB reserves its right to adjust its fees to reflect re-startup costs.
- If other services are required, LHB will work with you to determine a fee before beginning this work to provide a more accurate estimate, based on the type of service and level of staff involvement anticipated.

SCHEDULE

LHB/Jacobson can begin to work on this project immediately. We will complete all concept design and guideline work by April 2019.

PROPOSED FEE

LHB/Jacobson proposes the following for Compensation:

Task 1: Analysis and Initial Concepts	**$ 8,400.00**
Task 2: Concept and Guideline Development	**$ 9,800.00**
Task 3: Preferred Concept, Material Specifications and Guideline Refinement	**$ 6,100.00**
TOTAL	**$24,300.00**

Reimbursable expenses shall be additional, per LHB's Standard Reimbursables Schedule. Reimbursable expenses include printing, messenger and delivery expenses, and mileage.

TERMS AND CONDITIONS

Upon your approval of this proposal, LHB will prepare an agreement consistent with the terms and conditions of our standard agreement form.

Please contact me at 612.752.6956 with any questions. I am excited to have the opportunity to work with you as you imagine the future of this site.

LHB

Lydia Major
Project Manager

Mike Fischer
Project Principal

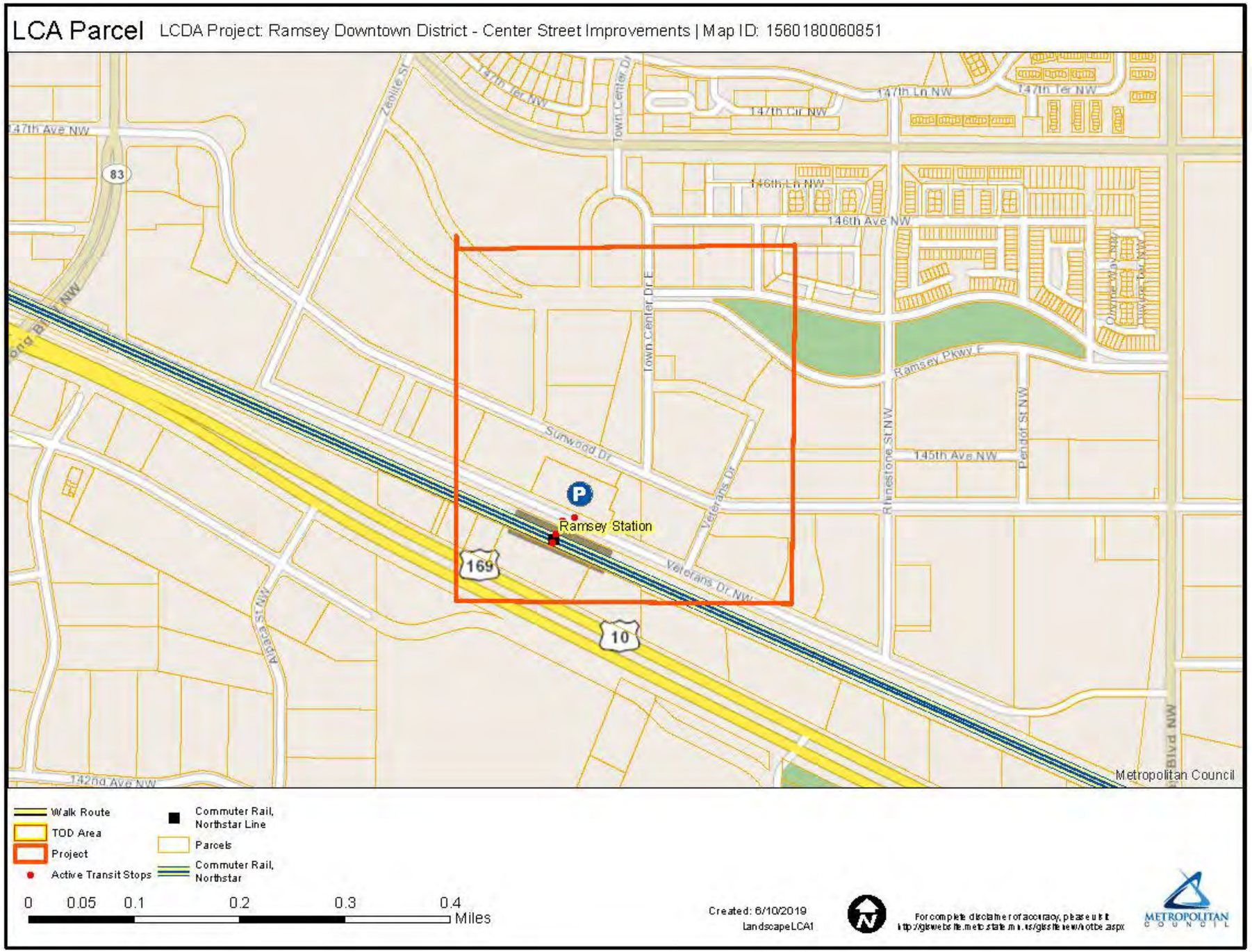
c: LHB File 170066
O:\18Proj\180885\100 Financial\101 Proposals\180885 Ramsey Pumphouse Design Services Proposal.docx

LCDA OVERVIEW

Ramsey Downtown District
Center Street Improvements

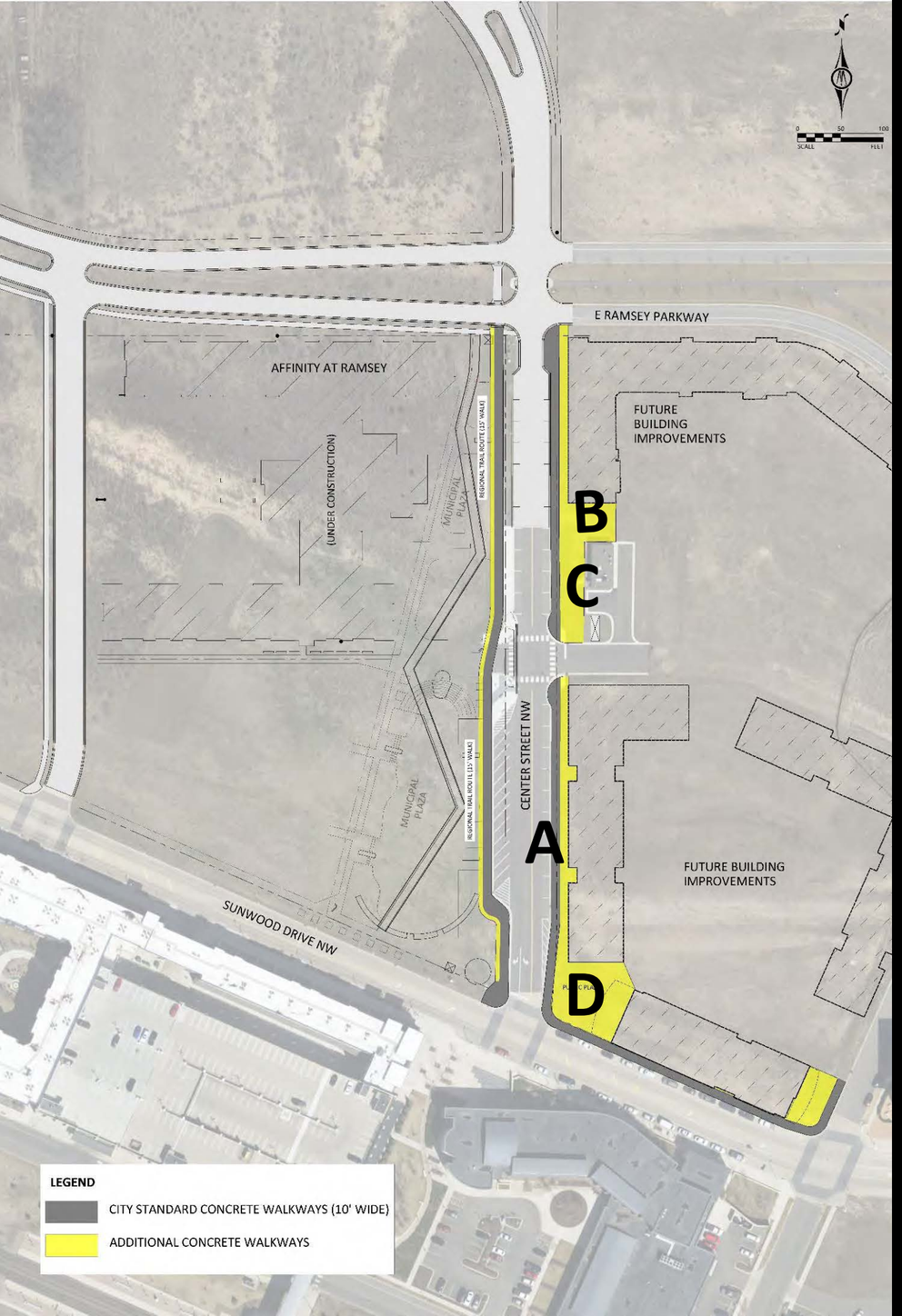
LCDA AERIAL

Ramsey Downtown District
Center Street Improvements



LCDA PARCEL

Ramsey Downtown District
Center Street Improvements



Eligible Uses of LCDA Grant Funds

(reference list: 2019 LCDA Application Guide)

Public Realm + Pedestrian Zone Improvements

A Widened pedestrian zone + pedestrian amenities

B Added Pump House Plaza + pedestrian amenities (adjacent to existing Pump House building)

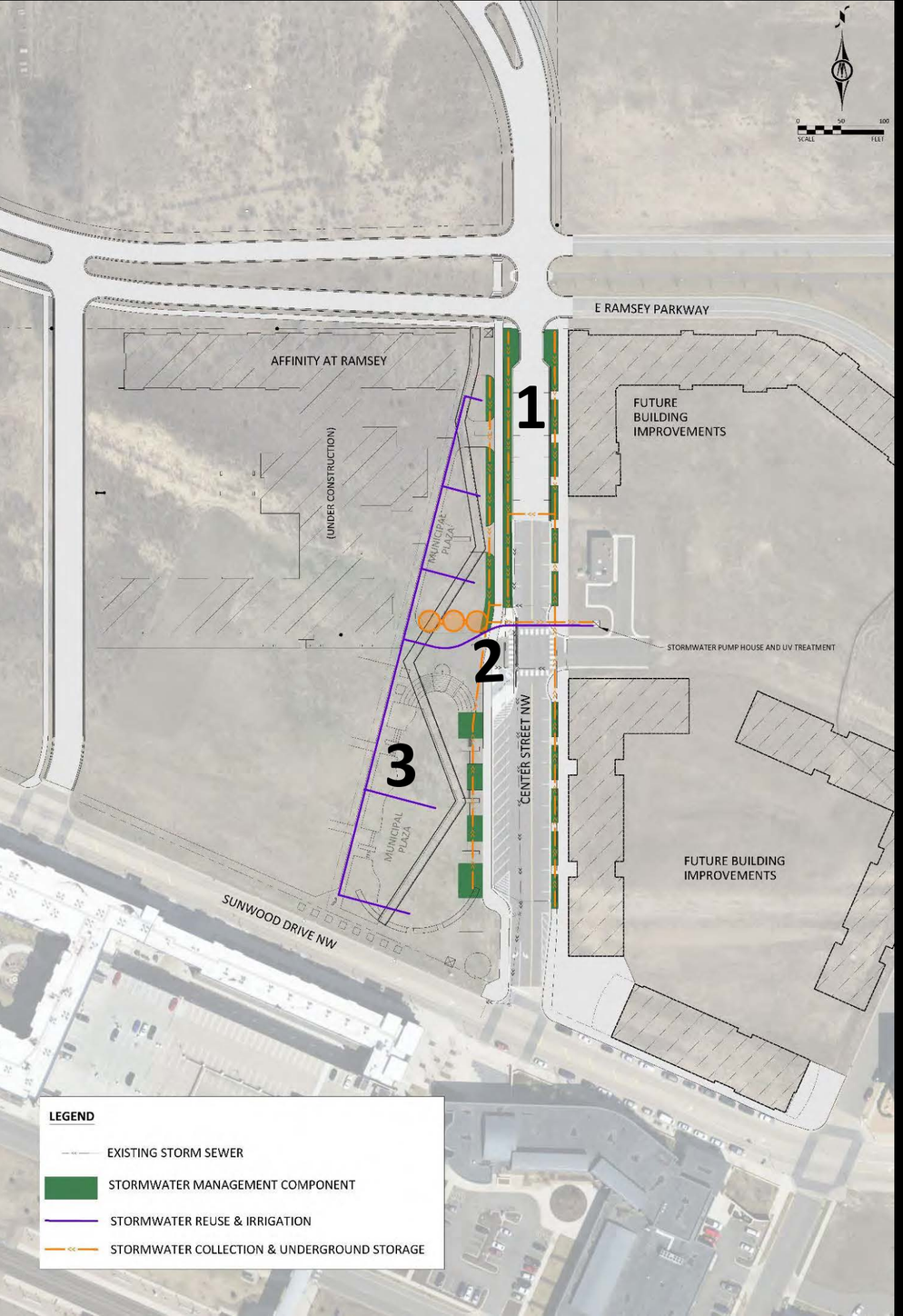
C Added roof/canopy solar panels on top of existing Pump House + over the proposed Pump House Plaza

D Added Hotel Tap Room Public Plaza + pedestrian amenities (between proposed Community Space + Hotel Tap Room)

'But-For' the LCDA Grant Funds (and the very helpful plan review/critique process), we would not have been able to add these 'above-standard' public realm amenities, integrated with two critically important development blocks along Center Street in the heart of the Ramsey Downtown District.

GRANT REQUESTED ACTIVITIES PLAN
1 – PUBLIC REALM

Ramsey Downtown District
Center Street Improvements



Eligible Uses of LCDA Grant Funds

(reference list: 2019 LCDA Application Guide)

Site Integrated Stormwater Management

1 Stormwater catchment/filtration basins;
Landscaping – integrated with filtration basins

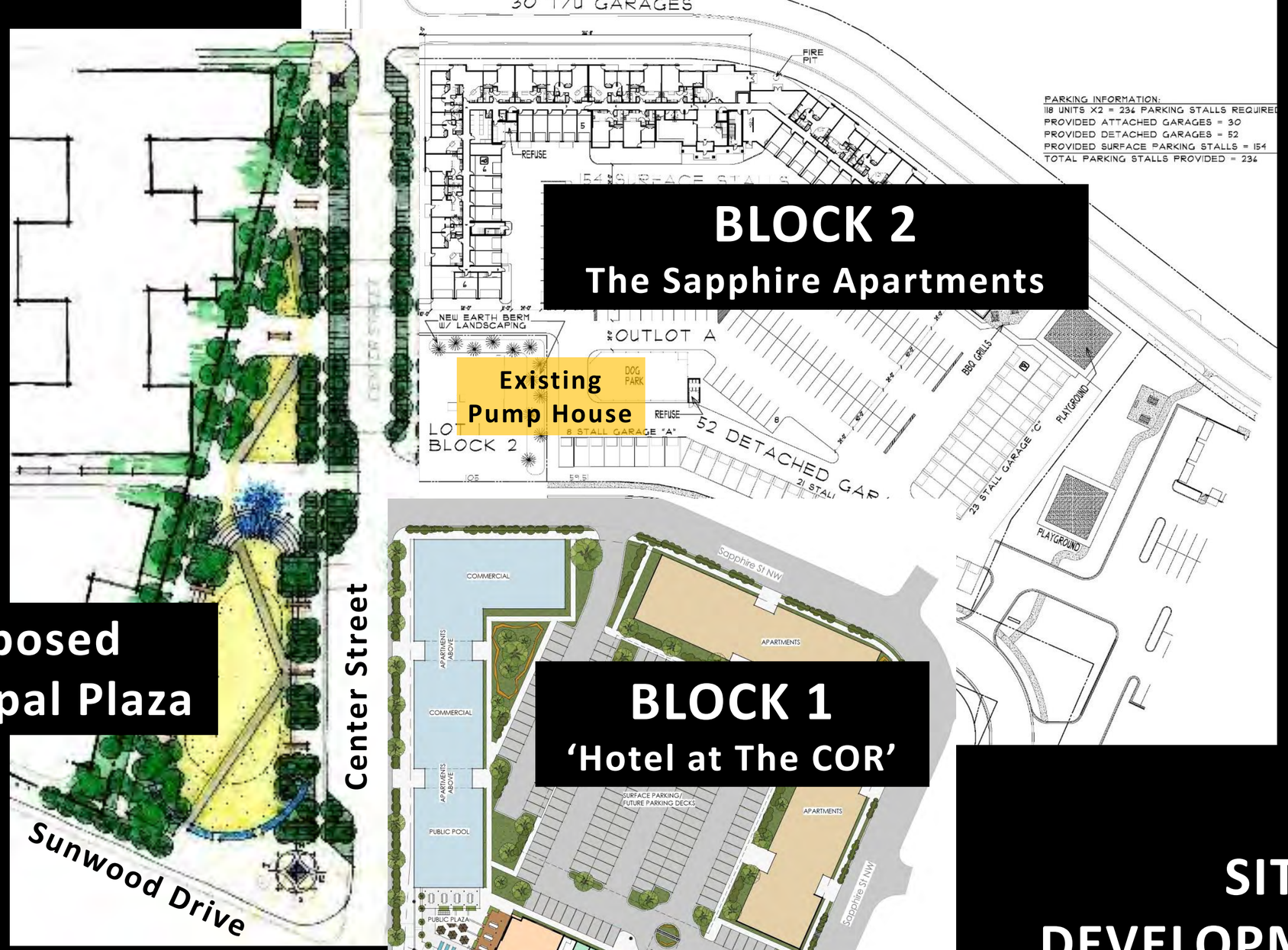
2 Stormwater collection + underground storage
(within Center Street right-of-way + Municipal Plaza)

3 Stormwater Reuse + irrigation system
(within Center Street right-of-way + Municipal Plaza)

'But-For' the LCDA Grant Funds (and the very helpful plan review/critique process), we would not have been able to add these 'above-standard' stormwater management system components, integrated with two critically important development blocks along Center Street in the heart of the Ramsey Downtown District.

GRANT REQUESTED ACTIVITIES PLAN
2 – STORMWATER MANAGEMENT

Ramsey Downtown District
Center Street Improvements



BLOCK 2
The Sapphire Apartments

Existing Pump House

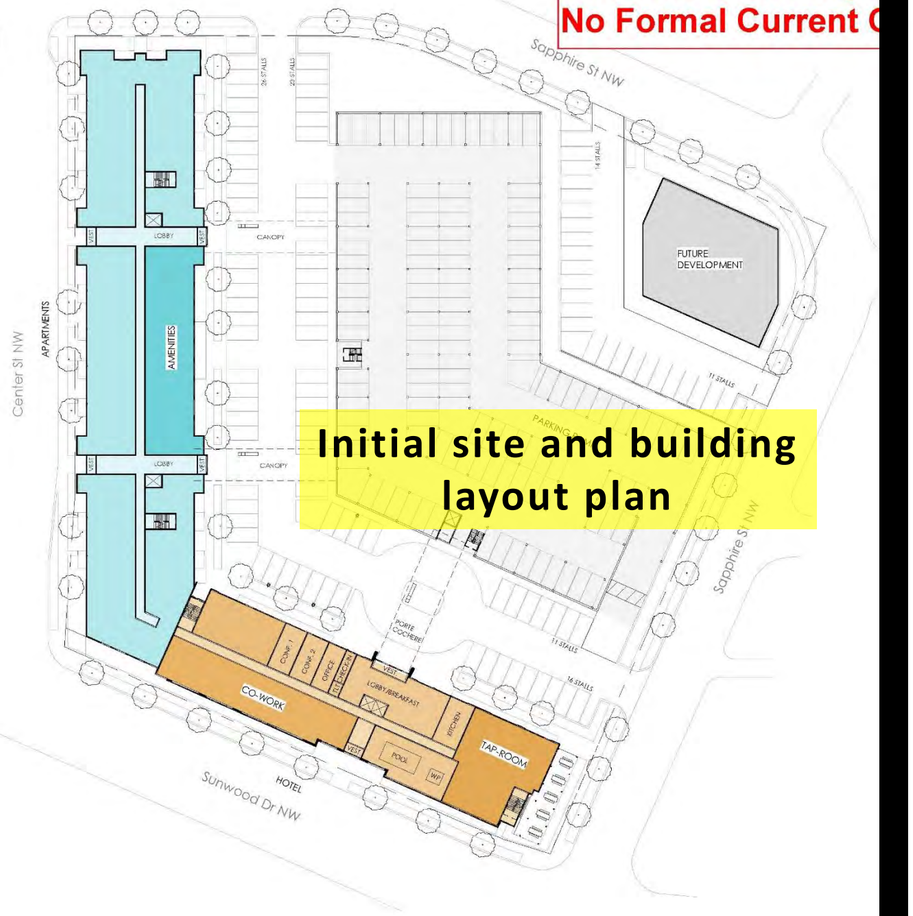
Proposed Municipal Plaza

BLOCK 1
'Hotel at The COR'

SITE PLAN DEVELOPMENT CONTEXT

Ramsey Downtown District
Center Street Improvements

Not an Official City
No Formal Current C



Initial site and building layout plan

Apartment units over two-story townhouses fronting Sapphire Street

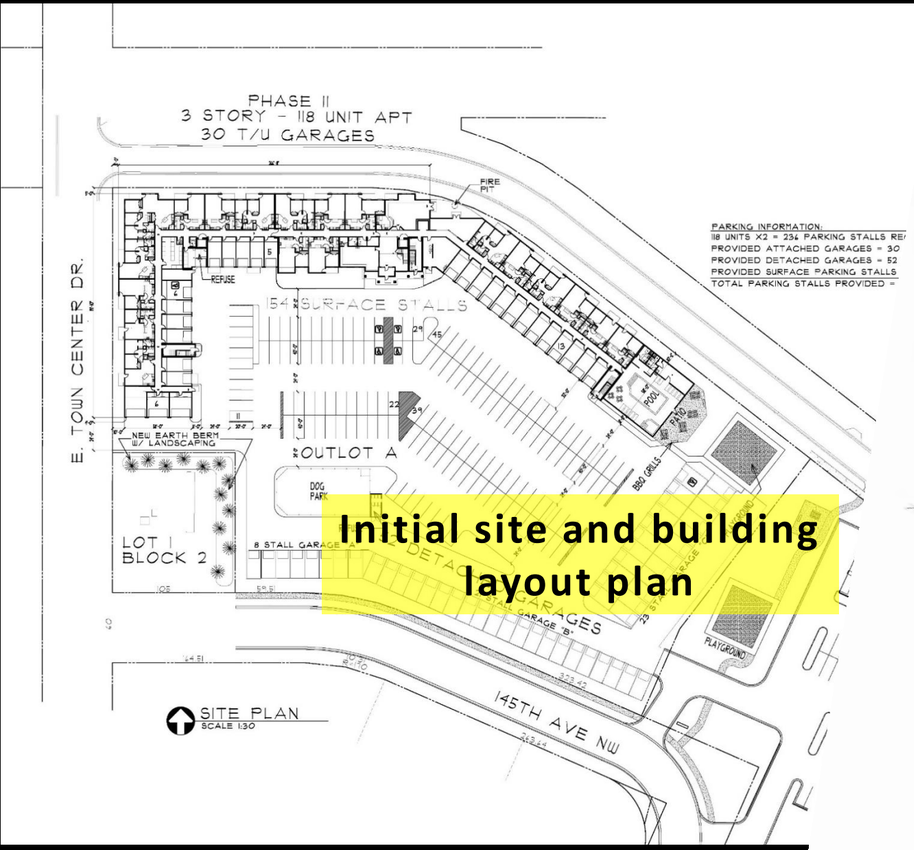
Apartment units over first floor commercial/community space

Proposed site and building layout plan:
+ added public plaza
+ added flex-use community space
+ stormwater management system
+ active ground-floor uses
+ widened pedestrian zone
(based on LCDA review/comment)

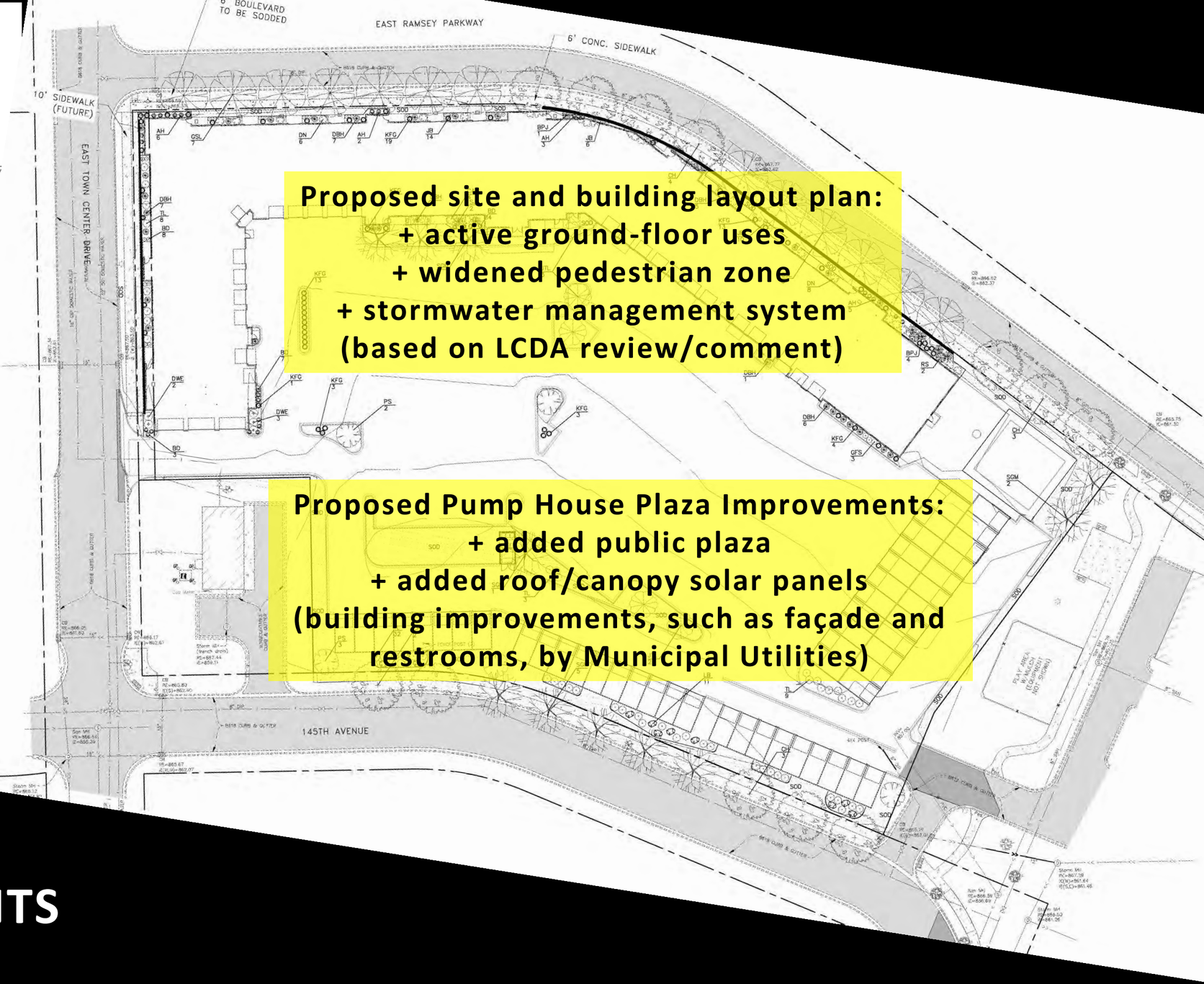
Hotel

SITE PLAN – BLOCK 1
‘Hotel at The COR’

Ramsey Downtown District
Center Street Improvements



Initial site and building layout plan



Proposed site and building layout plan:
+ active ground-floor uses
+ widened pedestrian zone
+ stormwater management system
(based on LCDA review/comment)

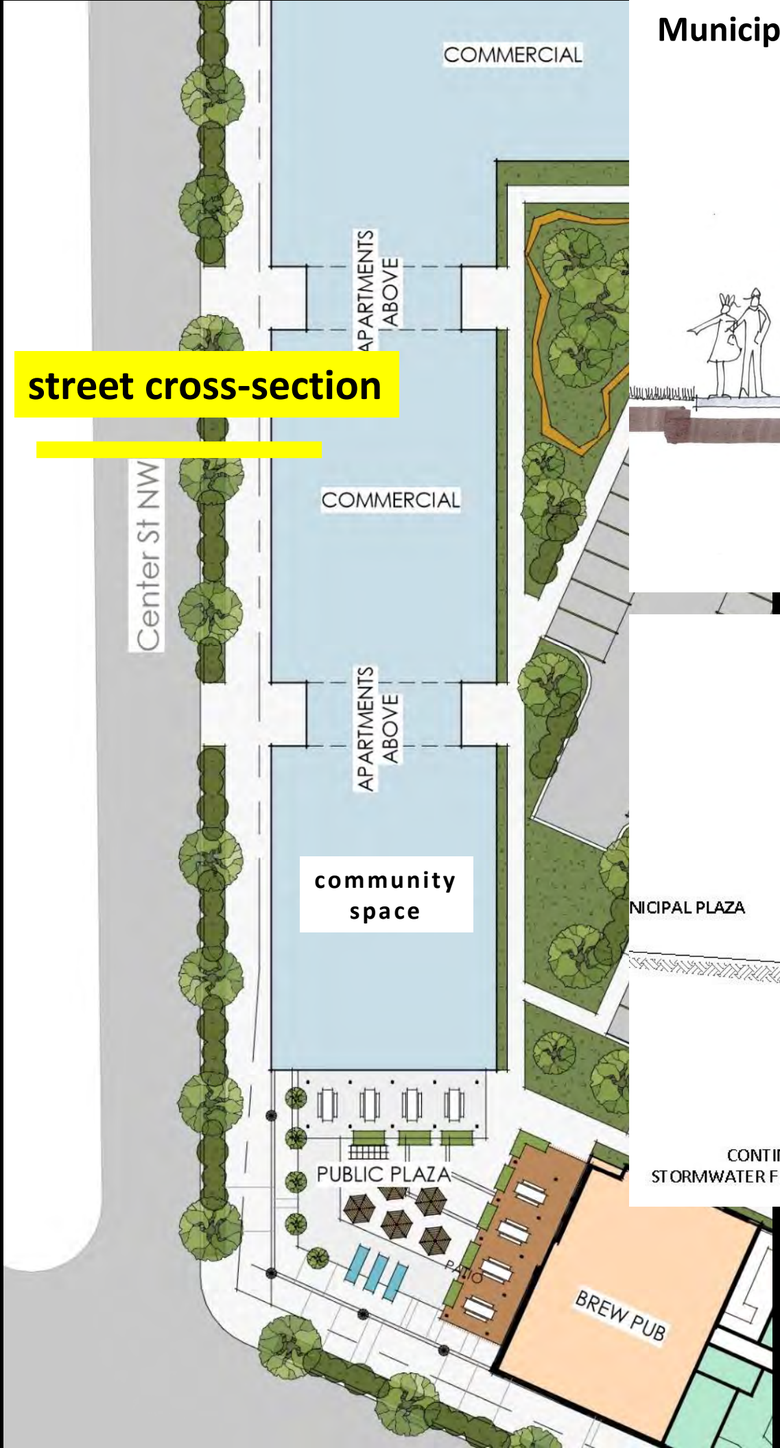
Proposed Pump House Plaza Improvements:
+ added public plaza
+ added roof/canopy solar panels
(building improvements, such as façade and restrooms, by Municipal Utilities)

SITE PLAN – BLOCK 2
THE SAPPHIRE APARTMENTS

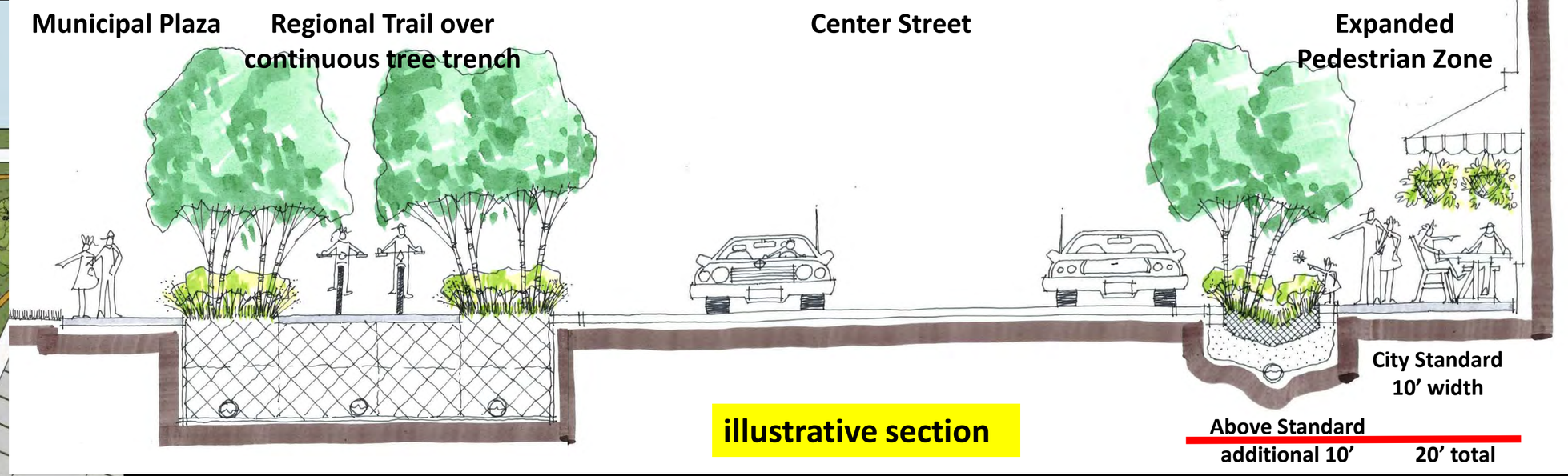
Ramsey Downtown District
Center Street Improvements

PUBLIC REALM CONTEXT PLAN

Ramsey Downtown District
Center Street Improvements



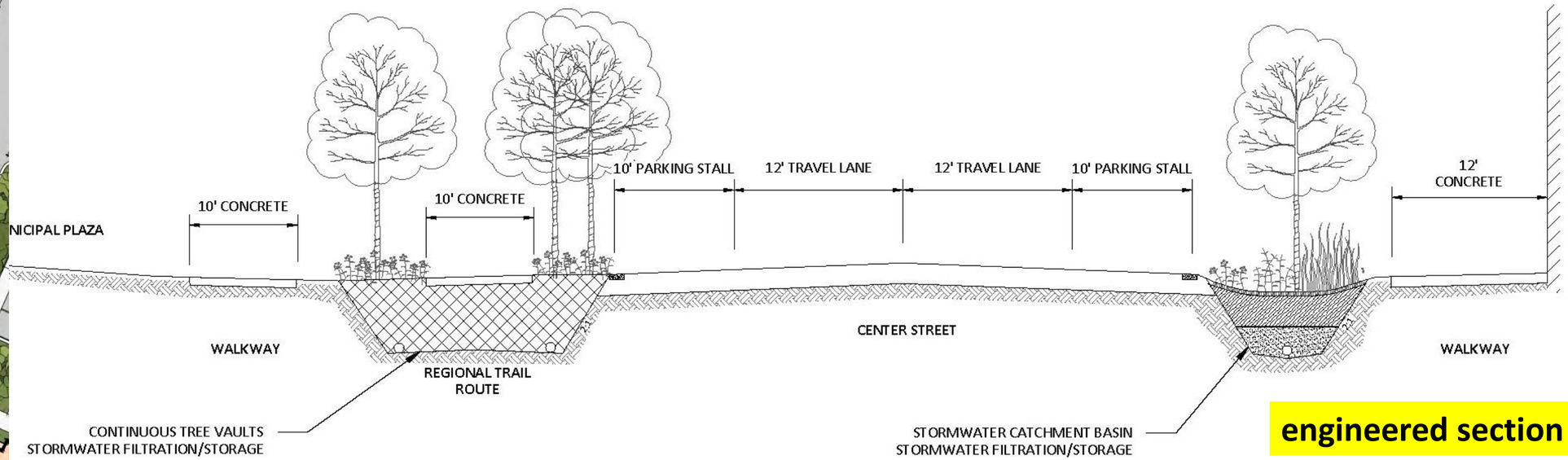
street cross-section



illustrative section

Above Standard

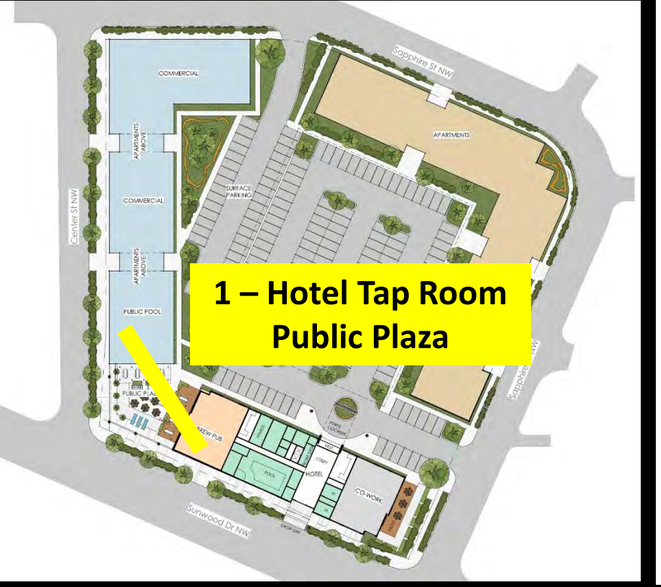
additional 10’ **20’ total**

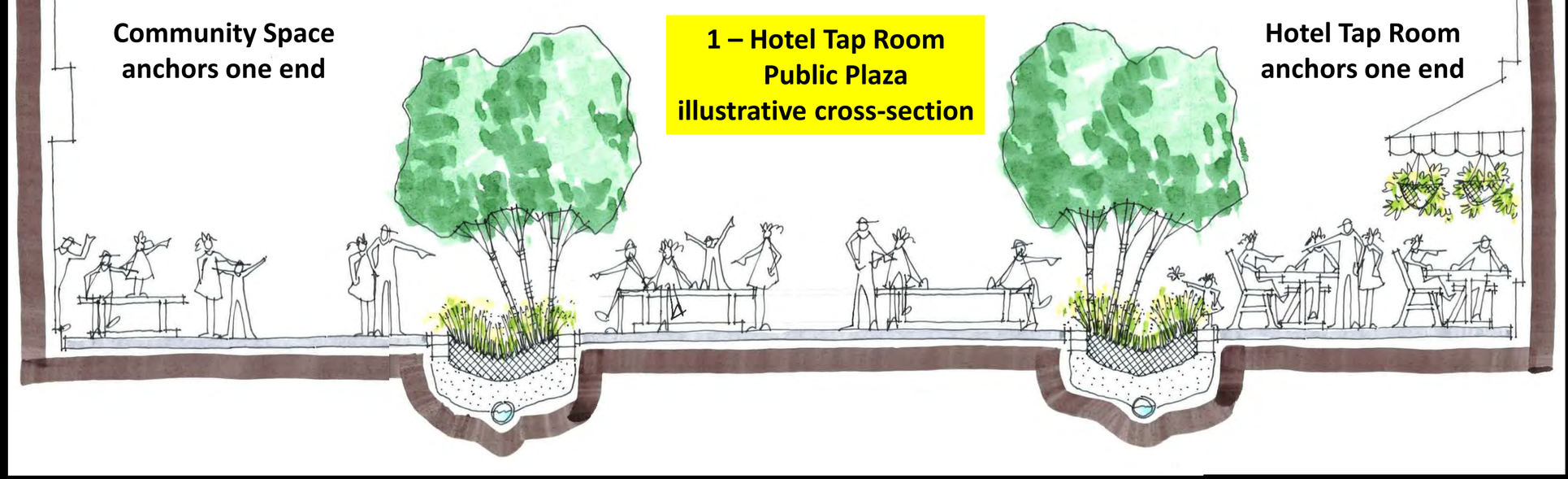


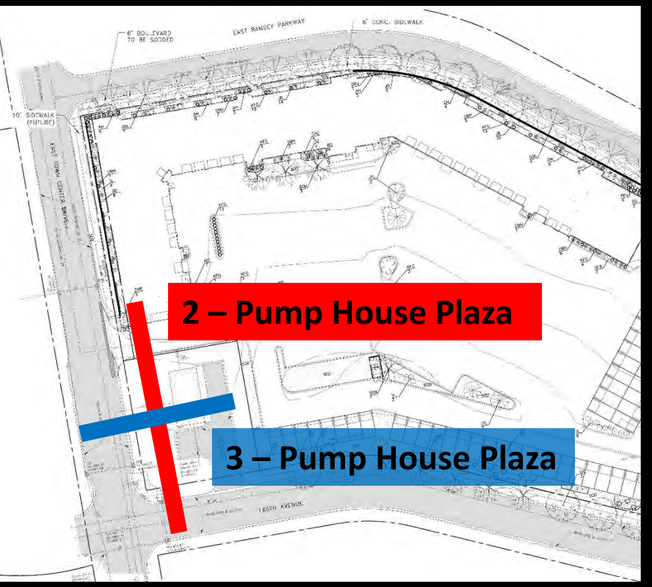
engineered section

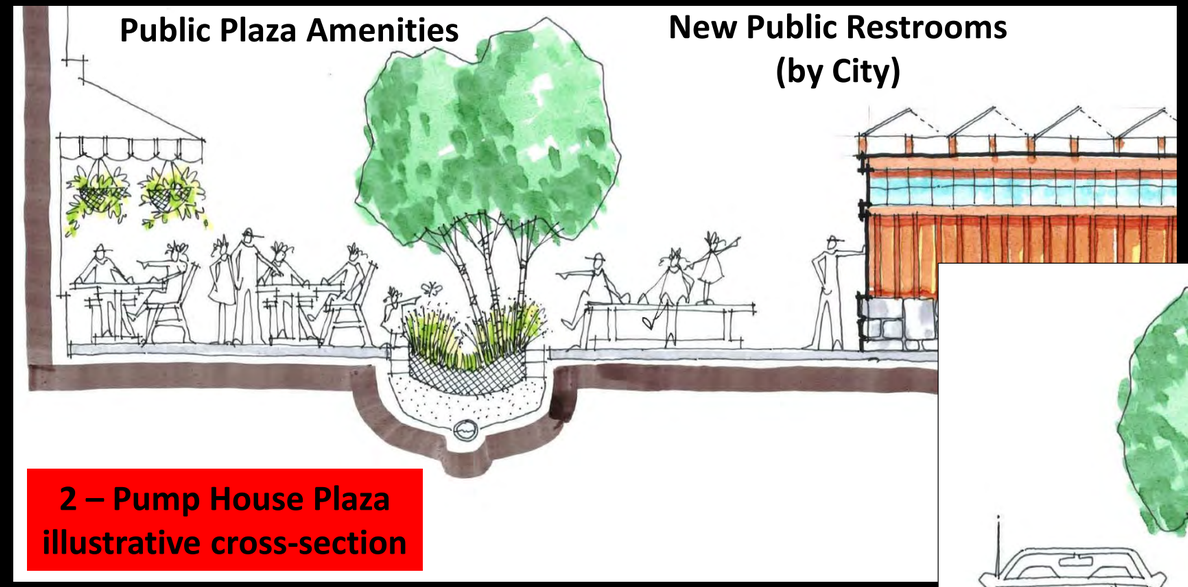
SECTIONS – CENTER STREET

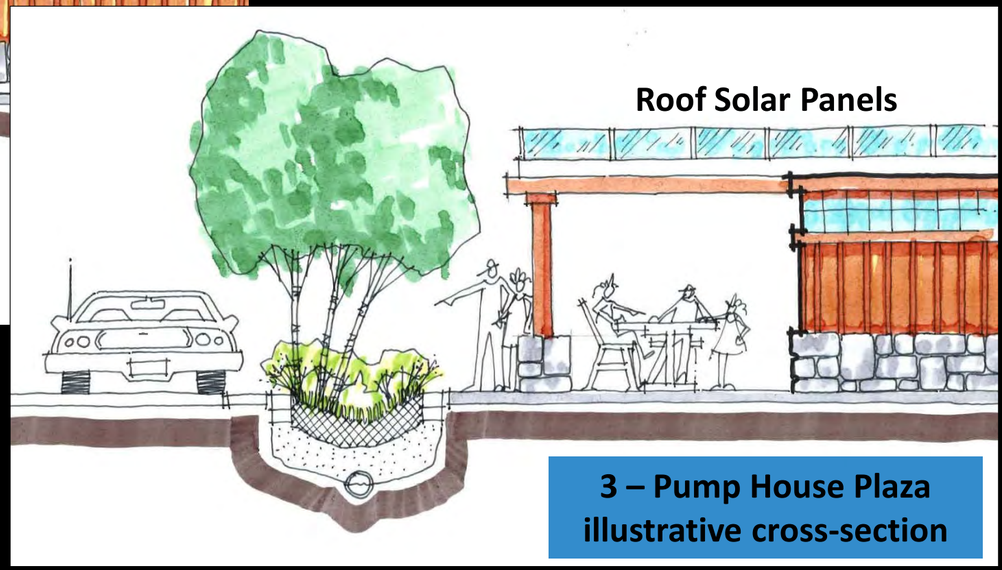
Ramsey Downtown District
Center Street Improvements





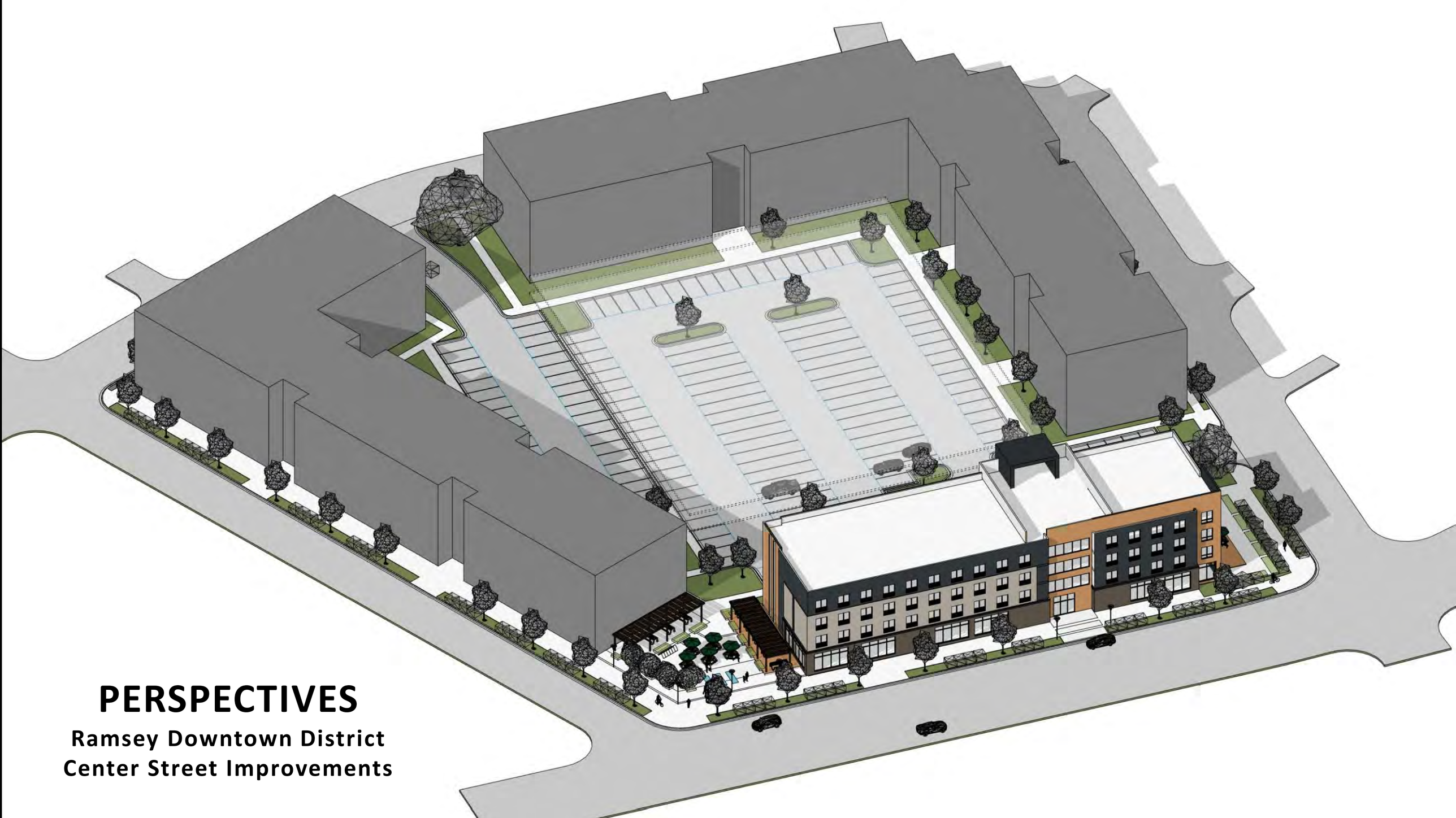






SECTIONS – Public Plazas

Ramsey Downtown District
Center Street Improvements



PERSPECTIVES

Ramsey Downtown District
Center Street Improvements

PERSPECTIVES

Ramsey Downtown District
Center Street Improvements

PERSPECTIVES

Ramsey Downtown District
Center Street Improvements

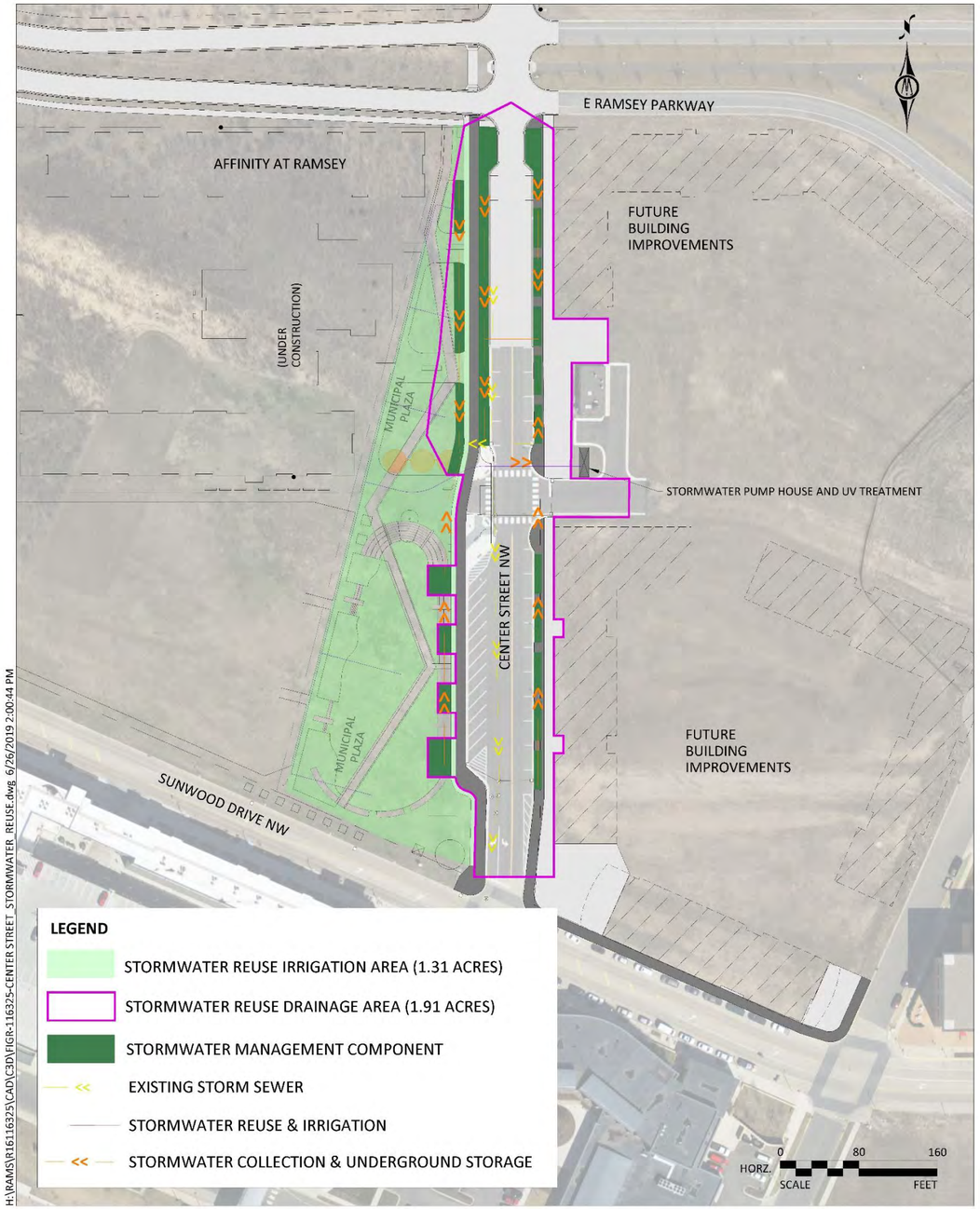
BEFORE PHOTO

Ramsey Downtown District
Center Street Improvements

COR PARKS & PARKVIEW WEST DEVELOPMENT | **CENTER STREET STORMWATER ELEMENTS**

CITY OF RAMSEY, MN | JUNE 2019

BOLTON & MENK



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BOLTON & MENK

Real People. Real Solutions.

7533 Sunwood Drive NW
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Ramsey, MN 55303-5119

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June 25, 2019

RE: Technical Memorandum
2019 Municipal Plaza and Center Street Concept Stormwater Reuse
City of Ramsey, MN

Bolton & Menk, Inc has completed a preliminary study that analyzes the feasibility of integrating stormwater reuse for irrigation of the proposed Municipal Plaza in conjunction with Center Street Improvements. The reuse system envisioned will include best management practices to collect and treat runoff, storage tanks to store the runoff, and a pump station and piping to convey the reuse water to the irrigation areas. The pump station will include pumps, a control system to monitor flow and pressure, and a treatment unit and self-flushing filter to protect the public from potential pathogens in the stormwater. The site analyzed for the stormwater reuse system includes Center Street Northwest from East Ramsey Parkway to Sunwood Drive Northwest.

Current Conditions

The COR Area of Ramsey is under active development. Since its inception, regional stormwater management has been constructed to maintain stormwater discharge rates to the undeveloped condition and provide water quality and volume control to meet state and local standards. Therefore, the development area surrounding Center Street was planned to discharge into a trunk storm sewer system, sized for the 100-year storm (7.1" in 24 hours) to the regional collection system.

The area surrounding Center Street NW is largely undeveloped, but is proposed to include commercial businesses including the Affinity at Ramsey building, which is currently under construction near the Southwest quadrant of Center Street NW and E Ramsey Parkway. Affinity at Ramsey is responsible for their own stormwater requirements and none of their site was considered for collection in the stormwater reuse system. Additional multi-family residential and mixed-use facilities will also be constructed adjacent to the corridor, also assumed to discharge into the Center Street trunk storm sewer independent of the proposed Center Street treatment and stormwater reuse system.

Center Street NW is currently paved with concrete curb and gutter on each side. Each side of the road includes a driving lane and a parking lane. A 10' path runs along the west side of the road. Drainage patterns run from north to south and stormwater runoff is currently captured by catch basins that route the water offsite to the south.

Proposed Conditions

Municipal Plaza is a proposed 1.7-acre green space accessible to the public. Municipal Plaza will be located on the west side of Center Street NW from E Ramsey Parkway to Sunwood Drive NW. The east side of Center Street NW is proposed commercial/residential buildings. The site resides in the City's moderate vulnerability Drinking Water Supply Management Area (DWSMA) and the emergency response area. Therefore, traditional infiltration practices are prohibited.

Bolton & Menk is an equal opportunity employer.

STORMWATER MANAGEMENT PLAN

Ramsey Downtown District
Center Street Improvements

Preliminary Roadway Runoff Treatment

The majority of the stormwater runoff will be generated from Center Street NW and the sidewalks on either side of the road. Stormwater runoff is proposed to be collected and treated by a combination of tree vaults and rain gardens located in the boulevard and on either side of the road. It is assumed that the runoff would drain directly into each of the raingardens and tree vaults through surface capture systems (i.e. curb cuts, ribbon curb, pretreatment structures, et). Granular filter media will be used for treatment and a perforated underdrain will connect the tree vaults and raingardens and route all the stormwater to the storage tanks.

Preliminary Stormwater Reuse System

Water collected and stored within the storage tanks will discharge via gravity flow to the pump house wet well, where it will be filtered and treated. The reuse water will be disinfected using UV treatment to address any fecal coliform, pathogens or other health concerns related to use of reuse water for irrigation.

The assumed operating season for the irrigation systems is a 26-week period; beginning April 1st and extending through September 30th. The Metropolitan Council Stormwater Reuse Guide Water Balance Tool for Constant Irrigation Demand was used to determine the percent of time over the assumed 26-week irrigation season that the stormwater reuse system would be functional while operating within the assumed conditions. The tool assumes 1" of water over the irrigable area per week is required for adequate vegetation growth and health. The method uses historic rainfall data spanning 31 years to determine the functionality of the stormwater reuse system within the 26-week pumping period.

Exhibit 1 summarizes the preliminary reuse system sizing. The "Irrigation Season" is assumed to be weeks 13 to 39 of the year, or approximately April 1 to September 30. In the calculator, these fields are used to look up weekly average rainfall to estimate the total potential volume of runoff that could be used for irrigation and how often we get 1 inch or more rain. Narrowing or widening the irrigation season changes the irrigation demand. The "Weeks that Flows Must be Augmented" and "Weeks that Reuse System will Meet Demand" cells cover the total period of record (837 weeks, or 16 years). So, 10% of the weeks (85 weeks) during the entire period of record result in a tank volume and rainfall volume less than the demand for that week.

According to the reuse calculator, there will be enough captured stormwater water in approximately 90% of the pumping season weeks to apply 1-inch per week of water over the assumed 1.31-acre turf irrigation area (57,206 sq. ft.). The calculator provides a preliminary need of 454,00 gallons required to apply 1-inch per week during the irrigation season. Since rainfall contributes to that total, as well as stored water in that tank, the total required volume per year does not translate to the size of the tank required. Instead, the volume of the tank can be modified to target an irrigation efficiency. Therefore, the storage tank or tanks should be approximately 150,000 gallons in size to irrigate with stormwater for 90% of the year. Additional irrigation to meet the 1-inch demand, should the City choose to irrigation at that rate, would need to be supplemented with potable sources.

SOURCE Site Data				
Impervious Area	83,417	square feet		
Impervious Area	1.91	acres		
USE Demand Data				
Irrigation Area	57,206	square feet		
Irrigation Area	1.31	acres		
Irrigation Season	13	39	week number	
Storage Data				
Storage Provided	150,000	gallons		
Total Storage Required	454,037	gallons		%
Weeks that Flows Must be Augmented	85	weeks		10.2%
Weeks that Reuse System will Meet Demand	752	weeks		89.8%

Exhibit 1: Excerpt from the Met Council Reuse Water Balance Tool.

Footprint Considerations

The storage volume could be a single concrete vault or multiple fiberglass underground units. Given the size of individual cisterns, plastic is not available. Fiberglass tanks generally are available up to 50,000 gallons in size. A 50,000-gallon tank has dimensions of approximately 68 feet long with a 12-foot diameter. Three tanks, with space between, could fill a footprint of approximately 5,000 square feet. Concrete vaults can be sized to fit multiple footprint sizes. If a maximum active depth of water in the vault of 8' is assumed, the footprint would be approximately 2,500 square feet.

Exhibit 2: Example concrete vault storage tank (StormTrap).

Exhibit 3: Example underground fiberglass storage tanks (Xerxes).

Additional Considerations

A simplified estimate of stormwater runoff expected from the street section was assembled to ensure the watershed can produce enough runoff to adequately fill the tanks. Table 1 is a summary expected runoff volumes for a variety of events. A rainfall event producing between 3.6 and 4.3 inches in 24 hours (5-year to 10-year return interval) can completely fill the tank.

Table 1: Summary of expected runoff volumes.

Rainfall Event	Rainfall Depth (IN)	Runoff Volume (CF)	Runoff Volume (GA)
1" Event	1.00	5,500	41,140
1-Year	2.46	14,700	109,956
2-Year	2.86	17,600	131,648
5-Year	3.58	22,700	169,796
10-Year	4.26	27,500	205,700

During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, since the COR trunk storm sewer system is already designed to accommodate a 100-year rainfall event with discharge to regional flood storage areas, the bypass system will effectively mimic the originally designed scenario. In between events when irrigation is occurring, or the tanks is being filled, there will be hydraulic relief on the trunk system and volume control provided.

Since the reuse water will pass through a filter and UV treatment system, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are not anticipated.

Sincerely,

Bolton & Menk, Inc.

Timothy J. Olson, PE, CFM
Water Resources Project Manager

STORMWATER MANAGEMENT CALCULATIONS

Ramsey Downtown District
Center Street Improvements

Center Street Area Capital Improvement Planning

City of RAMSEY

~ This case address improvements in Ramsey's Downtown District

Primary Planning Activity for Municipal Pumphouse #3

The Waterfront
Bunker Lake Boulevard
Armstrong Boulevard
Ramsey Parkway
Affinity Development
The Draw
Municipal Plaza
Highway 10
Ramsey City Hall
Sunwood Drive
Pump House 3
context map

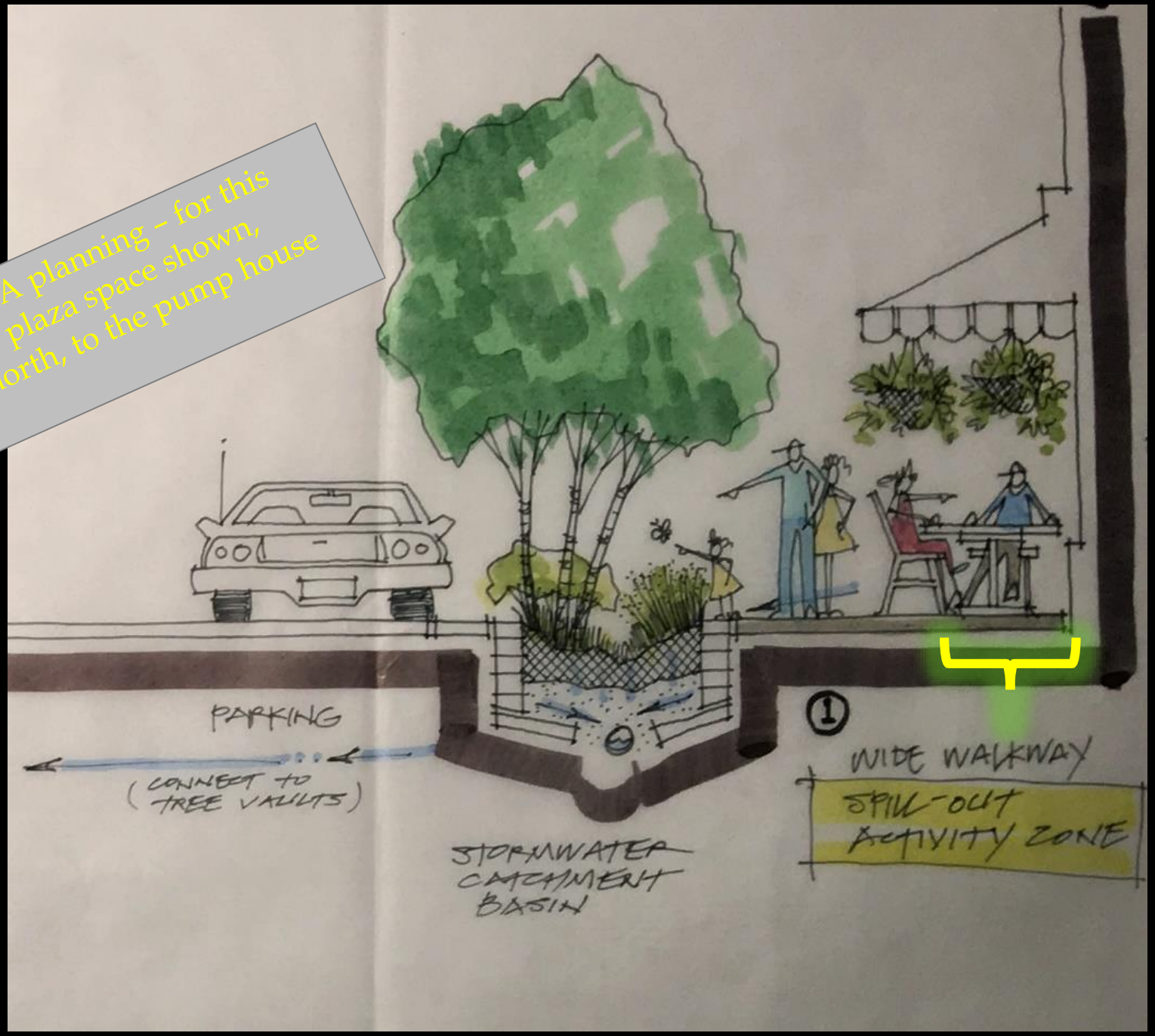
WALKWAY
(CONNECT TO CISTERN)
MUNICIPAL PLAZA
CONTINUOUS TREE VAULTS
STORMWATER FILTRATION/STORAGE
⑤ REGIONAL BIKE TRAIL
SLOPE
PARKING
2-WAY TRAFFIC
CENTER STREET
PARKING
(CONNECT TO TREE VAULTS)
STORMWATER CATCHMENT BASIN
① WIDE WALKWAY
SPILL-OUT ACTIVITY ZONE

Example from LCDA planning – for this case, consider the plaza space shown, 'flipped' to the north, to the pump house location

LEGEND

CITY STANDARD CONCRETE WALKWAYS (10' WIDE)

ADDITIONAL CONCRETE WALKWAYS



CC Regular Session **7. 3.**

Meeting Date: 03/24/2020

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #20-044 Accepting Feasibility Report for Amended 2020 Overlay Improvements, Improvement Project #20-02A Please Note: this Item was moved from the Consent Agenda (Item 5.6) to the Regular Agenda to be considered as Item 7.3.

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #20-044 accepting the Feasibility Report for proposed Amended 2020 Overlay Improvements, Improvement Project #20-02A.

Background:

On December 10, 2019, the City Council ordered Staff to prepare a Feasibility Report to explore proposed mill and overlay improvements to streets in the Klemish and Flores, Sunfish Square, and Windemere Woods neighborhoods in 2020 per the 2020 – 2029 Capital Improvement Program (CIP). This was designated as City Improvement Project #20-02. In summary, the proposed improvements were not found to be feasible or cost-effective from an engineering standpoint and Staff recommended not completing such improvements in 2020. Instead, Staff recommended reconstructing the streets using full-depth reclamation improvements after their PASER ratings fall to a rating of 3 or less.

On February 24, 2020, the City Council accepted Staff's conclusions and recommendations and ordered a new Feasibility Report for amended 2020 mill and overlay improvements, designated as City Improvement Project #20-02A. This project proposes to complete 2-inch bituminous pavement mill and overlay improvements, and other associated appurtenant improvements, to 2.82 miles of public street segments located in the residential neighborhoods of Regency Pond 1st, 2nd and 3rd Additions, as well as in Business Park 95 1st, 2nd, 5th and 7th Additions. These streets were proposed to receive bituminous pavement overlay improvements in 2022 and 2024 respectively per the 2020 - 2029 Capital Improvement Program (CIP). Based on City records and observed pavement conditions, Staff felt these streets would support 2-inch mill and overlay improvements in 2020.

On March 2, 2020, WSB and Associates extracted pavement cores from each of the street segments for the purpose of verifying that the thickness and structural capacity of the existing pavement sections would support 2-inch mill and overlay improvements. Unfortunately, the cores revealed that the pavement on a majority of the street segments is either too thin, or is in such poor condition, that 2-inch mill and overlay improvements would not be feasible or cost-effective.

A copy of the final Feasibility Report is attached to this case. A copy of WSB's pavement forensics report, including the locations and pictures of the pavement cores, is included in Appendix D of the Feasibility Report.

On March 16, 2020, Staff presented this information to the Public Works Committee. After a brief discussion, the Committee unanimously supported Staff's conclusions and recommendations that the proposed Amended 2020 Pavement Overlay Improvements are not feasible or cost-effective from an engineering standpoint, that the improvements as proposed should not be completed in 2020, and that additional streets should not be evaluated for 2020 mill and overlay improvements.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #20-044 accepting the Feasibility Report for proposed Amended 2020 Overlay Improvements, Improvement Project #20-02A.

Funding Source:

The Feasibility Report was prepared in-house as part of Staff's normal duties.

Recommendation:

The Public Works Committee unanimously recommends alternative #1, as does Staff.

Action:

Motion to adopt Resolution #20-044 accepting the Feasibility Report for proposed Amended 2020 Overlay Improvements, Improvement Project #20-02A.

Attachments

Resolution 20-044
CIP 2022 Overlays
CIP 2024 Overlays
Feasibility Report IP20-02A

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/19/2020 04:06 PM
Form Started By: Bruce Westby		Started On: 03/03/2020 07:27 AM
Final Approval Date: 03/26/2020		

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

RESOLUTION #20-044

RESOLUTION ACCEPTING FEASIBILITY REPORT FOR AMENDED 2020 OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #20-02A

WHEREAS, pursuant to a Ramsey City Council Resolution #19-264, adopted December 10, 2019, a Feasibility Report was prepared by the City Engineer with reference to proposed 2020 pavement overlay improvements within the residential developments of Klemish and Flores, Sunfish Square, Sunfish Square 2nd Addition, Windemere Woods, and Windemere Woods 2nd Addition as identified in the City's current capital improvement program (CIP); and

WHEREAS, pursuant to Ramsey City Council Resolution #20-036, adopted February 24, 2020, the City Council accepted the City Engineer's conclusion that the 2020 mill and overlay improvements as proposed in the current CIP are not generally feasible or cost-effective from an engineering standpoint, and concurred with the City Engineer's recommendation that the improvements should not be completed in 2020; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-037, adopted February 24, 2020, the City Engineer was instructed to prepare a Feasibility Report with reference to proposed amended 2020 pavement overlay improvements within the Business Park 95 commercial development and the Regency Pond 1st, 2nd and 3rd Additions; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy.

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

1. Upon considering the proposed amended 2020 pavement overlay improvements for said streets in accordance with the Feasibility Report, the City Council accepts the City Engineer's conclusion that the proposed improvements are not feasible or cost-effective from an engineering standpoint, and concurs with the City Engineer's recommendation that the improvements should not be completed in 2020.

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 24th day of March, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Capital Improvement Program

2020 *thru* **2029**

City of Ramsey, Minnesota

Project # **19-STR-007**

Project Name **2022 Overlay Projects**

Department Street Improvements
Contact
Type Improvement
Useful Life 20
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$580,040**

Description

Overlaying of Streets in: Regency Pond, Regency Pond 2nd, Regency Pond 3rd, Wildlife Sanctuary 3rd, and Wildwood Acres

Justification

These streets are in such condition that they require an overlay to most cost-effectively maintain the pavement.

Expenditures	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Improvements Other than Building Cost			580,040								580,040
Total			**580,040**								**580,040**

Funding Sources	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Special Assessment - Bonded			131,824								131,824
Storm Water Utility Fund			52,740								52,740
GO Bonding (Road Funding)			395,476								395,476
Total			**580,040**								**580,040**

Capital Improvement Program

2020 *thru* **2029**

City of Ramsey, Minnesota

Project # 17-STR-010

Project Name 2024 Overlay Projects

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$744,209**

Description

Mill and overlay numerous existing streets.
Oakridge Estates, Sunny Ponds, Sunny Ponds 2nd, Sunny Ponds 3rd, Business Park 95, Business Park 95 2nd, Business Park 95 5th, Business Park 95 7th and Traprock Commons

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Improvements Other than Building Cost					744,209						744,209
Total					**744,209**						**744,209**

Funding Sources	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Special Assessment - Bonded					176,252						176,252
Storm Water Utility Fund					39,200						39,200
GO Bonding (Road Funding)					528,757						528,757
Total					**744,209**						**744,209**

FEASIBILITY REPORT

AMENDED 2020 PAVEMENT OVERLAY IMPROVEMENTS

CITY IMPROVEMENT PROJECT NO. 20-02A

March 19, 2020

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9839
763-433-9848 (Fax)

March 19, 2020

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Feasibility Report – City of Ramsey Improvement Project #20-02A
Amended 2020 Pavement Overlay Improvements

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed 2020 Pavement Overlay Improvements, Improvement Project #20-02A.

The report examines the feasibility of completing 2-inch bituminous pavement mill and overlay improvements, and other necessary appurtenant improvements, on approximately 2.82 miles of public streets in the Regency Pond residential neighborhood and the Business Park 95 industrial park within the City of Ramsey.

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.

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
Joe Feriancek, Civil Engineer II

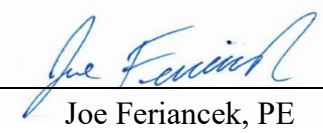
CERTIFICATION

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: March 19, 2020 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.



Joe Feriancek, PE

Date: March 19, 2020 License No. 57095

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
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Project Scope – Regency Pond
Project Scope – Business Park 95

Appendix B
Street Segment Summaries

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Engineer's Estimates

Appendix D
WSB and Associates Pavement Forensics Report

1. EXECUTIVE SUMMARY

City Improvement Project #20-02A proposes to complete 2-inch bituminous pavement mill and overlay improvements to 2.82 miles of public street segments within the City of Ramsey, including other associated appurtenant improvements as outlined in this report. The street segments are located in the residential neighborhoods of Regency Pond 1st, 2nd and 3rd Additions, as well as Business Park 95 1st, 2nd, 5th and 7th Additions. These streets were proposed to receive bituminous pavement overlay improvements in 2022 and 2024 respectively per the 2020 - 2029 Capital Improvement Program (CIP).

Appendix A includes exhibits showing the proposed project areas and scopes.

City Staff typically rates the pavement condition of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. The last three years of PASER rating for each street segment proposed to receive an overlay with this project is included in the street segments summaries included in ***Appendix B*** of this report.

On December 10, 2019, the Ramsey City Council ordered this feasibility report which explores the necessity, feasibility and cost-effectiveness of the proposed improvements by examining the scope of the improvements, exploring estimated costs and available funding sources, and determining whether the improvements should be completed as proposed or in connection with other improvements.

WSB and Associates performed pavement forensics for the proposed project areas, and submitted a pavement forensics report, which is included in ***Appendix D***. The findings are discussed in section 3 of this report. In general, the existing pavement sections will not support 2-inch mill and overlay improvements. Staff therefore investigated costs for completing a full-depth reclamation (FDR) in Business Park 95 for comparison purposes.

The engineer's estimates for all streets proposed to receive 2" mill and overlay improvements is $1,037,385. Estimated costs include 10% contingency costs, plus 14% indirect costs for administrative, engineering, finance and legal costs. The improvements proposed with this project are identified in the City's current 10-year Capital Improvement Program, and can be funded using a combination of Road Reconstruction Funds, special assessments to benefitting properties, and Stormwater Funds. ***Appendix C*** includes a detailed opinion of probable costs.

The proposed improvements were not found to be feasible or cost-effective from an engineering standpoint so Staff does not support the amended 2020 pavement overlay improvements as proposed herein. The proposed street segments would be most cost-effectively reconstructed after their PASER ratings fall to 3 or less.

2. INTRODUCTION

2.1 Authorization

Preparation of this feasibility report was authorized by the Ramsey City Council on December 10, 2019.

2.2 Program Overview

This feasibility report explores proposed 2-inch bituminous pavement mill and overlay improvements to approximately 2.82 miles of public streets in the Regency Pond residential neighborhood and in the Business Park 95 industrial park, along with associated appurtenant improvements. This project is designated as Amended 2020 Pavement Overlay Improvements, Improvement Project #20-02A.

This feasibility report explores the necessity, feasibility and cost-effectiveness of the proposed improvements by examining the scope of the improvements, exploring estimated costs and available funding sources, and determining whether the improvements should be completed as proposed or in connection with other improvements.

2.3 Scope

The scope of this report addresses proposed 2-inch bituminous pavement mill and overlay improvements to approximately 2.82 miles of public streets in the Regency Pond residential neighborhood and in the Business Park 95 industrial park as shown in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Streets

3.1.a Regency Pond Residential Neighborhood

The existing right-of-ways along the street segments proposed to receive overlays as part of this project are 60-feet in width. The paved street width is 30-feet as measured from curb to curb. All streets in this project were constructed as urban sections with bituminous pavement and concrete curb and gutter between 1996 and 1998.

The streets segments proposed to receive overlays in 2020 have 2018 PASER ratings between 6 and 8, which are generally considered to be good candidates for mill and overlay improvements. To verify that the pavement sections were thick enough and had adequate structural capacity to support 2-inch mill and overlay improvements, Staff hired WSB and Associates to complete a pavement forensics analysis, which included the extraction of pavement cores from each street segment proposed to receive mill and overlay improvements. The pavement forensics report is included in ***Appendix D*** of this report.

Based on the general condition and thickness of the existing pavement sections, WSB and Associates and City Staff do not recommend completing mill and overlay improvements on these street segments as proposed. It is estimated that the existing streets should remain serviceable with moderate maintenance for up to 10 years. Once PASER ratings fall to 3 or less, a full-depth reclamation (FDR) or reconstruction project should be completed.

3.1.b Business Park 95 Industrial Park

The existing right-of-ways along the street segments proposed to receive overlays as part of this project range from 66 to 80-feet in width. The paved street widths range from 38 to 44-feet as measured from curb to curb. All streets in this project were constructed as urban sections with bituminous pavement and concrete curb and gutter between 1995 and 1998.

The streets segments proposed to receive overlays in 2020 have 2018 PASER ratings between 6 and 7, which are generally considered to be good candidates for mill and overlay improvements. To verify that the pavement sections were thick enough and had adequate structural capacity to support 2-inch mill and overlay improvements, Staff hired WSB and Associates to complete a pavement forensics analysis, which included the extraction of pavement cores from each street segment proposed to receive mill and overlay improvements. The pavement forensics report is included in ***Appendix D*** of this report.

Based on the general condition and thickness of the existing pavement sections, WSB and Associates and City Staff do not recommend completing mill and overlay improvements on these street segments as proposed. It is estimated that the existing streets should remain serviceable with moderate maintenance for up to 10 years. Once PASER ratings fall to 3 or less, a full-depth reclamation (FDR) or reconstruction project should be completed.

3.2 Utilities

3.2.a Watermain

Watermain exists under all streets within the Regency Pond residential neighborhood and the Business Park 95 industrial park. No improvements to the watermain is proposed in conjunction with this project.

3.2.b Sanitary Sewer

Sanitary Sewer exists under all streets within the Regency Pond residential neighborhood and the Business Park 95 industrial park. No improvements to the sanitary sewer is proposed in conjunction with this project.

3.2.c Storm Sewer/Drainage

Storm sewer exists under several of the streets within the Regency Pond residential neighborhood and the Business Park 95 industrial park, but it is not proposed to complete any significant repairs or storm sewer construction as part of this project.

4. CONSIDERED IMPROVEMENTS

4.1 Project Area Selection

The City's 10-year Capital Improvement Program calls for proposed 2-inch mill and overlay improvements on the streets in the Regency Pond residential neighborhood in 2022, and in Business Park 95 in 2024. The scope of these proposed improvements is included in ***Appendix A*** of this report.

4.2 Pavement Condition Evaluations/Ratings

City Staff generally evaluates and rates the pavement conditions of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. This system requires a visual evaluation of each pavement surface, which is reflected by a 0 to 10 scale, with 10 being a new street. A PASER rating summary of each street segment is included in ***Appendix B*** of this report.

4.3 Full-Depth Reclamation

Recently, including in 2017 and 2018, streets with pavement sections in similar condition were evaluated for mill and overlay improvements but were instead improved using the full-depth reclamation process. This involves grinding the existing bituminous pavement up, along with a portion of the underlying aggregate base, placing and compacting this reclaim material on top of the existing aggregate base, removing 3½-inches of reclaim material, then placing 3½-inches of new bituminous pavement on top. In general, the streets are still at the stage where with maintenance, Staff feels they can be serviceable for up to 10 years, allowing the City's limited funds to be spent on streets which are better candidates for overlays, or are ready for reconstruction now.

Staff prepared a preliminary engineer's estimate for full-depth reclamation (FDR) improvements for streets in the Business Park 95 industrial park, which totaled $918,332. Considering that the anticipated service life for FDR improvements is up to 60 years, FDR improvements would be significantly more cost-effective than mill and overlay improvements, which would cost more than half what FDR improvements cost, and generally have an anticipated service life of 15 to 20 years.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on the attached pavement forensics report findings, it is not feasible to mill and overlay a majority of the existing pavement.

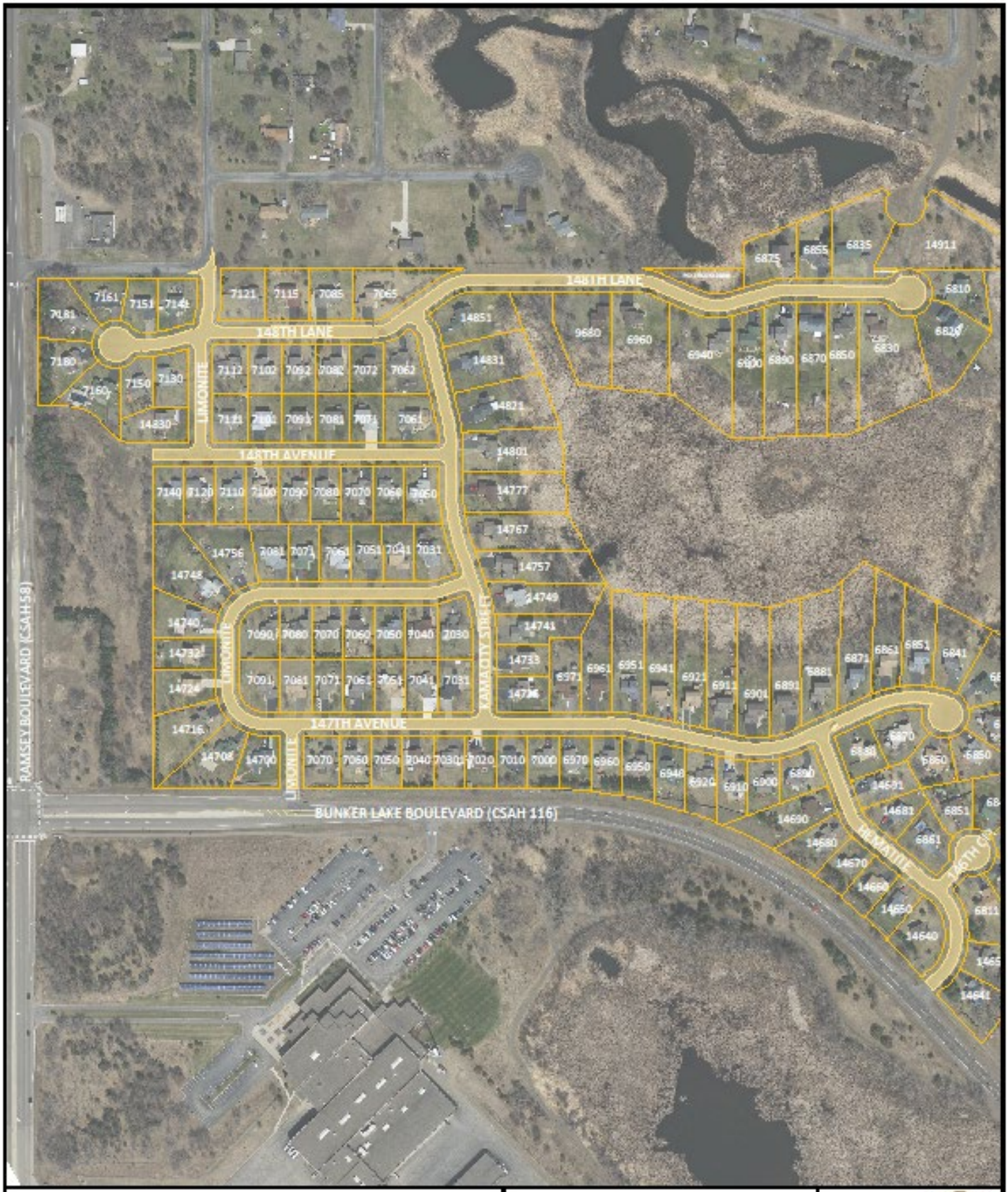
Additionally, if other street segments were to be evaluated and found to be able to support mill and overlay improvements in 2020, the earliest another amended mill and overlay project using special assessments as a funding source could realistically be bid would be late June or early July, meaning a contract would not be awarded until the middle of August. Evaluating additional streets for mill and overlay improvements in 2020 would also cause further delays in the delivery of the Variolite Street reconstruction project.

Also, considering that the City is not committed to a long-term funding source for pavement management program (PMP) projects at this time, levying additional assessments could complicate future discussions and decisions related to optional PMP funding sources.

City Staff therefore concludes that the proposed improvements are not feasible or cost-effective from an engineering standpoint, and recommends that the Amended 2020 Pavement Overlay Improvements as proposed within this Feasibility Report not be completed in 2020. Staff also recommends that additional streets not be evaluated for 2020 mill and overlay improvements.

APPENDIX A

Project Scope – Regency Pond
Project Scope – Business Park 95



REGENCY POND
PROJECT SCOPE

0 300 600 900
SCALE (FEET)

N

City of RAMSEY

BUSINESS PARK 95
PROJECT SCOPE

0 300 600 900
SCALE (FEET)

City of RAMSEY

APPENDIX B

Street Segment Summaries

IP 20-02A, AMENDED 2020 PAVEMENT OVERLAY IMPROVEMENTS
STREET SEGMENT SUMMARIES

BUSINESS PARK 95 (1ST, 2ND, 5TH, 7TH)

Street History									Pavement Coring Results (2020)			
Street	Segment Description	Length	Width	Curb	2018 PASER Rating	Year Bulit	Maintenance 1	Maintenance 2	Core No.	Bit Depth (inches)	Agg. Depth (inches)	WSB Recommended Maintenance
140th Avenue	Radium St to Unity St	981	40	Conc.	7	1998	SC 1 - 2003	SC 2 - 2015	3	5	5.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
McKinley Street	Unity St to Sunfish Lake Blvd	1,067	44	Conc.	6	1995	SC 1 - 2003	SC 2 - 2015	5	6.5	6.5	2 Inch Mill and Overlay
McKinley Street	Unity St to CDS	1,320	40	Conc.	7	1996	SC 1 - 2003	SC 2 - 2015	6	6	9.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
									7	4.75	9	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Radium Street	McKinley St to 140th Ave	1,250	40	Conc.	7	1998	SC 1 - 2003	SC 2 - 2015	8	4	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Unity Street	CR 116 to McKinley St	1,696	38	Conc.	6	1995	SC 1 - 2003	SC 2 - 2015	1	6	6	2 Inch Mill and Overlay
									2	7	8	2.5 Inch Mill and Overlay
									4	8	5.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
	Business Park 95 Subdivision Total	*6,314*	*1.20*	*miles*								

IP 20-02A, AMENDED 2020 PAVEMENT OVERLAY IMPROVEMENTS
STREET SEGMENT SUMMARIES

REGENCY POND (1ST, 2ND, 3RD)

Street History									Pavement Coring Results (2020)			
Street	Segment Description	Length	Width	Curb	2018 PASER Rating	Year Bulit	Maintenance 1	Maintenance 2	Core No.	Bit Depth (inches)	Agg. Depth (inches)	WSB Recommended Maintenance
146th Circle	Hematite St to CDS	196	30	Conc.	7	1996	SC 1 - 2004	SC 2 - 2013	20	2.5	11	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
147th Avenue	W EOP to Hematite St	916	30	Conc.	6	1996	SC 1 - 2005	SC 2 - 2014	17	3	4	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
147th Avenue	Hematite St to CDS	412	30	Conc.	7	1996	SC 1 - 2006	SC 2 - 2015	18	4	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
147th Avenue	PC Limonite St to Kamacite St	586	30	Conc.	8	1997	SC 1 - 2007	SC 2 - 2016				
147th Lane	Kamacite St to PC Limonite St	604	30	Conc.	6	1997	SC 1 - 2008	SC 2 - 2017	15	2	7	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
148th Avenue	Kamacite St to Limonite St	639	30	Conc.	7	1998	SC 1 - 2009	SC 2 - 2018	13	2	6	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
148th Avenue	Limonite St to W EOP	112	30	Conc.	7	1998	SC 1 - 2010	SC 2 - 2019				
148th Lane	Limonite St to Kamacite St	548	30	Conc.	7	1998	SC 1 - 2011	SC 2 - 2020				
148th Lane	Limonite St to CDS	281	30	Conc.	7	1998	SC 1 - 2012	SC 2 - 2021	9	3	6	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
148th Lane	Kamacite St to CDS	1,351	30	Conc.	7	1998	SC 1 - 2013	SC 2 - 2022	10	3	4	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
									11	2.5	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Hematite Street	146th Cir to CR 116	339	30	Conc.	7	1996	SC 1 - 2014	SC 2 - 2023				
Hematite Street	147th Ave to 146th Cir	513	30	Conc.	7	1996	SC 1 - 2015	SC 2 - 2024	19	3.75	4.75	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Kamacite Street	147th Ave to 147th Ln	374	30	Conc.	6	1997	SC 1 - 2016	SC 2 - 2025				
Kamacite Street	148th Ave to 149th Ln	375	30	Conc.	7	1998	SC 1 - 2017	SC 2 - 2026				
Kamacite Street	147th Ln to 148th Ave	320	30	Conc.	6	1998	SC 1 - 2018	SC 2 - 2027	14	2.75	3.75	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Limonite Street	147th Ave to CR 116	219	30	Conc.	7	1997	SC 1 - 2019	SC 2 - 2028	16	2	5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Limonite Street	147th Ln to 147th Ave	289	30	Conc.	7	1997	SC 1 - 2020	SC 2 - 2029				
Limonite Street	148th Ave to 149th Ln	314	30	Conc.	7	1998	SC 1 - 2021	SC 2 - 2030	12	2	4.5	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction.
Limonite Street	149th Ln to 149th Ave	171	30	Conc.	7	1998	SC 1 - 2022	SC 2 - 2031				
	Regency Pond Subdivision Total	*8,559*	*1.62*	*miles*								
	Project Summary	***14873 LF***	**2.82**	**miles**								

APPENDIX C

Engineer's Estimates

IP 20-02A, Amended 2020 Street Overlay Improvements

Engineer's Estimate

2" Mill & Overlay

Regency Pond 1st, 2nd, 3rd (1.6 miles)

				Project Pavement Area	***26,081***		***square yards***
ITEM No.	**MNDOT No.**	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**	**UNIT COST**		**COST EXTENSION**
1	2021.501	MOBILIZATION (5%)	LS	1	$ 20,229.08	$	20,229.08
2	2231.604	BITUMINOUS PATCH	SY	1,304	$ 20.00	$	26,082.00
4	2232.501	MILL BITUMINOUS PAVEMENT	SY	26,081	$ 1.50	$	39,121.50
5	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,826	$ 3.00	$	5,477.10
6	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	2,869	$ 90.00	$	258,201.00
7	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	31	$ 1,000.00	$	31,000.00
8	2531.501	REMOVE & REPLACE CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	801	$ 50.00	$	40,060.00
9	2531.604	REMOVE & REPLACE 7" CONCRETE VALLEY GUTTER	SY	33	$ 80.00	$	2,640.00
10	2563.601	TRAFFIC CONTROL	LS	1	$ 2,000.00	$	2,000.00

Non-Assessable Construction Cost	*$ 26,082.00*
Street Construction Cost	*$ 367,728.68*
Storm Sewer Construction Cost	*$ 31,000.00*
Regency Pond Overlay Program Construction Cost	*$ 424,810.68*
10% Contingency Cost	*$ 42,481.07*
Regency Pond Overlay Project Cost (14% Indirect Cost)	**$ 532,712.59**
Total Project Assessments (25% of Assessable Cost)	*$ 125,001.44*
Stormwater Utility Fund	*$ 29,155.50*
Road Reconstruction / Overlay Fund	*$ 378,555.65*

IP 20-02A, Amended 2020 Pavement Overlay Improvements

Engineer's Estimate

2" Mill & Overlay

Business Park 95 (1.2 miles)

				Project Pavement Area	***25,773***	***square yards***
ITEM No.	**MNDOT No.**	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**	**UNIT COST**	**COST EXTENSION**
1	2021.501	MOBILIZATION (5%)	LS	1	$ 19,164.29	$ 19,164.29
2	2231.604	BITUMINOUS PATCH	SY	1,289	$ 20.00	$ 25,774.00
4	2232.501	MILL BITUMINOUS PAVEMENT	SY	25,773	$ 1.50	$ 38,659.50
5	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,804	$ 3.00	$ 5,412.30
6	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	2,835	$ 90.00	$ 255,150.00
7	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	22	$ 1,000.00	$ 22,000.00
8	2531.501	REMOVE & REPLACE CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	585	$ 50.00	$ 29,250.00
9	2531.604	REMOVE & REPLACE 7" CONCRETE VALLEY GUTTER	SY	63	$ 80.00	$ 5,040.00
10	2563.601	TRAFFIC CONTROL	LS	1	$ 2,000.00	$ 2,000.00
					Non-Assessable Construction Cost	*$ 25,774.00*
					Street Construction Cost	*$ 354,676.09*
					Storm Sewer Construction Cost	*$ 22,000.00*
					Business Park 95 Overlay Program Construction Cost	*$ 402,450.09*
					10% Contingency Cost	*$ 40,245.01*
					Business Park 95 Overlay Project Cost (14% Indirect Cost)	**$ 504,672.41**
					Total Project Assessments (25% of Assessable Cost)	*$ 118,087.95*
					Stormwater Utility Fund	*$ 20,691.00*
					Road Reconstruction / Overlay Fund	*$ 365,893.46*

Full-Depth Reclamation (FDR)

Business Park 95 (1.2 miles)

				Project Pavement Area	***25,773***	***square yards***
ITEM No.	**MNDOT No.**	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**	**UNIT COST**	**COST EXTENSION**
1	2021.501	MOBILIZATION (5%)	LS	1	$ 32,000.00	$ 32,000.00
2	2215.501	BITUMINOUS PAVEMENT RECLAMATION (FULL DEPTH)	SY	25,773	$ 1.25	$ 32,216.25
3	2331.607	HAUL AND DISPOSE BIT PAVEMENT RECLAMATION (LV)	CY	3,580	$ 15.00	$ 53,694.00
4	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,804	$ 3.00	$ 5,412.30
5	2360.502	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2.0")	TON	2,835	$ 85.00	$ 240,975.00
6	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	2,835	$ 90.00	$ 255,150.00
7	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	22	$ 1,000.00	$ 22,000.00
8	2531.501	REMOVE & REPLACE CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	585	$ 50.00	$ 29,250.00
9	2531.604	REMOVE & REPLACE 7" CONCRETE VALLEY GUTTER	SY	63	$ 80.00	$ 5,040.00
10	2563.601	TRAFFIC CONTROL	LS	1	$ 3,000.00	$ 3,000.00
					Street Construciton Cost	*$ 656,737.55*
					Storm Sewer Construction Cost	*$ 22,000.00*
					Business Park 95 Overlay Program Construction Cost	*$ 678,737.55*
					10% Contingency Cost	*$ 67,873.76*
					Business Park 95 Overlay Project Cost (23% Indirect Cost)	**$ 918,331.91**
					Total Project Assessments (25% of Assessable Cost)	*$ 229,582.98*
					Stormwater Utility Fund	*$ 22,324.50*
					Road Reconstruction / Overlay Fund	*$ 666,424.43*

APPENDIX D

WSB and Associates Pavement Forensics Report

Memorandum

To: Joe Feriancek, PE

From: Andrea Blanchette, PE
Tom Wood
Sheue Torng Lee

Date: March 4, 2020

Re: Pavement Coring Forensic Report
City of Ramsey
WSB Project No. 015656-000

Introduction

WSB is pleased to submit this pavement forensics report detailing the results of the pavement coring which was completed on March 2, 2020 in the City of Ramsey. The various characteristics of the pavement cores were summarized to provide information to the City to assist in determining the appropriate pavement maintenance or rehabilitation method for the roadways.

A total of 8 (6 of which were taken in a patched area) pavement cores were obtained in the Business Park 95 Project Area and a total of 12 cores were obtained in the Regency Pond Project Area. The locations of the pavement cores are summarized in **Figure 1** and **Figure 2**. A summary of the pavement depths and conditions for the streets are shown in **Table 1**. Pictures of the cores obtained can be found in the **Appendix**.

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

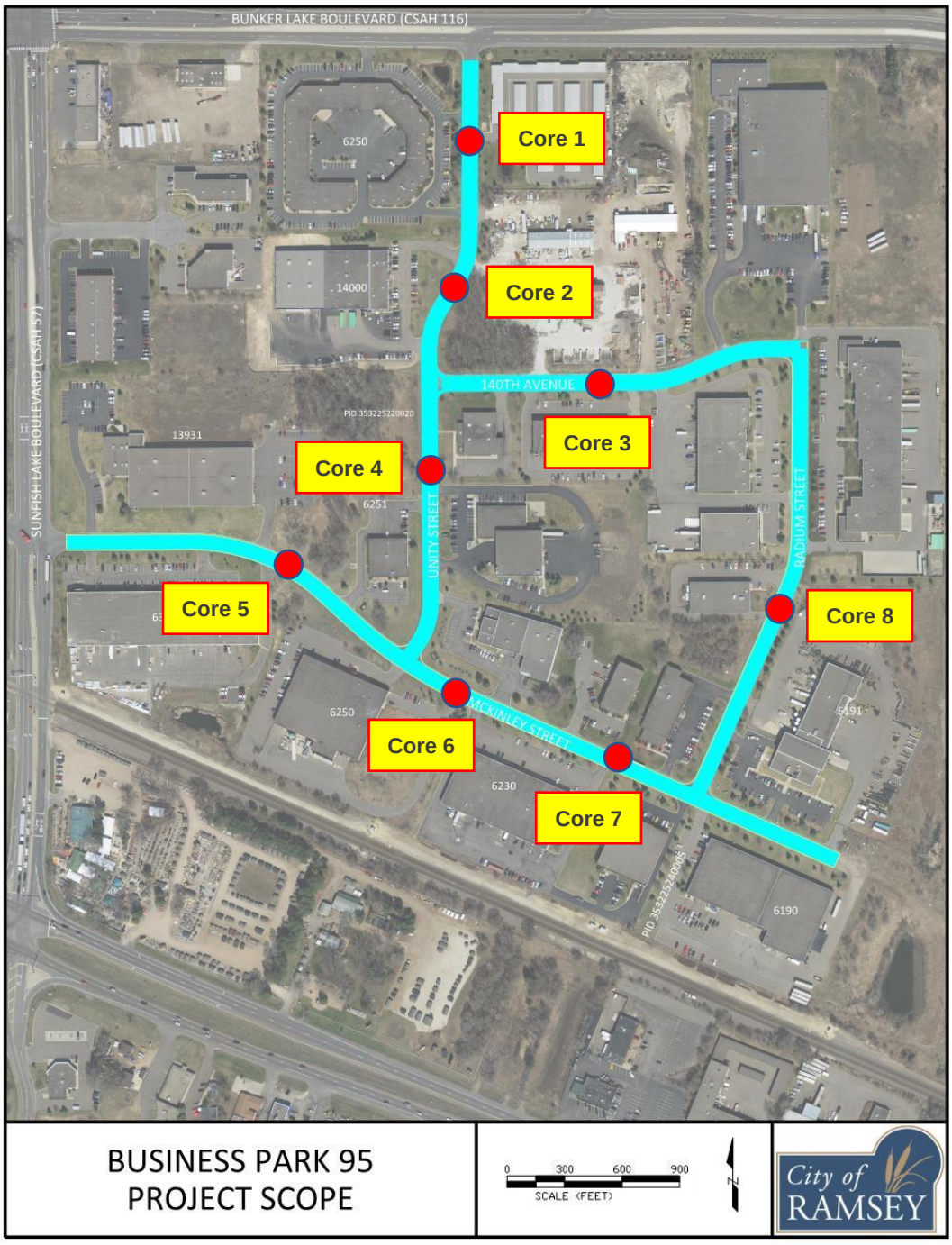


Figure 1. Pavement core locations in Business Park 95 Project Area

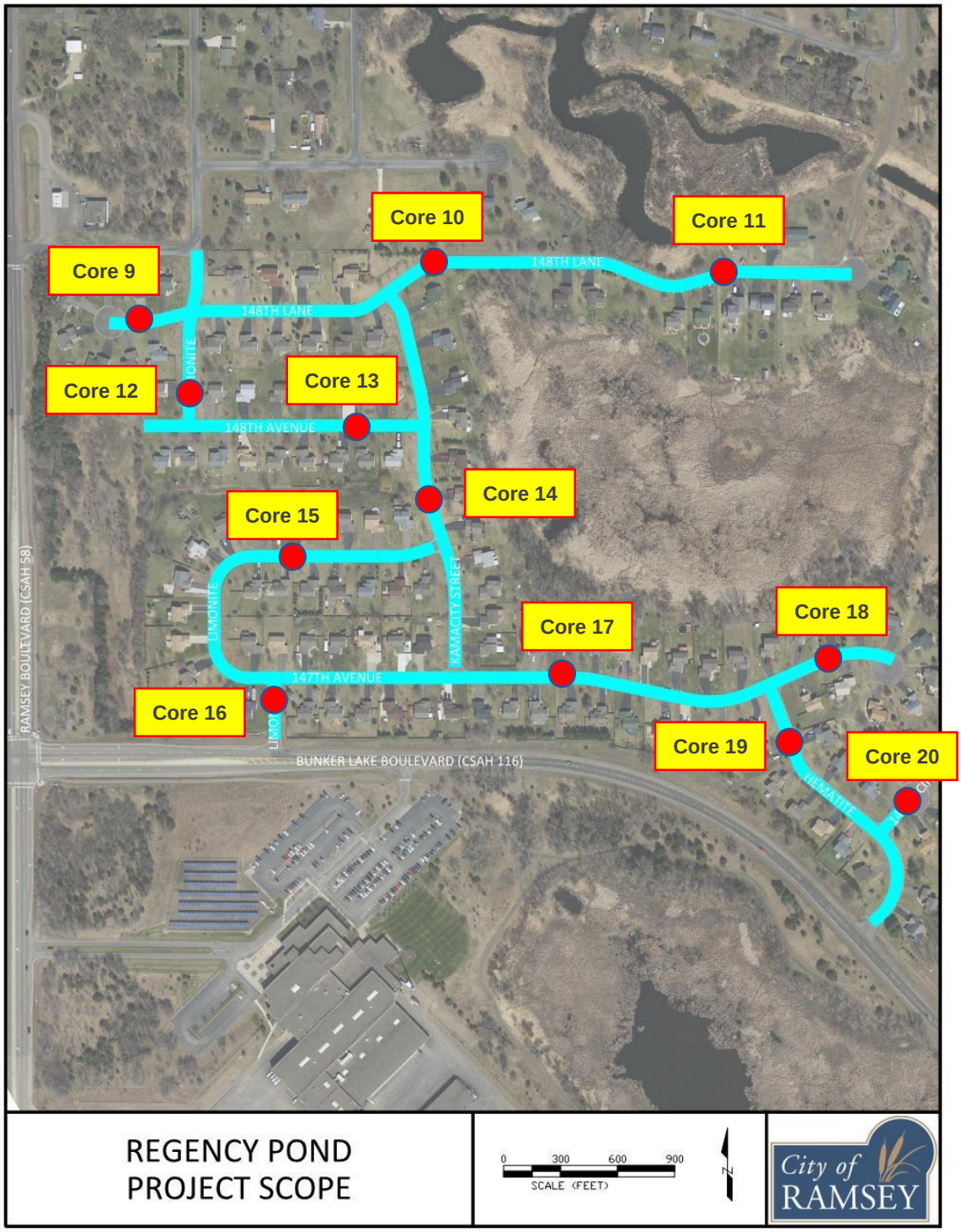


Figure 2. Regency Pond Project Area

Table 1. Pavement core location and information

Core ID	Location	Bit Depth (inches)	Agg. Depth [1] (inches)	Notes	Recommended Maintenance
1	Unity Street	6	6	The top lift of pavement was 1.25 inches. This layer was starting to show signs of deterioration losing fines and binder. The rest of the core was bonded and showing minimal signs of aging.	2 Inch Mill and Overlay
2	Unity Street **(On a Patched Area)**	7	8	The top lift of pavement was 2 inches. This layer was starting to show signs of deterioration losing fines and binder. The patch was not bonded to the pavement section and was completely delaminated. The rest of the core was in decent shape.	2.5 Inch Mill and Overlay
3	140th Avenue **(On a Patched Area)**	5	5.5	The top lift of pavement was 2.5 inches. The core completely fell apart upon removal from the hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
4	Unity Street **(On a Patched Area)**	8	5.5	The top lift of pavement was 2 inches. The top 4 inches of pavement broke off from the rest of the core and showed parts were delaminated with no bond. Below the top 4 inches, the core completely fell apart.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
5	McKinley Street	6.5	6.5	The top lift of pavement was 1.75 inches. The core was in good shape, all the layers were bonded together well.	2 Inch Mill and Overlay

6	McKinley Street **(On a Patched Area)**	6	9.5	The top 3 inches of pavement was completely raveled and broke apart upon removal from the core hole. The bottom 3 inches was bonded together. Because the top 3 inches crumbled the lift thickness of the wear course could not be determined.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
7	McKinley Street **(On a Patched Area)**	4.75	9	This core was in very poor condition with delamination of the patch as well as a severe loss of fines and binder throughout.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
8	Radium Street **(On a Patched Area)**	4	5	This core was in very poor condition with delamination of the patch as well as a severe loss of fines and binder throughout. The core broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
9	148th Lane	3	6	The core was in fair condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
10	148th Lane	3	4	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
11	148th Lane	2.5	5	The core was in fair to poor condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
12	Limonite	2	4.5	The core was in fair condition. This was a very thin lift of	Full Depth Reclamation, Full Bituminous Removal

				pavement and was starting to show signs of aging, losing fines and binder.	and Replacement or Reconstruction
13	148th Avenue	2	6	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
14	Kamacity Street	2.75	3.75	The core was in fair to poor condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
15	Limonite	2	7	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
16	Limonite	2	5	The core was in fair condition. This was a very thin lift of pavement.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
17	147th Avenue	3	4	The core was in fair condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
18	147th Avenue	4	5	This core was in very poor condition and broke apart upon removal from the core hole.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
19	Hematite	3.75	4.75	The core was in fair condition. The layers were bonded together. The core was starting to show signs of aging losing fines and binder.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
20	146th Circle	2.5	11	The core was in good to fair condition. This was a thin lift of pavement.	Full Depth Reclamation, Full Bituminous Removal and Replacement or Reconstruction
[1] Subgrade material was observed to be sand material on Cores 1 through 10 and sand/gravel on Cores 11 through 20.					

Summary of Findings

Business Park 95

The cores taken along the roadways in this project area varied in bituminous thickness from 4 to 8 inches. Cores 1, 2 and 5 were in good condition with the layers bonded together well and the bituminous condition not yet showing signs of aging. However, the remainder of the pavements in this project area were either showing severe signs of aging below the pavement surface, including crumbling upon removal from the core hole. Because of this, it is recommended to perform either a full depth reclamation, full depth bituminous removal and replacement or full reconstruction in this project area. There is not enough sound material in these locations to do a partial depth mill and overlay.

Regency Pond

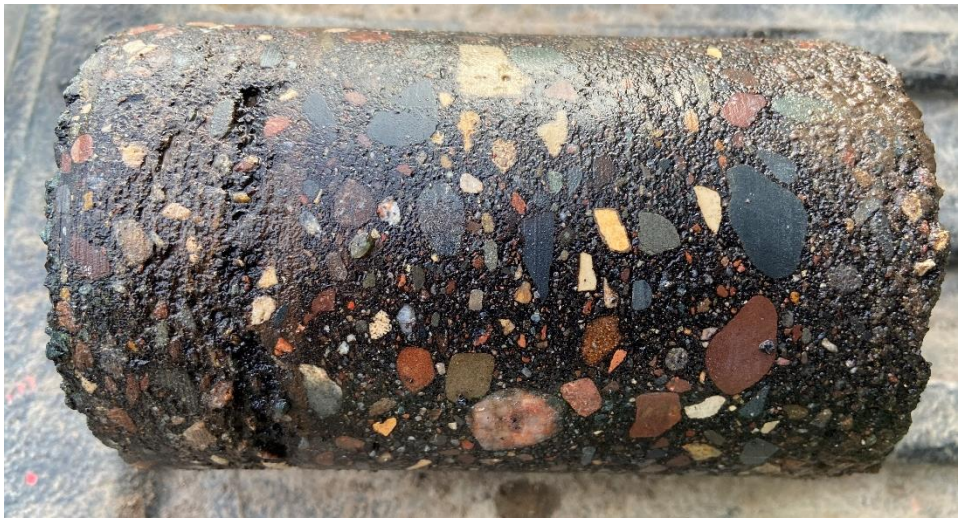
The cores taken along the roadways in this project area varied in bituminous thickness from 2 to 4 inches. In general, the bituminous was either very thin, or shown to be in very poor condition. Because of this, it is recommended to perform either a full depth reclamation, full depth bituminous removal and replacement or full reconstruction in this project area. There is not enough sound material in these locations to do a partial depth mill and overlay.

Appendix

City of Ramsey

Coring Pictures

Core 1 (Unity Street)

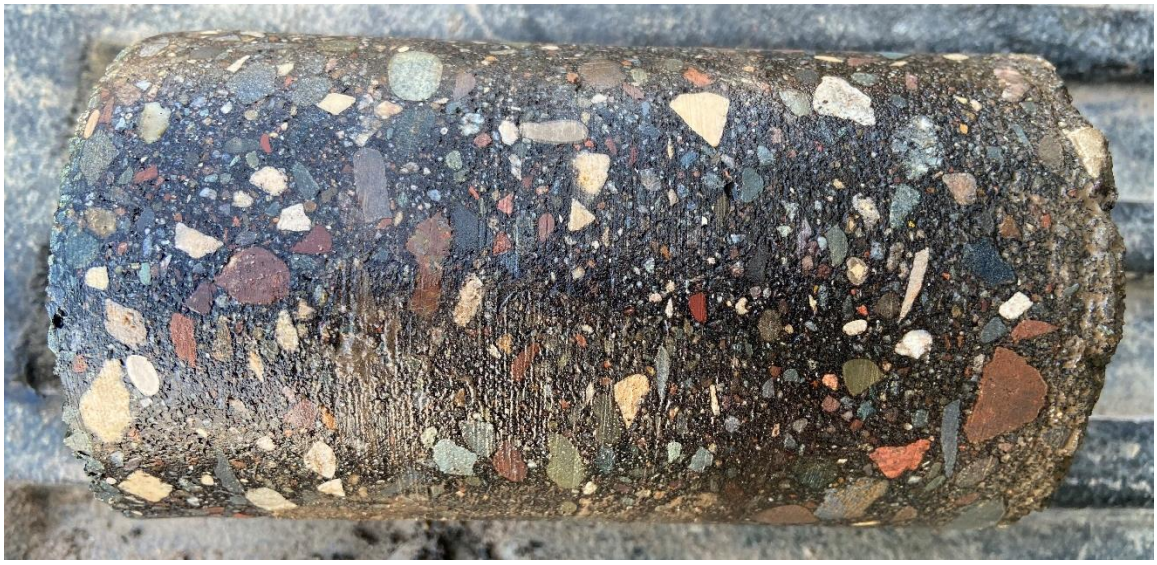


Core 2 (Unity Street on Patched Area)

Core 3 (140th Avenue on a Patched Area)

Core 4 (Unity Street on Patched Area)

Core 5 (McKinley Street)



Core 6 (McKinley Street on a Patched Area)

Core 7 (McKinley Street on a Patched Area)

Core 8 (Radium Street on a Patched Area)

Core 9 (148th Lane)

Core 10 (148th Lane)

Core 11 (148th Lane)

Core 12 (Limonite)

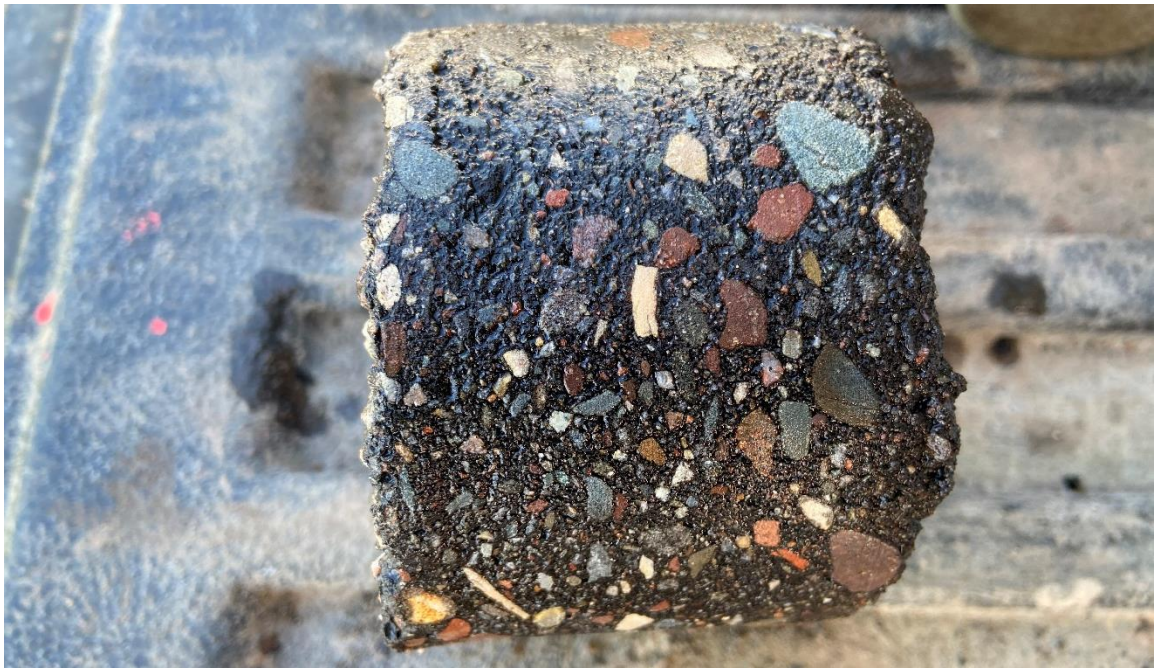
Core 13 (148th Avenue)

Core 14 (Kamacity Street)

Core 15 (Limonite)

Core 16 (Limonite)

Core 17 (147th Avenue)



Core 18 (147th Avenue)

Core 19 (Hematite)

Core 20 (146th Circle)