City of Ramsey
Agenda
Regular City Council
Tuesday, May 26, 2020
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Limited In Person Attendance per Social Distancing Guidance will be provided. To be considered for In Person Attendance, please fill out request online at https://www.surveymonkey.com/r/RamseyMeetings or contact us at 763-433-9826. Priority will be given to those with limited access to remote meeting technology. We cannot accommodate all requests. If you can join remotely, you should join remotely.

Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021
Join us via computer at www.cityoframsey.com/meetings.
To join via phone, please use the following information:
+1 480 712 7555 (US Toll)
Meeting ID: 116 6274 4365

Comments are also welcomed and encouraged prior to the meeting and live during the meeting at meetings@cityoframsey.com or 763-433-9819.

1. Call to Order

2. Presentation

1. Recognition and Sincere Appreciation for Ramsey Elementary School Student Council
2. Message from the Mayor regarding COVID-19
3. Review of 2019-2020 Winter Maintenance Activities

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Following Meeting Minutes:

   1. City Council Special Work Session dated 5/5/2020
   2. City Council Work Session dated 5/12/2020
   3. City Council Regular Session dated 5/12/2020

2. Approve Grading Agreement for Outlot B, Bunker Lake Industrial Park; Case of PSD, LLC
3. Approve Additional Design Services Fee Request for Ramsey Public Works Facility
4. Adopt Resolution # 20-102 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2020 through May 20, 2020

5. Adopt Resolution #20-098 Finalizing Implementation of COVID-19 Assistance Plan Phase 1

6. Adopt Resolution #20-099 Approving First Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc.

7. Adopt Resolution #20-103 Approving 2018 - 2022 Master Partnership Contract with the Minnesota Department of Transportation

8. Adopt Resolution #20-104 Accepting Bids and Awarding Contract for Hedgehog Street Drainage Improvements, Improvement Project #19-10

9. Adopt Resolution #20-105 Accepting Bids and Awarding Contract for 2020 Crack Sealing Improvements, Improvement Project #20-00

10. Adopt Resolution #20-107 Authorizing Alternate Bid B for Variolite Street Reconstruction, Improvement Project #20-01

11. Adopt Resolution #20-110 Confirming Extent of Lawful Nonconforming Rights at 14700 Armstrong Blvd. NW

12. Adopt Resolution #20-111 Approving Architectural Design of Horse Shelter Proposed at 14401 Armstrong Blvd NW; Case of Kristen Joly

13. Adopt Resolution #20-112 Hiring an Engineering Intern

6. Public Hearing

1. Public Hearing: Approve Off-Sale Liquor License for CLOUD X VAPES.

7.

8. Council Business

1. Adopt Resolution #20-113 Terminating the Declaration of Emergency for the City of Ramsey, Minnesota, Coronavirus Disease 2019 (Covid-19) and Supporting the Safe Reopening of Minnesota Businesses

2. Approve contract for the replacement purchase of a 1999 Custom Fire Engine with a 2021 Rosenbauer Engine

3. Consider Multiple Actions Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group

- Introduce Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
- Review Sketch Plan
- Adopt Resolution #20-075 Approving Amended and Restated Development Agreement for Previous Lot Split

4. Consider Actions Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC

- Introduce Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
- Review Sketch Plan (Major Subdivision)

5. Adopt Resolution #20-106 Approving Plans and Specifications and Authorizing Advertisements for Bids for Puma Street Improvements, Improvement Project #20-04

9. Mayor/Council/Staff Input

10. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 05/26/2020

Information

Title:

Recognition and Sincere Appreciation for Ramsey Elementary School Student Council

Purpose/Background:

Earlier this year, the Ramsey Elementary School Student Council volunteered to lead the Pledge of Allegiance at a Ramsey City Council Meeting. Originally, the students volunteered to lead the Pledge of Allegiance at a City Council Meeting in April. During the planning process, Governor Walz announced the Stay at Home for Minnesota. As a result of this Executive Order, the students were not able to come in to City Hall to lead the Pledge.

The City Council would like to recognize these students for their leadership in their school and their community. The Ramsey City Council hopes that each of you continue to be bold leaders moving forward in your education and as you continue to become hard workers and good stewards in your communities.

Students are being invited to attend the meeting remotely and will be asked to lead us in the Pledge of Allegiance if they are present.

The City plans to send out Certificates of Appreciation to each member of the Ramsey Elementary School Student Council.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/21/2020 01:51 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:28 PM
Form Started By: Megan Thorstad		Started On: 05/19/2020 01:22 PM
Final Approval Date: 05/21/2020		

CC Regular Session **2. 2.**

Meeting Date: 05/26/2020

Information

Title:

Message from the Mayor regarding COVID-19

Purpose/Background:

The purpose of this case is to provide an update to Ramsey residents and City of Ramsey employees regarding the changes to city services, events and access to public buildings as a result of Governor Walz' lifting of the Stay at Home order.

The following video messages were recorded by Ramsey Mayor John LeTourneau on Wednesday, May 20, 2020.

The Message from the Mayor can be viewed on the City of Ramsey's YouTube channel:
https://www.youtube.com/watch?v=eFZXp3zwUFU&feature=youtu.be

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:59 PM
Form Started By: Megan Thorstad		Started On: 05/21/2020 03:26 PM
Final Approval Date: 05/21/2020		

CC Regular Session **2. 3.**

Meeting Date: 05/26/2020

Information

Title:

Review of 2019-2020 Winter Maintenance Activities

Purpose/Background:

Purpose:
Staff will review the 2019-2020 snow removal season in a brief Power Point presentation and answer questions about the City of Ramsey's snow removal operations.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 03:54 PM
Form Started By: Grant Riemer		Started On: 05/12/2020 12:07 PM
Final Approval Date: 05/21/2020		

CC Regular Session **5. 1.**

Meeting Date: 05/26/2020

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 5/5/2020
2. City Council Work Session dated 5/12/2020
3. City Council Regular Session dated 5/12/2020

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 Special Work Session 5/5/2020
2. City Council Work Session dated 5/12/2020
3. City Council Regular Session dated 5/12/2020

Attachments

5-5-2020 Special CCWS Minutes

5-12-2020 CCWS Minutes

5-12-2020 CC Minutes

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/21/2020 02:07 PM

Kurt Ulrich	Kurt Ulrich	05/21/2020 03:53 PM
Form Started By: Katie Schmidt		Started On: 05/11/2020 01:19 PM
Final Approval Date: 05/21/2020		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 5, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota. Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021.

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
Administrative Services Director Colleen Lasher
IT Manager Jason Fredrickson

1. CALL TO ORDER

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

City Administrator Ulrich read a statement related to the COVID-19 pandemic and local state of emergency. In declaring this Local State of Emergency, the City of Ramsey has determined that in person meetings and meetings conducted under Minnesota Statutes Section 13D.02 are not practical or prudent because of the declared health pandemic emergency.

2. TOPICS FOR DISCUSSION

2.01: City Board and Commission Interviews

Administrative Services Director Lasher stated that there are eight candidates to interview for four vacancies on the various City Boards and Commissions. She advised that there are currently zero vacancies on the Planning Commission and confirmed that she would make a statement to the applicants to that effect.

The Council conducted interviews of the candidates for various vacant positions on different City Boards and Commissions, asking the same questions of each applicant.

Administrative Services Director Lasher advised that there is one vacancy on the Economic Development Authority, one vacancy on the Environmental Policy Board, one full-term vacancy on the Park and Recreation Commission and one partial term on the Park and Recreation Commission.

Councilmember Musgrove proposed that Ryan be seated on the EDA as he was a great candidate for that role.

Councilmember Heinrich stated that Ryan was a strong candidate for EDA with her as well.

Councilmember Specht echoed the comments that Ryan stood out as the strongest candidate for the EDA.

Councilmember Menth also agreed that Ryan is the strongest candidate for the EDA.

Councilmember Riley stated that he had Scott rated higher for the EDA with Ryan as the second candidate.

Councilmember Kuzma agreed that he had Scott as the highest for the EDA with Ryan as the second.

Councilmember Musgrove commented that there was one candidate that preferred the EPB but noted that candidate has only lived in Ramsey for eight months.

Councilmember Heinrich stated that although Michelle indicated EPB as her first choice, she was also hesitant because of the short length of time she has lived in Ramsey. She stated that she liked Matthew for the EPB.

Councilmember Menth suggested that the Park Commission vacancies be filled first and then circle back to EPB. He recommended Jared and Matthew for the vacancies on Parks.

Councilmember Specht stated that he agrees that Matthew would be a great fit for the EPB and for Parks he would recommend Jared and Amy.

Councilmember Riley commented that Matthew was a strong candidate and therefore he would like to see him placed, whether that be on EPB or the Park Commission. He stated that his next candidate for Parks would be Justin.

Councilmember Heinrich commented that she also had Justin listed for Parks, as he seems willing to do the work and is engaged. She stated that her second choice for Parks would be Amy, as she had unique ideas for collaboration in terms of recreation.

Councilmember Kuzma stated that for Parks he would choose Jared and Matthew. He stated that for the EPB he recommended Amy.

Councilmember Musgrove stated that for Parks she likes Justin as he may bring a new level of creativity in terms of community engagement. She stated that she would also select Amy for Parks, as it seems that she has some ideas for program development.

Councilmember Specht stated that he selected Justin and Amy for Parks. He believed that Matthew would be a good fit for the EPB.

Councilmember Musgrove commented that Matthew would be a good alternate for the EPB because of his experience with forestry and believed Michelle would be a good fit.

Councilmember Riley stated that he would not support Michelle for a position. He commented that he believes that Matthew will be successful in any placement, whether that is Parks or EPB.

Councilmember Heinrich stated that Matthew is a strong candidate but wondered if there would be a conflict of interest with the Parks Commission because of his employment with Three Rivers Park District and therefore found him to be better with the EPB.

Mayor LeTourneau stated that he would see that connection as a benefit. He commented that he would select Jared and Matthew for Parks.

Administrative Services Director Lasher summarized the discussion of the Council thus far with Jared, Matthew, Amy, and Justin for the Parks Commission and reviewed the vote tallies.

The consensus of the Council was to select Matthew for the partial term and Justin for the full term for the vacancies on the Park Commission.

The consensus of the Council was to select Jared for the EPB.

The consensus of the Council was to select Ryan for the EDA.

Councilmember Musgrove commented that she believes that Amy is a strong candidate and perhaps could be considered if someone declines their potential appointment to Parks or EPB.

City Administrator Ulrich confirmed that it is helpful to have an alternate and confirmed the consensus of the Council with that direction.

Councilmember Riley stated that there is turnover on the Boards and Commissions and therefore there is additional opportunity for others in the future.

3. ADJOURNMENT

The Work Session of the City Council was adjourned at 8:37 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 12, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota. Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021.

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
Finance Director Diana Lund
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby
City Planner Chris Anderson

1. CALL TO ORDER

Mayor LeTourneau called the City Council Work Session to order at 5:20 p.m.

City Administrator Ulrich read a statement related to the COVID-19 pandemic and local state of emergency. In declaring this Local State of Emergency, the City of Ramsey has determined that in person meetings and meetings conducted under Minnesota Statutes Section 13D.02 are not practical or prudent because of the declared health pandemic emergency.

2. TOPICS FOR DISCUSSION

2.01: Discuss Pavement Management Plan Funding Options

City Administrator Ulrich reviewed the staff report.

Councilmember Musgrove asked if the City could look at the road projects, not in only relationship to the condition, but also in developments where special assessments have been successful. She stated that the majority of residents have been willing to pay the assessment.

City Engineer Westby stated that staff is going to review the CIP this summer and fall to complete a deep dive and determine how many projects can be done as proposed with mill and

overlay or whether full reconstruction is needed. He confirmed that the two projects that were petitioned against had larger lots. He stated that the full depth reclamation projects in developments with smaller lots tend to carry lesser assessments and were not petitioned against. He noted that the two petition projects occurred within the last two years and therefore it is unknown as to whether the reason was because of the larger lots and cost, or whether word has spread that residents can petition against the project.

Councilmember Kuzma asked the process that would be necessary for the franchise fee option to move forward as that is the direction he would support.

City Administrator Ulrich explained that a public hearing would be necessary to introduce the ordinance, with two readings and the adoption to follow. He noted that a 60-day notice would be necessary to the utilities and the ordinance would be subject to recall through petition.

Mayor LeTourneau asked the steps that would be necessary for the assessment and/or tax levy options.

City Administrator Ulrich noted that process would not be necessary but noted that the five-year plan would need to be adopted by October. He noted that it would not be an ordinance but instead a Council policy which is typically done by resolution.

Councilmember Musgrove stated that when reviewing the study results from the Charter Commission and University of MN, she found it interesting that different cities are still using different options. She stated that she liked the idea of street districting and the sliding scale for assessments depending on the rating of the roadway.

Councilmember Specht thanked staff for putting all the information together and to the Charter Commission for commissioning the study. He asked for background information on how the City used franchise fees in the past.

Finance Director Lund stated that in 2003 the City had LGA and market value homestead credit cut and therefore the City used the franchise fees to make up for the lost aid. She stated that once the credit was recouped the franchise fee sunset. She believed that the charge was $3 or $4 per month for every user, commercial and residential.

Councilmember Riley stated that from his standpoint he would like to frame the discussion that he would not move forward with the current assessment system any further as it has shown itself to be ineffective during the five-year period. He stated that there is a five to ten percent extra cost for projects with accumulated interest through assessments and the residents assessed never feel that the assessment is a fair amount. He stated that he also does not feel that the assessment is done to those that benefit the most. He provided the example of residents on Jarvis and Andre, that paid a large assessment and did not benefit as much as the truck and other collector traffic that use the roadway. He stated that Variolite would be another example, as there are few homes on the heavily used roads but acknowledged that the project is not being assessed. He stated that the City completed a five-year test and he believed that the results show that method does not

work. He stated that 75 percent of the project cost is still being shared by the remainder of the City while 25 percent of the cost is assessed.

Councilmember Heinrich asked staff for an update on the survey that was placed on the City website related to road financing.

City Administrator Ulrich replied that the results were sent to the Council and are attached to the case. He noted that there were 18 respondents and the survey was available for over six months.

Mayor LeTourneau stated that 18 respondents are not significant representation of the community.

City Administrator Ulrich agreed that is not representative of the population as a whole.

Councilmember Heinrich stated that she believes that it is important that the public understands that the Council is viewing that information. She agreed that this does not capture all the comments from the public, noting that others have voiced their comments during the previous public houses. She stated that the majority of people that she speaks to do not favor the franchise fee option because they view it as a regressive tax. She stated that she does not want to move forward with the franchise fee option.

City Administrator Ulrich stated that the survey is currently open, and residents can still participate.

Councilmember Kuzma stated that three of the major reconstructions were within his ward and he received many comments from those residents that were assessed. He stated that those residents favor the franchise fee option because of their experience with large assessments. He stated that the majority of residents that he has spoken with favor franchise fees. He noted that one project that was stopped through petition was stopped because the residents were hoping for franchise fees to begin. He stated that if franchise fees move forward, it would be a five-year trial, similar to assessments, and the franchise fees would strictly be used for road repair.

Councilmember Musgrove stated that there was only one City that was repaying the special assessments from previous years. She referenced the numbers on the graph presented in the case and asked if that included payback.

Finance Director Lund replied that was an analysis done in 2019 that has not been updated. She noted that the residents have to request the rebate and have paid the assessment to be eligible for rebates. She provided updated information in terms of bonding and franchise fees.

Councilmember Musgrove asked if those figures include the reimbursement.

Finance Director Lund replied that was not included as she did not want to spend the additional staff time without that direction from the Council.

Councilmember Musgrove stated that she is not in favor of the franchise fee option but if that option moves forward, she does not support reimbursement of the assessments paid. She used the example of a permit fee that could have been paid in the past and then the permit amount is reduced. She stated that reduction would not be refunded to those that paid the higher amount in the past. She stated that Councilmember Kuzma mentioned that many of those that refused the project did that because they were hoping franchise fees would move forward. She did not believe that was a valid reason to petition a project.

City Administrator Ulrich explained that the residents do not have to have a reason but simply state that they oppose the project.

Mayor LeTourneau stated that this has been a long discussion and asked for a consensus of the Council. He noted that thus far Councilmembers Riley and Kuzma support franchise fees while Councilmembers Heinrich and Musgrove would not.

Councilmember Specht stated that the residents that he has spoken with have concerns that franchise fees are a progressive tax and therefore he supports the full amount being supported by the levy. He stated that he does not support the current assessment method.

Councilmember Menth stated that most people do not like the current road funding system which causes a lot of wasted time. He stated that he understands that the franchise fee is regressive, but it is easier to pay a $10 or less bill per month than a much higher assessment. He stated that he supports the franchise fee option, even though his road has already been fixed. He stated that he could support City funding through the levy but would prefer franchise fees.

Councilmember Riley stated that it would depend who you talk to. He explained that people that have paid $6,000 or more in assessments much prefer the method of franchise fees which is a small budgetable amount. He stated that he prefers franchise fees and could also support full City funding through the levy but would not support assessments.

Mayor LeTourneau stated that he would also favor franchise fees because the assessment method does not make sense. He stated that he would welcome more discussion about putting it on the tax rolls but would not allow for a future Council to neglect road funding in the future, as was done in the past. He stated that the franchise fee would provide dedicated and controlled funding.

Councilmember Heinrich asked if a more united front could be gained for funding through full tax levy. She stated that she feels that there is not full support for franchise fees and did not want to see the process stopped like it was the previous year.

Mayor LeTourneau stated that consensus has been reached to support franchise fees. He stated that he supports franchise fees and while the tax levy would be another method of funding, he does not support that choice over franchise fees. He stated that assessments are too costly, and he will not support that funding method in any form.

Councilmember Kuzma stated that everyone must recognize that the public works facility will raise taxes to some degree and there are studies being completed that could result in additional improvements that may increase taxes. He stated that franchise fees would provide a dedicated funding source for roads at a small monthly cost to residents. He stated that seems to be the most logical method to provide a dedicated funding source for roads.

Councilmember Musgrove commented that while residents do not want tax increases, they would support an increase in taxes for roads. She stated that she would be open to the levy option. She asked that staff provide information to her on the difference in cost between the levy and bonding.

Finance Director Lund confirmed that she could share that information with the Council. She commented that in regard to the levy there is the public works facility and capital equipment that will come forward as additional debt. She stated that the biggest payer of the levy increases are the businesses because businesses have the highest property values.

Councilmember Specht stated that the franchise fee is a tax but done in a different way. He stated that the Council must decide what is most fair and equitable. He stated that many residents receive property tax refunds.

Councilmember Riley agreed that franchise fees are a tax. He asked if staff has looked to determine if there is perhaps a sweet spot at which a combination of levy increase and franchise fees could be used.

Finance Director Lund stated that staff has not investigated that method.

Councilmember Riley stated that perhaps staff investigate that option for further review.

The consensus of the Council was to direct staff to focus on franchise fees but also investigate options related to a straight tax levy.

City Administrator Ulrich stated that it is clear that the assessment method will not move forward, and staff will prepare additional information to review the other options.

2.02: Provide Direction on Curbside Recycling Program

Mayor LeTourneau recognized the time constraints for this case, noting that this could move forward for discussion and if needed, this could continue to the regular meeting.

City Planner Chris Anderson reviewed the staff report.

Councilmember Heinrich stated that she is happy with ACE and the service they provide, recognizing that ACE is a local business. She stated that she is an advocate for obtaining requests for proposals and would like to see that as an option.

Councilmember Menth stated that he would be against the concept of having multiple trucks picking up recycling as that will be more stress on the roads.

Councilmember Musgrove referenced the cost of the previous contract and whether the cost has changed or increased. She asked if the contract allows for adjustments that may come from the State.

City Planner Anderson stated that the cost with ACE throughout this contract and previous contracts has remained consistent at $2.95 per month. He stated that if there were negotiations with ACE, monthly cost per household would be up for discussion. He stated that he has not heard anything that would jeopardize the SCORE funding that is passed from the State to the individual counties.

Councilmember Kuzma stated that the previous week the Council spent a lot of time reviewing the Commissions and the EPB has provided direction that he would support. He stated that ACE has made improvements to their local facility and would support continuing to work with ACE.

Councilmember Heinrich asked staff to clarify how many years residents have paid $2.95 per month through the contract with ACE.

City Planner Anderson replied that the current contract is a three-year contract and believed that last contract was also three years, with perhaps a one-year extension. He noted that the contract prior to that was a five-year contract and the City converted to the single sort system during that contract time. He confirmed that the price remained consistent throughout the single sort time.

Councilmember Specht stated that he appreciates the service that ACE provides and the excellent job they do. He stated that he also appreciates transparency and would be open to accepting proposals, which ACE could participate in.

Councilmember Heinrich asked for clarity on her question related to how long the residents have been charged $2.95 per month.

Randy Triplett, ACE Solid Waste, confirmed that the rate was held consistent for at least the past nine years, even with the recent changes to the recycling market. He noted that in order to provide more information he would need to review the contract details.

Finance Director Lund stated that the contract with ACE began in 2007 and the current rate began in 2008.

Mayor LeTourneau summarized the consensus of the Council to be happy with the service ACE provides and directing staff to negotiate a new contract. He suggested that staff could review the pricing compared to the market and if there is a disparity, the Council could choose to go out for a RFP. He confirmed that the information would come back to the Council.

City Administrator Ulrich confirmed that staff will work with ACE to negotiate a new contract based on what the market for recycling is.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:52 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, May 12, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota. Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021.

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
Fire Chief Matt Kohner
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 7:00 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

City Administrator Ulrich read a statement related to the COVID-19 pandemic and local state of emergency. In declaring this Local State of Emergency, the City of Ramsey has determined that in person meetings and meetings conducted under Minnesota Statutes Section 13D.02 are not practical or prudent because of the declared health pandemic emergency.

2. PRESENTATION

2.01: Presentation and Recognition to Resident Laurie Hanson for her Outstanding Volunteer Service to the City of Ramsey

City Administrator Ulrich recognized resident Laurie Hanson for her outstanding volunteer service to the City of Ramsey. Recently staff received notice that Laurie Hanson, a 30-year Ramsey resident, has been picking up refuse as she takes her morning walks. Ms. Hanson has been doing this for the past six weeks and has collected over 100 bags of trash along the following corridors in Ramsey: County Road 116 between Speedway and Casey's General Store;

large stretches of Ramsey Boulevard, Sunwood Drive and Sunfish Lake Boulevard; Nowthen Boulevard from Ramsey Boulevard to 116; and Bunker Lake Boulevard between Sunfish Lake Boulevard and Ramsey Boulevard. Ms. Hanson isn't stopping there, each day as she goes out for her walks, she comes back with bags of trash. He thanked Ms. Hanson for her contributions to the community and commitment to the environment.

Mayor LeTourneau presented a certificate of appreciation and thanked Ms. Hanson for her efforts.

Laurie Hanson stated that she started doing cleanup because she had free time and noticed all the trash when taking walks. She commented that she thought she would stop at 10 to 15 bags but has just kept going. She stated that it has been good exercise and a great way to contribute to the community.

Councilmember Heinrich thanked Ms. Hanson for her willingness to get out there and make a difference in the community. She stated that it is a testament to what a big difference one person can make.

Councilmember Musgrove thanked Mr. Hanson for bringing the information forward to the City. She stated that it is cool to see that Ms. Hanson is cleaning the community while exercising.

Councilmember Menth thanked Ms. Hanson for this wonderful thing she has done for the City and all the residents.

Ms. Hanson stated that she has been shocked at the number of plastic gloves and masks she has picked up and commented that perhaps the City could make a statement on the website related to proper disposal.

Mayor LeTourneau stated that the City will share this message on its social media page. He expressed appreciation to the Hansons for their efforts.

2.02: Receive an Update Regarding COVID-19

Fire Chief Kohner provided an update on the COVID-19 pandemic. He reviewed local and statewide statistics. He stated that the increase in testing will provide more data. He stated that the Stay at Home Order had been extended to May 18th and an update is expected later this week. He encouraged the public to maintain social distancing.

City Administrator Ulrich stated that staff has been working on plans to reopen City Hall which includes Plexiglas dividers at customer stations. He stated that there are a number of public hearings coming forward and the City is working to implement a plan that would allow a limited number of in person testimony. He stated that in terms of City operations there have been a number of City event cancelations. He stated that there are no critical immediate budget concerns but there could be concerns later in the year and in the 2021 budgeting. He reviewed the impacts to City revenue resulting from the pandemic and closures of public facilities and highlighted some of the City events that have been canceled.

Councilmember Musgrove asked for details on the number of cases and the trends. She stated that she is happy to hear that Ramsey continues to do well. She stated that it seems the trend with City events is to stay closed rather than opening as other areas look to open.

Fire Chief Kohner stated that the numbers continue to climb across the state because of the increased testing capacity. He stated that the Ramsey numbers are low because not many people have been tested. He stated that the decision to close events is not specific to Ramsey as many communities continue to cancel events in order to maintain social distancing guidelines.

Mayor LeTourneau echoed that everyone is doing the best they can and anticipating a move towards more normal living. He stated that people should continue to social distance. He thanked Fire Chief Kohner and his staff for continuing to keep the community safe.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

A roll call vote was performed by the City Administrator:

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

Motion carried.

5. CONSENT AGENDA

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

5.01: Receive Cash and Investments for Period Ending April 30, 2020
5.02: Note the Following Boards, Commissions and Committee Meeting Minutes:
- Planning Commission Meeting Minutes dated March 4, 2020
- Economic Development Authority Meeting Minutes dated March 12, 2020

5.03: Approve the following Meeting Minutes:
1) City Council Work Session dated April 28, 2020

2) City Council Regular dated April 28, 2020

5.04: Adopt Resolution #20-096 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 23, 2020 through May 6, 2020

5.05: Adopt Resolution #20-088 Calling for a Public Hearing on Consenting to the Issuance of Revenue Bonds and Authorizing the Publication of Notice of the Hearing Therefor (Suite Living Senior Care of Ramsey Project)

5.06: Adopt Resolution #20-085 Revoking the Conditional Use Permit (CUP) for Truck Garant at Property Located at 6021 Highway 10

5.07: Adopt Resolution #20-086 Approving Metes and Bounds Subdivision and Sale of City Owned Land to Ramsey Hotel Group LLC

5.08: Adopt Resolution #20-090 Authorizing a Temporary Dwelling Agreement for 16400 Uranimite St NW; Case of Kathie Charette

5.09: Adopt Resolution #20-091 Accepting Drainage and Utility Easement Related to Riverstone 4th Addition; Case of Riverstone, LLC

5.10: Adopt Resolution #20-097 Supporting the Expansion of Rum River Central Regional Park

5.11: Adopt Resolution #20-093 Hiring a Seasonal Public Works Maintenance Worker

5.12: Adopt Resolution #20-094 Hiring an Engineering Intern

5.13: Approve Application for Special Events Permit for a Farmer's Market at New Life Church located at 17261 Saint Francis Boulevard NW

A roll call vote was performed by the City Administrator:

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

Motion carried.

3. CITIZEN INPUT (Continued)

Chelsea Houle, 5250 156th LN NW, stated that in reviewing things from a constitutional standpoint she is concerned with the Governor's Executive Order. She stated that she understands the intent of the original Stay at Home Order in order to prepare hospitals, but the extension continues with the statement that people should stay home in case they have COVID-19. She stated that is not required for other illnesses and she believes this to be a violation of residents' civil rights. She referenced action that other communities have taken and asked if the City should perhaps follow that path.

Mayor LeTourneau stated that from his point of view everyone needs to consider all of the variables as this is still a dynamic situation that continues to change. He commented that during

the first few weeks it was a high adrenaline area which has passed more to fatigue. He stated that no one has the answer, but this is a community that is working to protect itself and save lives. He thanked the resident for her comment, noting that she is not the first person that he has heard this comment from. He stated that these are conversations that people will and should have.

Ms. Houle stated that the constitutional rights are important and should not be sacrificed. She stated that as well intentioned as the Governor is, he does not have the right to impede the resident's constitutional rights.

Councilmember Musgrove stated that there was the update on COVID-19 earlier in the agenda and not a full discussion. She stated that there should be an item planned on a future agenda for a fuller discussion on the topic. She stated that her comment related to the numbers being positive did realize the increase in positive cases but also those that have recovered. She believed that the City should encourage ways that businesses can open in a smart way.

Mayor LeTourneau stated that there are gates in place with the Declaration of Emergency and discussions have taken place as to when and how things will be reviewed. He appreciated the concern but stated that Ramsey is working as a community to have these discussions and are bringing them forward on a regular basis. He stated that Ramsey continues to do good work in a positive way.

City Administrator Ulrich noted that a 30-day update could be scheduled for the next worksession meeting.

Councilmember Specht thanked the resident for sharing her concerns and participating tonight. He stated that he looks forward to having more discussion on the topic in the future.

6. PUBLIC HEARING

6.01: Public Hearing

There were none.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #20-095 Appointing Board and Commission Members

Administrative Services Director Lasher reviewed the staff report and recommendation to appoint the following members, effective May 13, 2020:

- To the Economic Development Authority, Mr. Ryan Heineman to a term ending March 31, 2024
- To the Environmental Policy Board, Mr. Jared Little to a term ending March 31, 2024
- To the Park and Recreation Commission, Mr. Justin Loss with a term ending March 31, 2024
- To the Park and Recreation Commission, Mr. Matthew Guck to a term ending March 31, 2023.

Motion by Councilmember Riley, seconded by Councilmember Menth, to Adopt Resolution #20-095 Appointing Board and Commission Members.

Further discussion: Mayor LeTourneau thanked everyone that applied and interviewed for these positions.

A roll call vote was performed by the City Administrator:

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

Motion carried.

7.02: Adopt Resolution #20-089 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #20-01, Variolite Street Reconstruction

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #20-089 approving plans and specifications and authorizing advertisement for bids for Improvement Project #20-01, Variolite Street Reconstruction.

Councilmember Riley stated that the pedestrian crosswalk does have a lot of traffic and believes that there should be improvements. He stated that this option seems shockingly expensive and believed that price should be verified. He noted that a cost savings was shown previously which now appears to be taken back.

Councilmember Kuzma stated that he agrees that the crosswalk improvements are important and asked if staff could look more into the cost. He stated that there are a few other developments further down Variolite that could generate additional traffic. He recognized that this is an MSA route and asked if the road could handle the additional traffic in the future.

City Engineer Westby replied that the design will be able to accommodate the additional traffic anticipated through proposed proposals. He stated that any future improvements needed to support additional development would be determined through traffic studies and funded by that developer.

Councilmember Riley referenced a statement which describes high groundwater and issues with the subgrade, stating that he wants to ensure that the problem is addressed this time.

City Engineer Westby stated that there is about 100 feet of the existing street, north of Trott Brook, that has been fixed three times in the past 30 years because of the high groundwater. He stated

that the groundwater fluctuates seasonally, and the drain tile should draw the water away from the pavement. He explained that the City cannot control groundwater and the only way to ensure that area stays dry would be to install a lift station which would be very expensive. He stated that the proposed design should do a good job of keeping the base and subgrade dry through the three layers of drain tile. He stated that while he does not foresee any issues with the new design, he could not guarantee that.

Councilmember Menth stated that everyone knows about the high groundwater level/spring and asked if staff is still anticipating that even with the drain tile the water will go into the subgrade.

City Engineer Westby provided additional details on the groundwater level within the subgrade. He stated that the drain tile will keep the base dry, but the City cannot remove the groundwater without pumping. He stated that the City could repair the road multiple times and still have a lesser cost than a lift station.

Councilmember Menth asked if the road could be raised in that area to provide assistance.

City Engineer Westby confirmed that would help but the cost would increase numerous times higher than the cost of the drain tile or to repair the road again in the future.

Councilmember Musgrove asked for information on the success rate for this type of improvement.

City Engineer Westby stated that groundwater fluctuates and therefore there is not a one size fits all solution but did not anticipate that this would be a problem. He noted that he views this as one of the lower risk items within the corridor.

Councilmember Musgrove comments that the tile has not been used in the area in the past and therefore this should provide a higher degree of success. She appreciated that staff has worked with the residents in order to minimize the overall project costs and impacts.

Motion by Councilmember Musgrove, seconded by Councilmember Menth, to Adopt Resolution #20-089 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #20-01, Variolite Street Reconstruction.

A roll call vote was performed by the City Administrator:

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

Motion carried.

It was the consensus of the Council that staff should continue to work with the sign style proposed with the ability for the Council to comment on the cost and details.

City Engineer Westby noted that item will be bid as an alternate and if the Council is not interested in pursuing the item with the bid cost, the item would not have to be awarded.

Councilmember Menth stated that if bids are going to be obtained on the signage, would it be possible to get costs on a pedestrian bridge.

City Engineer Westby replied that option was reviewed early in the process and those types of bridges (underpass or overpass) require the purchase of right-of-way from adjoining property along with the construction of improvements and has a cost in the hundreds of thousands.

The Council confirmed consensus with pursuing the signage as an alternate bid option.

7.03: Consider Multiple Requests Related to the Preserve at Northfork (Project #19-147); Case of BK Land Development

1. **Motion to Adopt Ordinance #20-02 Approving Zoning Amendment from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villa) District**
2. **Motion to Adopt Resolution #20-055 Approving Preliminary Plat**

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt Ordinance #20-02 approving a Zoning Amendment on the subject property from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villas) District as well as adoption of Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork (Project #19-147): Case of BK Land Development, contingent upon formal adoption of the City's 2040 Comprehensive Plan and compliance with the staff review and approval of plans by the City Engineer.

Councilmember Heinrich stated that in the past review there were some concerns with roadways and parking related to public safety.

Deputy City Administrator Gladhill stated that he believed that has been worked out with 29 foot back to back streets that would require parking restrictions. He stated that if a majority of the Council wants to require 32-foot streets, that could be required, but believed the consensus was to allow the same width as the adjacent Riverstone development which is 29 feet.

Mayor LeTourneau confirmed that the previous consensus of the Council was to allow 29-foot streets, which mirrors the adjacent development.

Deputy City Administrator Gladhill stated that the roads have been increased to a width of 30 feet in compromise. He clarified that if a road is less than 32 feet in width, parking would be restricted to one side of the road. He stated that while 32-foot width would be preferred, 30 feet would be acceptable.

Councilmember Riley stated that in previous discussions for this development, he indicated that he would like to see more of the 80 foot lots and now that the developer had the opportunity to remove lots, the smaller lots remained consistent and the larger lots decreased in number. He stated that if that were to have swapped, that would have better fit the mix he was looking for with more larger lots and less smaller lots.

Deputy City Administrator Gladhill stated that the stormwater design and location of those ponds was based on the natural topography of the site. He stated that he believes that the developer attempted to create some additional space and separation between the larger existing residential lots. He stated that there was a joint worksession with the Planning Commission and City Council and it appeared that the majority of participating members were comfortable with the layout and proposed mix.

Zach Brown, applicant, stated that the reasoning behind the change was because of the locations needed for stormwater design. He stated that less lots overall is still better than the original proposal.

Councilmember Heinrich asked for details on the draft Comprehensive Plan and how this zoning fits with that designated land use.

Deputy City Administrator Gladhill stated that the draft Comprehensive Plan shows medium density residential (4-7 units per acre) and low density residential (3-4 units per acre). He stated that the 50-foot-wide lots would fall under medium density while the 80 foot lots would be in the low density residential.

Councilmember Riley stated that he will not support the request because the mix of lots does not reflect his prior input. He commented that if approved, the plan should require the trail to connect to the adjacent neighborhood, as recommended by the Planning Commission.

Mayor LeTourneau asked if the configuration falls within the stated residential district within the draft Comprehensive Plan.

Deputy City Administrator Gladhill confirmed that generally speaking the layout falls within the boundaries of the draft Comprehensive Plan.

Councilmember Menth stated that in reviewing the line between the medium and low residential in the draft Comprehensive Plan, it appears that the villas would bleed into the low-density area. He stated that he asked the developer to provide more 80-foot lots and less villas and believed that this went in the wrong direction.

Deputy City Administrator Gladhill replied that there may be three lots that do not exactly match the boundary between densities, which is why he said generally speaking the layout fits. He stated that if desired, the two or three lots could be amended to match the line.

Councilmember Heinrich asked if the lots bleed into the line because of the layout needed for stormwater management.

Mr. Brown explained that the villa layout has not moved from the beginning, noting that a villa has not been gained in the change of layouts. He explained why the proposed stormwater management was chosen. He stated that this plan attempts to place the least amount of density adjacent to Northfork, as desired by those residents. He stated that the only change to the plan was that some lots overall were lost but noted that the number of villas has not increased.

Councilmember Kuzma stated that in his opinion it would look odd to place an 80-foot lot in the area where the villas appear to bleed over the line and supports the proposed configuration.

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to waive the City Charter requirement to read the Ordinance aloud and Adopt Ordinance #20-02 Amending Section 117-90 "MAP" of Chapter 117 of the City Code of Ramsey Minnesota.

A roll call vote was performed by the City Administrator:

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

Motion carried.

Motion by Councilmember Kuzma, seconded by Councilmember Menth, to Adopt Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork, contingent upon formal adoption of the City's 2040 Comprehensive Plan and compliance with Staff Review and approval of plans by the City Engineer.

Further discussion: Councilmember Musgrove commented that she agrees with the plan which has been before the Council several times and the developer has made adjustments throughout the process. Councilmember Menth stated that everything he asked for was gained: the trail connecting the neighborhood, the pond along Alpine which buffers the neighborhood to the north, and the road was increased from 29 to 30 feet.

A roll call vote was performed by the City Administrator:

Councilmember Heinrich	aye
Councilmember Kuzma	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Menth	aye
Councilmember Riley	nay
Mayor LeTourneau	aye

Motion carried.

7.04: Adopt Resolution #20-092 Authorize Abatement of Abandoned Sign at 14037 Saint Francis Boulevard NW

Senior Planner McGuire Brigl reviewed the staff report and recommendation to adopt Resolution #20-092 directing staff to hire a contractor to remove the signage as allowed by City Code. Staff has received complaints about the out-of-date signage and the cost of removal will be faster and more cost-effective than moving the case into Civil Court.

Councilmember Heinrich stated that she believes that this would be the right action, given the history of the building and the business that previously existed. She stated that this would be the right direction and send the right message.

Motion by Councilmember Heinrich, seconded by Councilmember Musgrove, to Adopt Resolution #20-092 Directing Staff to Hire a Contractor and Abate Abandoned Signage at 14037 St. Francis Boulevard.

Further discussion: Councilmember Menth commented that he believes the signage has many stores and asked if the massage sign could be removed without removing the other panels. Senior Planner McGuire Brigl clarified that the store front signage would be removed, and the contractor would either scape the letters off the tenant sign or replace it with other vinyl. Councilmember Musgrove stated that she would want to ensure that the letters do not show through once scraped. Senior Planner McGuire Brigl confirmed that staff could be directed to replace that with a new panel or covered in vinyl. Councilmember Musgrove asked if the panel could be removed and replaced. Councilmember Heinrich agreed that the tenant panel should be removed and replaced with a new panel. Councilmember Menth believed that there is another massage sign near this location and asked if that would also be removed. Senior Planner McGuire Brigl commented that sign is located in the City of Anoka but noted that she could verify that. Councilmember Heinrich stated that this is not an action against massage businesses but taking a stance on an ordinance related to abandoned businesses. She stated that this case is unique in that the business was closed due to illegal activity and clarified that the City would not be actively pursuing abatement of signs.

A roll call vote was performed by the City Administrator:

Councilmember Heinrich	aye
Councilmember Kuzma	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Menth	nay
Councilmember Riley	aye
Mayor LeTourneau	aye

Motion carried.

Mayor LeTourneau referenced a resident comment that the bar/restaurant sign on the shared signage space identifies the wrong name for that business as the business has changed names.

Deputy City Administrator Gladhill noted that this abatement case was in response to complaints and stated that staff does not have the resources to manage individual names of businesses that remain open and have changed titles.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Musgrove noted that approved in the Consent Agenda was a permit for a farmers market at New Life Church. She stated that the event begins this Saturday and welcomed residents to attend and participate.

Councilmember Riley encouraged residents that have not yet filled out their census information to complete that action.

9. ADJOURNMENT

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

A roll call vote was performed by the City Administrator:

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

Motion carried.

The regular meeting of the City Council adjourned at 9:03 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: 05/26/2020

By: Tim Gladhill, Community Development

Information

Title

Approve Grading Agreement for Outlot B, Bunker Lake Industrial Park; Case of PSD, LLC

Purpose/Background:

PSD, LLC has requested authorization to complete preliminary mass grading on Outlot B, Bunker Lake Industrial Park in anticipation for future construction of a forth building in the Bunker Lake Industrial. Preliminary Grading is a standard process that the City allows in anticipation of future development. In fact, the City has completed this activity on several occasions, most notably the site of the planned Gigi's Salon and Cobblestone Hotel.

Notification:

Notification is not required.

Observations/Alternatives:

Attached is a standard Grading Agreement for private development. This agreement sets minimum expectations as well as providing a financial security to ensure that the project is completed in accordance with City Code and inspection fees for the Engineering Division to complete inspections throughout the process.

Funding Source:

All costs associated with processing this Application are the responsibility of the Developer (PSD, LLC).

Recommendation:

Staff recommends approval of the request.

Action:

Motion to approve the Grading Agreement for Outlot B, Bunker Lake Industrial Park.

Attachments

Site Location Map

Grading Agreement

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/21/2020 04:11 AM
Tim Gladhill (Originator)	Tim Gladhill	05/21/2020 01:33 PM
Bruce Westby	Bruce Westby	05/21/2020 01:34 PM
Tim Gladhill (Originator)	Tim Gladhill	05/21/2020 01:44 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:06 PM
Form Started By: Tim Gladhill		Started On: 05/19/2020 05:59 AM
Final Approval Date: 05/21/2020		

City of RAMSEY

Site Location Map

Outlot B, Bunker Lake Industrial Park

Legend

Site

Parcels

N

0 0.175 0.35 mi

CITY OF RAMSEY
GRADING AGREEMENT FOR OUTLOT B, BUNKER LAKE INDUSTRIAL PARK

This Agreement (hereinafter the "Agreement") is dated as of this ____ day of _____, 2020 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **PSD, LLC.**, a Minnesota Corporation (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** desires to complete preliminary mass grading in advance of formal site plan review.

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

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

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property

either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

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

3. The Plans. Final Plans must be approved by the City Engineer.

4. Improvements. The improvements the **PERMITTEE** will construct or install are as follows:

a. Preliminary Grading

(the "Improvements").

5. Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **$25,000.00.**

6. Inspection Fees for the Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **$5,000.00**.

7. Installation of the Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

8. Time of Performance for the Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

9. Street Cleaning and Clean Up. The **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

10. Payment of Development Fees. Since the Property is not being platted, the **PERMITTEE** acknowledges that the development fees will be required at time of Plat.

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

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

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

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

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

12. Haul Route. Truck traffic hauling routes must be approved by the City Engineer.

13. Limits of Construction. The City Engineer shall approve the limits of construction.

14. Miscellaneous.

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

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

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

d. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

e. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

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

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

TO PERMITTEE:
PSD, LLC.
Attn: Matt Kuker
7533 Sunwood Dr NW, Suite 315
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Deputy City Administrator
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

PSD, LLC.

By:_____, Matt Kuker
Its: Chief Operations Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2020, by Matt Kuker, Chief Operations Manager of PSD, LLC., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2020, by John LeTourneau and Kurt Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

EXHIBIT A

Legal Description of the Subject Property

Outlots B, BUNKER LAKE INDUSTRIAL PARK, Anoka County, Minnesota

CC Regular Session **5. 3.**

Meeting Date: 05/26/2020

Submitted For: Grant Riemer, Engineering/Public Works

By: Grant Riemer, Engineering/Public Works

Information

Title

Approve Additional Design Services Fee Request for Ramsey Public Works Facility

Purpose/Background:

Purpose:

The purpose of this case is to approve additional design services request from Oertel Architects.

Background:

During the RFP period, the scope of the project was illustrated in a previous study from 2015 performed by BKV. The preferred option from that study included a building of roughly 76,200 SF, site storage bins, fuel island and relocation of the existing salt building, site work area and no additional site storm water storage, and some minor, mostly undefined remodeling of the existing facilities. During the programming and schematic design process for our project, Oertel and city staff have identified a scope of building that includes 93,000 SF of building footprint with the addition of the building extension to be bid as an alternate, included site bins and fuel island, site work area and additional stormwater control features. The salt building will not be relocated as part of this project and the remodeling will also likely not take place. Most of this request will be a shift of fee dollars already accounted for in the prime agreement for the project, that was originally purposed for the renovation and remodel of the existing structures. Given the current direction of the project, that scope of work will not occur within this project budget. Attached to the case is the proposal from Oertel Architects explaining the additional service requests and outlined by design discipline, providing a brief general explanation of those additional work efforts requiring the additional fee dollars with the total estimated amount of the request. **Summary of request:** Gross Request for Additional Services $58,247.38 Deduct / Reallocation of Renovation Fee -$35,490.00 Balance of Additional Request $22,757.38 Article 11.4 of Prime Agreement for Additional Services $682.72 **Full Additional Services Request $23,440.10** Original Contract amount $585,491.21 Total new Contract amount $608,931.31

Notification:

N/A

Observations/Alternatives:

This item is included in the May 26 work session project update case to allow discussion prior to the regular meeting.

The $35,490.00 that was allocated in the original Oertel contract for renovation/remodeling, will be combined with the additional requested fees of $23,440.10 to cover the additional scope changes in the project. A detailed summary of request and allocations would be as follows: Oertel Architects $8,160.00
SRF $3,847.38
Meyer-Borgman-Johnson $16,000.00
Emanuelson-Podas $30,240.00
Total Additional Fee Request $58,247.38
A full accounting of how these fees were arrived at is included in the attached letter.

Funding Source:

Facility Fund

Recommendation:

Staff recommendation is to grant Oertel Architects additional fee request of $58,247.38 based on the additional work incurred designing the new Ramsey Public Works Facility. $35,490.00 of the additional fee will come from a reallocation of funds in the original contract.

Action:

Motion to council to approve Oertel Architects fee request based on the additional work incurred designing the new Ramsey Public Works Facility.

Attachments

Additional Fee Request

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:32 PM
Form Started By: Grant Riemer		Started On: 05/19/2020 01:43 PM
Final Approval Date: 05/21/2020		

OERTEL ARCHITECTS

1795 St. Clair Avenue
St. Paul, MN 55105
(651) 696-5186
www.oertelarchitects.com
ST. PAUL | HIBBING

Additional Design Services Fee Request – Ramsey Public Works Facility

Date: May 13, 2020
To: Grant Reimer, Public Works Superintendent City of Ramsey
CC: Kurt Ulrich, City Administrator City of Ramsey
Project: Ramsey Public Works
RE: Additional Design Fee Request

Dear Mr. Reimer,

Thank you for taking the time on Friday, May 8th to review and discuss with Oertel Architects, the additional design fee request for Ramsey Public Works. As stated during that discussion, most of this request will be a shift of fee dollars already accounted for in the prime agreement for the project, that was originally purposed for the renovation and remodel of the existing structures. Given the current direction of the project, that scope of work will not occur within this project budget. The remaining additional service requests are outlined by design discipline, providing a brief general explanation of those additional work efforts requiring the additional fee dollars with the total estimated amount of the request.

SUMMARY OF REQUEST

Gross Request for Additional Services	$58,247.38
Deduct / Reallocation of Renovation Fee	-$35,490.00
Balance of Additional Request	$22,757.38
Article 11.4 of Prime Agreement for Additional Services	$682.72
Full Additional Services Request	$23,440.10
Original Contract amount	$585,491.21
Total new Contract amount	$608,931.31

BACKGROUND

During the RFP period, the scope of the project was illustrated in a previous study from 2015 performed by BKV. The preferred option from that study included a building of roughly 76,200 SF, site storage bins, fuel island and relocation of the existing salt building, site work area and no additional site storm water storage, and some minor, mostly undefined remodeling of the existing facilities. During the programming and schematic design process for our project, we have identified with you a scope of building that includes 93,000 SF of building footprint with the addition of the building extension to be bid as an alternate, included site bins and fuel island, site work area and additional stormwater control features. The salt building will not be relocated as part of this project and the remodeling will also likely not take place. For reference I have attached at the end of this memorandum the proposed fee from our initial proposal to illustrate fee and approximate hours for each phase of design.

ARCHITECTURE

Oertel Architects additional services will refer to the estimated hours from our original proposal, and utilize the hourly rates provided in the Prime Agreement with the City of Ramsey for staff activities where they are applicable.

Add Services no. 1: Preliminary Design and Programming

Oertel Architects performed multiple preliminary designs and initial cost estimates to illustrate space needs and project scope. Additional designs occurred in the Programming Phase, and additional cost estimating and design iterations to show cost impacts occurred at the start of the design development phase. Additional fees listed here are already incurred.

Total Additional Time Incurred:

Phase	**Hours**	**Rate**	**Added Fee**
Programming / Schematic			
Senior Project Architects	4	$125	$500
Designer II	12	$85	$1,020
Design Development			
Senior Project Architect	8	$125	$1,000
Designer I	13	$75	$975
Additional Services No. 1 total:			*$3,495.00*

Add Services no. 2: Addition of Alternate to Project Scope

The addition of the alternate will add some complexity to design documents to explain to bidders the scope of base bid and alternate bid. There is additional time for modeling the alternate and planning drawing sheets to provide a constructible project. Additional fees listed here are estimated.

Phase	**Hours**	**Rate**	**Added Fee**
Construction Documents Phase			
Senior Project Architects	12	$125	$1,500
Designer II	24	$85	$2,040
Designer I	15	$75	$1,125
Additional Services No. 2 total:			*$4,665.00*
Total Architectural Request:			***$8,160.00***

There is no additional request from Architecture based on building size for any other design phase or construction administration phase.

CIVIL ENGINEERING

SRF incurred some additional design services, primarily dealing with the added stormwater management that was not foreseen or anticipated as part of the RFP process. This was necessary because the water

retention on site was determined to be unable to handle additional stormwater capacity from the site, and that given the water level of the existing feature and ground water level shown in initial feedback from geotechnical exploration, infiltration areas of a significant size were required, which included additional calculation time and design time to locate and size on site drawings. Fees listed below are actual incurred costs.

Senior Engineer	6	$192.26	$1,153.56
Staff Engineer	6	$123.65	$741.90
Engineer/Designer	18	$108.44	$1,951.92

Total Civil Engineering Request ***$3,847.38***

STRUCTURAL ENGINEERING

Structural Engineering as a design discipline is a calculation-based design practice that is predicated on building size. Based on the size illustrated in the preferred option of the RFP, they determined their fee based on a scope and size of building requiring a specific amount of calculation. Included in that design fee is all design phases and construction administration services, such as shop drawing review and requests for additional information. Given the added square footage, there will be added design calculations to accommodate the additional building size for foundations, bearing structures and overhead structure. There will be added review time for shop drawings for these items as well. The addition of the alternate adds only minor complexity to the scope of the project. The additional fee would include hours for various levels of staff, including Principals, Engineers, CADD technicians and BIM Coordinators to execute the final design. The blended rate for the structural engineer per the RFP is $129 per hour. This additional fee request equates to an additional 124 hours of engineering.

Total Structural Engineering Request: ***$16,000.00***

MECHANICAL AND ELECTRICAL ENGINEERING

Mechanical and Electrical Engineering designs are also very calculation based. Fees and scopes are determined by estimating work effort and hours based on the size of the facility and the calculation and design time required to accommodate that size of project. Calculations and designs for these engineering disciplines are rooted in code-based requirements based on building size (Cubic Feet per Minute of Air changes, electrical loading based on lighting density, fire suppression hazards and requirements, to illustrate a few examples).

Emanuelson Podas has two separate requests based on the scope determined during the programming and schematic design phases. They have additionally provided work tasks that have increased in scope to illustrate the additional effort.

Add Services no. 1: Expanded Base Building

The additional size for the base bid building is roughly 24,000 larger than the scheme illustrated in the RFP. This includes the addition of locker rooms and the complexity of that area (not included in the 2015 space needs study). The additional size increases the size of the calculations for equipment sizing,

HVAC pathway planning, code-based equipment and feature requirements, additional shop drawing and product review and additional time to review work on site.

HVAC Engineering and Design Additional Tasks

Energy Recover for Locker Rooms
HVAC for Shops with Air-Conditioned Offices
Expanded Office and Maintenance Areas
Construction Administration for the above

Additional Hours	*68*	*$140*	*$9,520*

Plumbing Engineering and Design Additional Tasks

Added trench drains
Water drop locations
Compressed air drops
Natural gas piping
Roof Drainage and Storm sewer coordination
Construction Administration for the above

Additional Hours	*36*	*$140*	*$5,040*

Electrical Engineering and Design Additional Tasks

Additional Power Distribution
Additional Motor scheduling
Additional Lighting and Control
Additional Signal Design (Low Voltage Coordination)
Construction Administration for the above

Additional Hours	*48*	*$140*	*$6,720*

Additional Services No. 1 total			*$21,280.00*

Add Services no. 2: Alternate Additional Square Footage

The additional size for the proposed alternate building addition adds more square footage to the overall building, increasing the amount of calculation and design efforts required. Based on discussions with the engineer, Oertel Architects estimates that the premium for the "Alternate", versus base bid, is about 15% of the estimated total for the additional design fee request. All fee requests below include added Construction Administration time for the additional scope.

HVAC Engineering and Design Additional Tasks

Make-up Air and Supply Ducting and Exhaust Fan and Ducting
Added fume detection and extraction
Added supplemental heat design

Additional Hours	28	$140	$3,920

Plumbing Engineering and Design Additional Tasks

Added trench drains
Water drop locations
Compressed air drops
Natural gas piping
Roof Drainage and Storm sewer coordination

Additional Hours	16	$140	$2,240

Electrical Engineering and Design Additional Tasks

Additional Power Distribution
Additional Motor scheduling
Additional Lighting and Control
Additional Signal Design (Low Voltage Coordination)

Additional Hours	20	$140	$2,800

Additional Services No. 1 total: *$8,960.00*

DETAILED SUMMARY OF REQUESTS AND ALLOCATION

Oertel Architects	$8,160.00
SRF	$3,847.38
Meyer Borgman Johnson	$16,000.00
Emanuelson Podas	$30,240.00
Total Additional Fee Request	$58,247.38

Base Contract Amendments

Oertel Architect's initial proposal to the City of Ramsey included a fee allowance for an undefined scope of remodeling and renovation work, that based on current direction and design circumstance, will not be utilized as part of this project. We propose amending our total base fee to include that scope of work. The costs per design team member as illustrated in the chart, will be distributed internally by Oertel Architects to consultants to cover costs and explained in this memo.

Article 11 - Compensation, part 11.1 of the AIA B132-2009 illustrated our fee breakdown by work scope. The fee total for this section equals $585,491.20. Our initial proposal is to redistribute the $35,490 allocated to the renovation and remodel work, to the other phases as listed. The new base contract amended values would be as follows:

Programming and Schematic:	$17,741.05
Design Development:	$116,484.48
Construction Documents:	$275,480.50
Construction Administration	$175,785.18
Renovation and Remodel	$ 0.00
Total Current Contract Fee (Unchanged)	$585,491.21

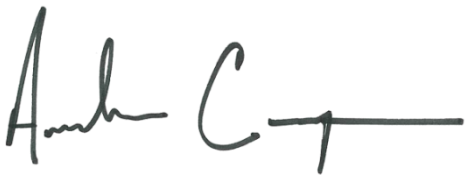
CONCLUSION

We still believe that the City of Ramsey is getting a great value for the project with these additional services. As a design team, we do not take the request for additional fees early or at any point during the project lightly.

We also do not think that the additional fee associated with the "alternate" for the building addition should be reason to remove the alternate from the scope of the project. The total premium for including that into the scope of work is a small percentage of the total fee. If the alternate is not accepted after bids are opened, the design and associated drawings would be valid for pricing and construction at any point until design conditions changed, such as new building codes or additional features/requirements of the addition. Design fees for the addition, if part of a separate project, would be higher in total percentage if not executed as part of this project.

Oertel Architects and our design consultants greatly appreciate your time and consideration in this matter.

Sincerely,



Andrew Cooper, Principal – Oertel Architects

CC Regular Session **5. 4.**

Meeting Date: 05/26/2020

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 20-102 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2020 through May 20, 2020

Purpose/Background:

Adopt Resolution # 20-102 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2020 through May 20, 2020

Recommendation:

Staff Recommends to Adopt Resolution # 20-102 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2020 through May 20, 2020.

Action:

Motion to Adopt Resolution # 20-102 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2020 through May 20, 2020.

Attachments

Bills List 5/26/2020

Resolution 5/26/2020

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/20/2020 09:33 AM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:47 PM
Form Started By: Jackie Lipski		Started On: 05/20/2020 09:21 AM
Final Approval Date: 05/21/2020		

CITY OF RAMSEY - FINANCE OFFICE Printed 5/20/2020

RAMSEY CITY COUNCIL MEETING

5/26/2020

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 5/7/2020-5/20/2020	234,800.19
Accounts Payable 5/7/2020-5/20/2020	174,967.73
Payroll 5/15/2020	199,037.02

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) $ **608,804.94**

		APPROVED PREV. MTG	2020 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$ 172,206.24	$ 1,646,713.28
-	CORRECTION TO PAYROLL		
	PREPAIDS	282,077.87	3,536,705.66
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		401,822.50
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	183,183.20	2,246,203.70
	ADD (DELETE) BILLS LIST SUBMITTED		
	PAY ESTIMATE(S)		
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		$ **637,467.31**	$ **7,831,445.14**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
110495	5/7/2020		115203 ALL AMERICAN TITLE CO INC						
		185.03	UB REF 14855 OLIVINE ST NW		101600	050620	9601.4651		WATER REVENUE
		185.03							
110496	5/7/2020		113045 ANCONA TITLE AND ESCROW						
		180.81	UB REF 5337 140TH AVE NW		101601	050620	9601.4651		WATER REVENUE
		180.81							
110497	5/7/2020		115243 ARDEN TITLE LLC						
		92.41	UB REF 14654 RHINESTONE TER		101602	050620	9601.4651		WATER REVENUE
		92.41							
110498	5/7/2020		117504 BADER, JACQUELINE						
		183.91	UB REF 15254 COBALT ST		101603	050620	9601.4651		WATER REVENUE
		183.91							
110499	5/7/2020		117507 BECKMAN, TROY						
		20.00	REIMBURSE TEMP SIGN PERMIT		101606	050120	9101.4211		SIGN PERMITS
		20.00							
110500	5/7/2020		117506 BISMARK BUILDERS LLC						
		1,500.00	REF ERO ESC 15258 ALPINE CT NW		101604	050720	9804.6433	00116840	REFUNDS
		1,500.00							
110501	5/7/2020		100111 COMMERCIAL ASPHALT COMPANY						
		616.08	ASPHALT		101616	200430	0311.6265		ASPHALT
		616.08							
110502	5/7/2020		117503 FLOEN, DENISE						
		89.12	UB REF 5547 154TH TER NW		101617	050620	9601.4651		WATER REVENUE
		89.12							
110503	5/7/2020		112948 HOME SECURITY ABSTRACT AND TITLE						
		425.29	UB REF 5410 144TH WAY #12		101618	050620	9601.4651		WATER REVENUE
		425.29							
110504	5/7/2020		116025 MINNESOTA TITLE						
		368.85	UB REF 16042 URANIMITE ST		101621	050620	9601.4651		WATER REVENUE
		368.85							
110505	5/7/2020		100313 MN RECREATION AND PARK ASSN						
		420.00	2 MEMBERSHIPS 2020		101620	9952	0452.6451		MEMBERSHIP DUES
		420.00							
110506	5/7/2020		107356 NETWORK TITLE INC						
		229.44	UB REF 14595 PERIDOT ST		101622	050620	9601.4651		WATER REVENUE
		229.44							
110507	5/7/2020		115847 NORTH TITLE INC						
		215.30	UB REF 7021 RIVERDALE DR		101623	050620	9601.4651		WATER REVENUE
		215.30							
110508	5/7/2020		115743 PILLAR TITLE SERVICES						
		39.98	UB REF 9020 173RD AVE		101624	050620	9601.4651		WATER REVENUE
		39.98							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
110509	5/7/2020		117038 RESULTS TITLE						Continued.
		92.46	UB REF 7062 139TH AVE		101625	050620	9601.4651		WATER REVENUE
		92.46							
110510	5/7/2020		117505 SIMONOVICH, ALLA AND MIKHAIL						
		1,500.00	REF ERO ESC 6922 180TH AVE NW		101626	050720	9804.6433	00116674	REFUNDS
		5,000.00	REF LAND ESC 6922 180TH AVE		101627	050720A	9252.1155.1		MANUAL-ACCOUNTS RE(
		6,500.00							
110511	5/7/2020		117500 THOMAS, SANDRA						
		241.94	UB REF 15263 FLUORINE ST NW		101631	050620	9601.4651		WATER REVENUE
		241.94							
110512	5/7/2020		117502 TITLE GROUP INC						
		322.61	UB REF 5676 162ND CROSSING		101628	050620	9601.4651		WATER REVENUE
		322.61							
110513	5/7/2020		117096 TITLE SMART						
		205.83	UB REF 14190 VANADIUM ST		101629	050620	9601.4651		WATER REVENUE
		205.83							
110514	5/7/2020		117096 TITLE SMART						
		49.21	UB REF 7214 147TH LN		101630	050620A	9601.4651		WATER REVENUE
		49.21							
110515	5/7/2020		117501 WANKA, LEXY						
		53.75	UB REF 7022 139TH AVE NW		101632	050620	9601.4651		WATER REVENUE
		53.75							
110546	5/14/2020		116152 BONIFAS, RAYMOND						
		75.00	REFUND PERMIT RA042545		101652	050620	9101.4205		BUILDING PERMIT
		1.00	REFUND PERMIT RA042545		101652	050620	9101.2081		SURCHARGES-PERMITS
		76.00							
110547	5/14/2020		110734 CITY OF RAMSEY						
		179.89	UTIL.#730824 5526 154TH CT		101655	051420	9601.4651		WATER REVENUE
		179.89							
110548	5/14/2020		117515 EH ENTERPRISES LLC						
		50.00	REF DUP PERMIT RA040860		101656	051320	9101.4205		BUILDING PERMIT
		1.00	REF DUP PERMIT RA040860		101656	051320	9101.2081		SURCHARGES-PERMITS
		51.00							
110549	5/14/2020		117511 FOSS, JESSICA						
		30.00	SAFETY CAMP REFUND 2020		101657	050620	0237.6249		MISCELLANEOUS OPER/
		30.00							
110550	5/14/2020		117513 GOMENIUC,LUIDMILA						
		50.00	REF DUP RA042253/042353		101659	051420	9101.4205		BUILDING PERMIT
		1.00	REF DUP RA042253/042353		101659	051420	9101.2081		SURCHARGES-PERMITS
		51.00							
110551	5/14/2020		117512 HOLDER, DANIELLE						
		30.00	SAFETY CAMP REFUND 2020		101658	050620	0237.6249		MISCELLANEOUS OPER/
		30.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
110552	5/14/2020		117514 KRAFTMASTERS RESTORATION LLC						Continued.
		50.00	REF DUP PERMIT RA043077		101660	051320	9101.4205		BUILDING PERMIT
		1.00	REF DUP PERMIT RA043077		101660	051320	9101.2081		SURCHARGES-PERMITS
		51.00							
110553	5/14/2020		103947 LARSON PLUMBING						
		50.00	REF DUP CONT LIC 2019207		101661	050520	9101.4159		MECHANICAL LICENSE
		50.00							
110554	5/14/2020		113719 NEOFUNDS BY NEOPOST						
		2,000.00	POSTAGE 7900044034448047		101663	051320	9101.1551		POSTAGE METER DEPOS
		2,000.00							
1001251	5/8/2020		112663 CAPSTONE HOMES INC						
		5,000.00	REF LAND ESC 8713 150TH LN		101607	050720A	9252.1155.1		MANUAL-ACCOUNTS REC
		5,000.00	REF LAND ESC 8729 150TH LN NW		101608	050720	9252.1155.1		MANUAL-ACCOUNTS REC
		5,000.00	REF LAND ESC 15030 TIGER ST NW		101609	050720C	9252.1155.1		MANUAL-ACCOUNTS REC
		1,500.00	REF ERO ESC 8713 150TH LN NW		101610	050720D	9804.6433	00117139	REFUNDS
		1,500.00	REF ERO ESC 8729 150TH LN		101611	050720E	9804.6433	00116982	REFUNDS
		1,500.00	REF ERO ESC 15030 TIGER ST NW		101612	050720F	9804.6433	00117233	REFUNDS
		1,500.00	REF ERO ESC 15025 TIGER ST NW		101613	050720G	9804.6433	00117138	REFUNDS
		5,000.00	REF LAND ESC 15025 TIGER ST NW		101614	050720H	9252.1155.1		MANUAL-ACCOUNTS REC
		1,500.00	REF ERO ESC 8742 149TH AVE		101615	050720I	9804.6433	00117089	REFUNDS
		27,500.00							
1001252	5/8/2020		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR POLICE		101633	150-1682-6501 4/20	0211.6489		OTHER CONTRACTED SE
		27.95	7550 SUNWOOD DR		101634	150-1681-6340 4/20	0194.6489		OTHER CONTRACTED SE
		22.95	7650 SUNWOOD DR		101635	150-1681-4280 4/20	9240.6315		MISCELLANEOUS PROFE
		27.95	6701 HWY 10-YOUTH FIRST		101636	150-1687-1105 4/20	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	5650 ALPINE DR		101637	150-1691-2206 4/20	0220.6489		OTHER CONTRACTED SE
		35.90	7550 SUNWOOD DR		101638	150-1693-4968 4/20	0194.6489		OTHER CONTRACTED SE
		170.65							
1001295	5/15/2020		112663 CAPSTONE HOMES INC						
		5,000.00	REF LAND ESC 14339 BOWERS		101653	051420A	9252.1155.1		MANUAL-ACCOUNTS REC
		1,500.00	REF ERO ESC 14339 BOWERS		101654	051420B	9804.6433	00117060	REFUNDS
		6,500.00							
1001296	5/15/2020		100291 MET COUNCIL SAC						
		17,395.00	SAC CHARGES APRIL 2020		101662	050820	9602.2083		SAC CHARGES
		173.95-	SAC CHARGES APRIL 2020		101662	050820	9602.4356		SEWER AVAILABILITY CH
		17,221.05							
1001297	5/15/2020		100510 VERIZON WIRELESS						
		1,173.46	PD APRIL SERVICES		101664	9853706700	0211.6323		CELLULAR PHONES
		463.13	PD APRIL SERVICES		101664	9853706700	0211.6415		OTHER EQUIPMENT REN
		85.06	PD APRIL SERVICES		101664	9853706700	0280.6323		CELLULAR PHONES
		1,721.65							

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1001298	5/20/2020		100257 LAW ENFORCEMENT LABOR SRV INC						Continued.
		806.00			101447	0430201259572	9101.2177		UNION DUES
		806.00			101671	0514201033102	9101.2177		UNION DUES
		1,612.00							
1001299	5/20/2020		100298 MN AFSCME COUNCIL 5						
		540.75			101448	0430201259573	9101.2177		UNION DUES
		540.54			101672	0514201033103	9101.2177		UNION DUES
		1,081.29							
90475170	5/15/2020		101306 IRS						
		563.12			101642	0511201336042	9101.2171		FEDERAL WITHHOLDING
		1,974.70			101643	0511201336043	9101.2173		FICA & MEDICARE-EMPL(
		1,974.70			101644	0511201336044	9101.2182		FICA & MEDICARE-EMPL(
		327.70			101648	0512201023404	9101.2171		FEDERAL WITHHOLDING
		241.78			101649	0512201023405	9101.2173		FICA & MEDICARE-EMPL(
		241.78			101650	0512201023406	9101.2182		FICA & MEDICARE-EMPL(
		24,243.67			101676	0514201033107	9101.2171		FEDERAL WITHHOLDING
		13,723.43			101677	0514201033108	9101.2173		FICA & MEDICARE-EMPL(
		13,586.49			101678	0514201033109	9101.2182		FICA & MEDICARE-EMPL(
		56,877.37							
90556840	5/15/2020		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		82.73			101645	0512201023401	9101.2174		PERA-EMPLOYEE
		82.73			101646	0512201023402	9101.2183		PERA-EMPLOYER
		22,523.96			101673	0514201033104	9101.2174		PERA-EMPLOYEE
		30,200.41			101674	0514201033105	9101.2183		PERA-EMPLOYER
		52,889.83							
94931488	5/15/2020		100601 MN DEPT OF REV WH						
		379.26			101641	0511201336041	9101.2172		STATE WITHHOLDING
		50.00			101647	0512201023403	9101.2172		STATE WITHHOLDING
		11,140.32			101675	0514201033106	9101.2172		STATE WITHHOLDING
		11,569.58							
97051520	5/15/2020		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,778.51			101666	05142010331010	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,778.51							
98051520	5/15/2020		115568 ALERUS FINANCIAL NA						
		3,722.67			101670	05142010331014	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,722.67							
99051120	5/11/2020		100629 MN DEPT OF REV SALES TX						
		7.77-			101639	04302020	9101.4305		RENTAL FEES
		3.21			101639	04302020	9101.4328		ACCIDENT REPORTS
		.16-			101639	04302020	9101.4609		OTHER MISCELLANEOUS
		516.26			101639	04302020	9601.2082		SALES/USE TAX PAYABLE
		3,077.92			101639	04302020	9601.2082		SALES/USE TAX PAYABLE
		134.54			101639	04302020	9601.2085		ANOKA COUNTY TRANSI
		3,724.00							
99051320	5/13/2020		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		1,842.37	April Surcharges		101640	04302020	9101.2081		SURCHARGES-PERMITS
		36.95-	April Surcharges		101640	04302020	9101.4604		SURCHARGES
		1,805.42							

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99051320	5/13/2020		107885 DEPARTMENT OF LABOR AND INDUSTRY						Continued.
99051420	5/14/2020		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		53.89	APRIL 2020 PURCHASES		101651	042820	0194.6249		MISCELLANEOUS OPERA
		53.89							
99051520	5/15/2020		108768 COMDATA NETWORK INC						
		150.00	M&G TRAILER SALES SERV		101729	APR 2020 COMDATA PCARD	0452.6382		MACHINERY & EQUIPMEI
		6.50	M&G TRAILER SALES SERV		101729	APR 2020 COMDATA PCARD	0452.6382		MACHINERY & EQUIPMEI
		1,102.30	AMAZON.COM*GM8FV2SF3 A		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		292.90	AMAZON.COM*IW1053J93 A		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		348.00	AMAZON.COM*LV1XS6463 A		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		15.19	AMZN MKTP US*081CM3MO3		101729	APR 2020 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		13.88	AMZN MKTP US*081CM3MO3		101729	APR 2020 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		185.00	AMZN MKTP US*3N7X045J3		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		34.84	AMZN MKTP US*AT1645WL3		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		10.20	AMZN MKTP US*C195Z88D3		101729	APR 2020 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		17.99	AMZN MKTP US*CK6TJ92L3		101729	APR 2020 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		115.98	AMZN MKTP US*FF3C23GZ3		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		89.94	AMZN MKTP US*GL97N5BJ3		101729	APR 2020 COMDATA PCARD	0211.6239		FIRST AID SUPPLIES
		9.23	AMZN MKTP US*HR7982LO3		101729	APR 2020 COMDATA PCARD	0211.6237		CRIME SCENE KIT MATEI
		25.95	AMZN MKTP US*T460L4EH3		101729	APR 2020 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		71.96	AMZN MKTP US*VK6EI0233		101729	APR 2020 COMDATA PCARD	0211.6237		CRIME SCENE KIT MATEI
		33.99	AMZN MKTP US*X92O67XC3		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		50.91	AMZN MKTP US*YB67T1SO3		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		25.98	AMZN MKTP US*ZG0FU5KH3		101729	APR 2020 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		4.69	AMZN MKTP US*ZG0FU5KH3		101729	APR 2020 COMDATA PCARD	0211.6233		BATTERIES EQUIP
		449.97	AMZN MKTP US*ZG0FU5KH3		101729	APR 2020 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		5.97	COBORN'S SUPERSTORE		101729	APR 2020 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		23.85	HOMELECTRICAL		101729	APR 2020 COMDATA PCARD	0211.6259		BUILDING MAINT/REPAIR
		136.48	ZOOM.US		101729	APR 2020 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		18.20	AMAZON.COM*8P1J77OM3 A		101729	APR 2020	0194.6249		MISCELLANEOUS OPERA

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA PCARD			
		24.81	AMAZON.COM*8P1J77OM3 A		101729	APR 2020	0194.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		28.80	AMAZON.COM*8P1J77OM3 A		101729	APR 2020	0194.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		7.19	AMAZON.COM*E97YM3JA3		101729	APR 2020	0194.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		97.99	AMAZON.COM*E97YM3JA3		101729	APR 2020	0194.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		11.15	AMZN MKTP US*M58H119O1		101729	APR 2020	0194.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		43.24	AMZN MKTP US*XO1YX1MP3		101729	APR 2020	0194.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		62.90	TLO TRANSUNION		101729	APR 2020	0211.6315		MISCELLANEOUS PROFE
						COMDATA PCARD			
		1,089.99	NEWEGG B2B INC		101729	APR 2020	0192.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		2.99	NEWEGG B2B INC		101729	APR 2020	0192.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		156.75-	BEST BUY 00013243		101729	APR 2020	0892.6282		EMERGENCY SUPPLIES
						COMDATA PCARD			
		4.98-	BEST BUY 00013243		101729	APR 2020	0892.6282		EMERGENCY SUPPLIES
						COMDATA PCARD			
		295.00	FINANCE AND COMMERCE		101729	APR 2020	0191.6452		SUBSCRIPTIONS
						COMDATA PCARD			
		8.57	HOLIDAY STATIONS		101729	APR 2020	0191.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		129.00	LOGMEIN*GOTOWEBINAR		101729	APR 2020	0892.6382		MACHINERY & EQUIPMEI
						COMDATA PCARD			
		39.99	TARGET		101729	APR 2020	0191.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		29.99	TARGET		101729	APR 2020	0301.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		17.00	TARGET		101729	APR 2020	0191.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		6.98	TARGET		101729	APR 2020	0191.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		200.00	ASSOCIATION OF MINNESO		101729	APR 2020	0220.6451		MEMBERSHIP DUES
						COMDATA PCARD			
		15.98	COBORN'S SUPERSTORE		101729	APR 2020	0220.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		75.00	DPS FIREFIGHTER LICENS		101729	APR 2020	0220.6451		MEMBERSHIP DUES
						COMDATA PCARD			
		100.00	MINNESOTA STATE FIRE C		101729	APR 2020	0220.6451		MEMBERSHIP DUES
						COMDATA PCARD			
		22.00	AMZN MKTP US*NH7Y74J93		101729	APR 2020	0311.6229		SHOP MATERIALS
						COMDATA PCARD			
		.01-	AMZN MKTP US*NH7Y74J93		101729	APR 2020	0311.6229		SHOP MATERIALS
						COMDATA PCARD			
		32.85	M&G TRAILER SALES SERV		101729	APR 2020	0452.6257		OTHER VEHICLE PARTS
						COMDATA PCARD			
		4.99	COBORN'S SUPERSTORE		101729	APR 2020	0892.6282		EMERGENCY SUPPLIES
						COMDATA PCARD			
		68.85	LANO EQUIPMENT RAMSEY		101729	APR 2020	0220.6281		SMALL TOOLS & MINOR E

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA PCARD			
		11.00	THE UPS STORE		101729	APR 2020	0220.6322		POSTAGE
						COMDATA PCARD			
		489.00	INT'L CODE COUNCIL INC		101729	APR 2020	0240.6471		BOOKS & PAMPHLETS
						COMDATA PCARD			
		154.00	4IMPRINT		101729	APR 2020	0130.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		5.86	4IMPRINT		101729	APR 2020	0130.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		13.28	AMAZON.COM*MT3247QD3 A		101729	APR 2020	0211.6208		MISCELLANEOUS OFFICI
						COMDATA PCARD			
		26.02	AMZN MKTP US*M959F68M3		101729	APR 2020	0211.6208		MISCELLANEOUS OFFICI
						COMDATA PCARD			
		14.99	AMZN MKTP US*M959F68M3		101729	APR 2020	0211.6204		STATIONERY, ENVELOPE
						COMDATA PCARD			
		10.99	AMZN MKTP US*M959F68M3		101729	APR 2020	0211.6208		MISCELLANEOUS OFFICI
						COMDATA PCARD			
		27.42	AMZN MKTP US*WJ7K88603		101729	APR 2020	0892.6282		EMERGENCY SUPPLIES
						COMDATA PCARD			
		322.56	BESTBUYCOM805717275756		101729	APR 2020	0892.6282		EMERGENCY SUPPLIES
						COMDATA PCARD			
		1,953.00-	NATIONAL LEAGUE OF CIT		101729	APR 2020	0111.6451		MEMBERSHIP DUES
						COMDATA PCARD			
		16.06	ZOOM.US		101729	APR 2020	0892.6282		EMERGENCY SUPPLIES
						COMDATA PCARD			
		625.00-	MINNESOTA STATE COLLEG		101729	APR 2020	0301.6335		TRAINING
						COMDATA PCARD			
		16.06	ZOOM.US		101729	APR 2020	0892.6282		EMERGENCY SUPPLIES
						COMDATA PCARD			
		119.99	BESTBUYCOM805875697862		101729	APR 2020	9234.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		2,999.99	BESTBUYCOM805875697862		101729	APR 2020	9234.6281		SMALL TOOLS & MINOR E
						COMDATA PCARD			
		252.00	AMZN MKTP US*6S62Z7CT3		101729	APR 2020	9240.6315		MISCELLANEOUS PROFE
						COMDATA PCARD			
		437.38	THE HOME DEPOT		101729	APR 2020	9601.6249		MISCELLANEOUS OPERA
						COMDATA PCARD			
		17.90	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		4.71	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		18.99	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		18.58	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		26.53	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		24.86	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		20.07	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		28.61	BILL'S SUPERETTE		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.86	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		18.52	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		19.99	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		27.44	BILL'S SUPERETTE		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		19.97	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		40.89	BILL'S SUPERETTE		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		10.97	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		14.67	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		34.17	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		61.00	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		73.00	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		25.00	BILL'S SUPERETTE		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		31.47	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		27.40	BILL'S SUPERETTE		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.17	BILL'S SUPERETTE		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.55	BILL'S SUPERETTE		101730	APR 2020	0240.6223		GASOLINE
						COMDATA FUEL			
		35.02	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		52.08	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		25.94	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		35.09	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		20.71	BILL'S SUPERETTE		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		11.60	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		7.40	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		9.65	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		11.91	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		34.61	BILL'S SUPERETTE		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		65.32	BILL'S SUPERETTE		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		31.38	BILL'S SUPERETTE		101730	APR 2020	0452.6223		GASOLINE

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		63.98	BILL'S SUPERETTE		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		60.82	BILL'S SUPERETTE		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		32.16	BILL'S SUPERETTE		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		44.34	BILL'S SUPERETTE		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		29.60	CASEYS GEN STORE		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		40.88	CASEYS GEN STORE		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		13.20	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.89	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.27	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.43	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		24.95	CASEYS RAMSEY		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		7.68	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.72	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		30.19	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		16.11	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		17.14	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		28.89	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		68.78	CASEYS RAMSEY		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		9.69	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.13	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		29.62	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		29.28	CASEYS RAMSEY		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		18.43	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		15.19	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		16.56	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		33.15	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		27.99	CASEYS RAMSEY		101730	APR 2020	0311.6223		GASOLINE

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		19.17	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		27.68	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		30.88	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		23.31	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		30.97	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.12	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		18.55	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		23.25	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		28.17	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		22.82	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.35	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.39	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		30.50	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		30.00	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		22.30	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.60	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.08	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		8.39	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		18.89	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.11	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.51	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.23	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.48	CASEYS RAMSEY		101730	APR 2020	0240.6223		GASOLINE
						COMDATA FUEL			
		24.68	CASEYS RAMSEY		101730	APR 2020	0240.6223		GASOLINE
						COMDATA FUEL			
		35.45	CASEYS RAMSEY		101730	APR 2020	0301.6223		GASOLINE
						COMDATA FUEL			
		30.67	CASEYS RAMSEY		101730	APR 2020	0301.6223		GASOLINE
						COMDATA FUEL			
		32.36	CASEYS RAMSEY		101730	APR 2020	0301.6223		GASOLINE

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		30.42	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		19.46	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		18.78	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		19.97	CASEYS RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		38.51	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		27.71	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		44.27	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		41.37	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		35.11	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		44.36	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		37.00	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		41.64	CASEYS RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		36.13	CASEYS RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		34.63	CASEYS RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		33.89	CASEYS RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		45.72	CASEYS RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		22.99	CASEYS RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		32.60	CLARK #9437		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		47.23	HOLIDAY STATIONS		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		27.95	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		34.75	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		28.66	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.07	HOLIDAY STATIONS		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		10.25	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.75	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.33	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		22.06	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		22.24	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.75	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		11.67	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.27	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.01	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		11.06	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		21.55	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.55	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		8.18	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.54	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		15.59	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.56	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.20	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.23	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		25.62	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		6.75	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		29.80	HOLIDAY STATIONS		101730	APR 2020	0301.6223		GASOLINE
						COMDATA FUEL			
		26.19	HOLIDAY STATIONS		101730	APR 2020	0301.6223		GASOLINE
						COMDATA FUEL			
		26.39	HOLIDAY STATIONS		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		24.87	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		22.04	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		22.59	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		20.43	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		20.36	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		21.15	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		15.10	HOLIDAY STATIONS		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.00	HOLIDAY STATIONS		101730	APR 2020	0240.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		14.10	KWIK TRIP		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.05	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.81	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		19.35	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		12.70	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		25.17	LITTLE DUKES RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		16.90	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		1.06	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		7.97	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.91	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		21.18	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		3.11	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		13.38	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		24.35	LITTLE DUKES RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		15.09	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		20.31	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		31.36	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		36.17	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		10.58	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.40	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		26.06	LITTLE DUKES RAMSEY		101730	APR 2020	0194.6223		GASOLINE
						COMDATA FUEL			
		32.73	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6225		DIESEL FUEL
						COMDATA FUEL			
		20.66	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		19.83	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		9.06	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.03	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.30	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		12.82	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		11.74	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		26.53	LITTLE DUKES RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		11.11	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.41	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		22.65	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		24.86	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		27.57	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		20.15	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.91	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		24.34	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.32	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		25.77	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.79	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.63	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.74	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.30	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.62	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.38	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		15.19	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.14	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.80	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.59	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		21.02	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.28	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.94	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		11.98	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE

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99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
		19.05	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		8.33	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		18.57	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		22.55	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		26.68	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		19.62	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		19.02	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		15.90	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		10.29	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		19.03	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		15.25	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		14.97	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		17.17	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		10.11	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		5.06	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		10.31	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		15.14	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		12.53	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		10.41	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		13.42	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		12.58	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		10.30	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		20.94	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		19.74	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		9.00	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		16.15	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE
		16.57	LITTLE DUKES RAMSEY		101730	COMDATA FUEL APR 2020	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		14.45	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		11.89	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		15.84	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.60	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.46	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.51	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.02	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.50	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.34	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.65	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.46	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.06	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.21	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.14	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.29	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.19	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		10.17	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		25.25	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.42	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.55	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.12	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.75	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		5.87	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.92	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		7.90	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.64	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		21.58	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		12.89	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.76	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		18.60	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.16	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.78	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		14.73	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.19	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		20.32	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		12.50	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		22.30	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		34.13	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		33.79	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		27.88	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		27.91	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		23.51	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		29.41	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		28.33	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		30.55	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		38.24	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.63	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		15.40	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		16.06	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		17.77	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		18.99	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		31.43	LITTLE DUKES RAMSEY		101730	APR 2020	0194.6223		GASOLINE
						COMDATA FUEL			
		18.82	LITTLE DUKES RAMSEY		101730	APR 2020	0240.6223		GASOLINE
						COMDATA FUEL			
		31.96	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051520	5/15/2020		108768 COMDATA NETWORK INC						Continued.
						COMDATA FUEL			
		30.50	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		36.16	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		26.26	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		33.27	LITTLE DUKES RAMSEY		101730	APR 2020	0220.6223		GASOLINE
						COMDATA FUEL			
		17.04	LITTLE DUKES RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		49.81	LITTLE DUKES RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		38.57	LITTLE DUKES RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		36.74	LITTLE DUKES RAMSEY		101730	APR 2020	0311.6223		GASOLINE
						COMDATA FUEL			
		39.89	LITTLE DUKES RAMSEY		101730	APR 2020	0452.6223		GASOLINE
						COMDATA FUEL			
		17.44	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		9.99	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		13.89	LITTLE DUKES RAMSEY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		34.05	SPEEDWAY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		33.73	SPEEDWAY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		38.61	SPEEDWAY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		19.20	SPEEDWAY		101730	APR 2020	0240.6223		GASOLINE
						COMDATA FUEL			
		16.38	SPEEDWAY		101730	APR 2020	0211.6223		GASOLINE
						COMDATA FUEL			
		37.86	BILL'S SUPERETTE		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		35.89	CASEYS RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		35.24	CASEYS RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		35.33	CASEYS RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		54.25	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		47.80	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		33.57	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		28.08	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		25.93	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		40.42	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051520	**5/15/2020**		**108768 COMDATA NETWORK INC**						**Continued.**
						COMDATA FUEL			
		29.99	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		21.81	LITTLE DUKES RAMSEY		101730	APR 2020	9601.6223		GASOLINE
						COMDATA FUEL			
		51.26	CASEYS RAMSEY		101730	APR 2020	9602.6223		GASOLINE
						COMDATA FUEL			
		44.88	CASEYS RAMSEY		101730	APR 2020	9602.6223		GASOLINE
						COMDATA FUEL			
		39.67	CASEYS RAMSEY		101730	APR 2020	9602.6223		GASOLINE
						COMDATA FUEL			
		40.17	HOLIDAY STATIONS		101730	APR 2020	9602.6223		GASOLINE
						COMDATA FUEL			
		45.92	HOLIDAY STATIONS		101730	APR 2020	9602.6223		GASOLINE
						COMDATA FUEL			
		45.53	LITTLE DUKES RAMSEY		101730	APR 2020	9602.6223		GASOLINE
						COMDATA FUEL			
		14,880.17							
99074520	**5/15/2020**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						
		875.98			101443	04302012595711	9101.2176		LIFE/HEALTH-EMPLOYEE
		874.17			101667	05142010331011	9101.2176		LIFE/HEALTH-EMPLOYEE
		918.81	LTD		101667	05142010331011	9101.2170		DENTAL/DISABILITY/LIFE
		2,668.96							
99334728	**5/15/2020**		**100223 ICMA RETIREMENT TRUST 457**						
		1,918.41			101665	0514201033101	9101.2175		DEFERRED COMPENSAT
		1,918.41							
99425337	**5/15/2020**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		9,252.01			101668	05142010331012	9101.2175		DEFERRED COMPENSAT
		9,252.01							
99439306	**5/15/2020**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		3,301.82			101669	05142010331013	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,301.82							
		234,800.19	Grand Total						

Payment Instrument Totals

Checks	14,550.91
EFT Payments	164,442.64
A/P ACH Payment	55,806.64
Total Payments	234,800.19

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3040		
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
100020	AMERICAN PLANNING ASSOCIATION	T. GLADHILL DUES/ ZONING PRAT	PV	101727	001	09101	4/21/2020	231626-2045	702.00
	AMERICAN PLANNING ASSOCIATION	T. GLADHILL DUES/ ZONING PRAT	PV	101727	002	09101	4/21/2020	231626-2045	95.00
	PO BOX 4291 CAROL STREAM IL 60197-4291					Summary Total			797.00
						Payment Amount			797.00
100041	ANOKA COUNTY HIGHWAY DEPARTMENT	PROJECT SAP002-030-009	PV	101733	001	09400	5/11/2020	051120	1,488.00
	ANOKA COUNTY HIGHWAY DEPARTMENT 1440 BUNKER LAKE BLVD NW ANDOVER MN 55304					Summary Total			1,488.00
						Payment Amount			1,488.00
100058	ANOKA RAMSEY FARM AND GARDEN	MINK MULCH	PV	101680	001	09101	5/5/2020	050520	135.00
	ANOKA RAMSEY FARM AND GARDEN					Summary Total			135.00
	7435 HIGHWAY 10	MINK MULCH	PV	101681	001	09101	5/7/2020	050720	135.00
	RAMSEY MN 55303					Summary Total			135.00
						Payment Amount			270.00
117525	ARTS, TODD	WATER EFF GRANT PROGRAM	PV	101734	001	09601	5/14/2020	051420	73.80
	TODD ARTS 7034 167TH CROSSING NW RAMSEY MN 55303					Summary Total			73.80
						Payment Amount			73.80
100063	ASPEN MILLS	COM SERVICE PATCHES	PV	101682	001	09101	4/30/2020	256485	246.00
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432					Summary Total			246.00
						Payment Amount			246.00
117531	AYALLEW, AZEB	WATER EFF GRANT PROGRAM	PV	101767	001	09601	5/19/2020	051920	200.00
	AZEB AYALLEW 7514 162ND AVENUE NW					Summary Total			200.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3040		
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
	RAMSEY MN 55303								
				Payment Amount					200.00
100070	B AND B HOFFMAN SOD FARMS INC	SOD 35 ROLLS	PV	101707	001	09101	5/6/2020	60178	109.50
	B AND B HOFFMAN SOD FARMS INC 22390 GRANT STREET NW ELK RIVER MN 55330			Summary Total					109.50
				Payment Amount					109.50
117533	BROMENSCHENKEL, SARAH	WATER EFF GRANT PROGRAM	PV	101768	001	09601	5/19/2020	051920	200.00
	SARAH BROMENSCHENKEL 15424 VANADIUM STREET NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
100101	CANVAS CRAFT	50% DEP SNEEZE GUARDS	PV	101735	001	09101	5/18/2020	10189	4,425.00
	CANVAS CRAFT 5781 QUEENS AVENUE NE OTSEGO MN 55330			Summary Total					4,425.00
				Payment Amount					4,425.00
100652	CARM DISTRIBUTING INC	MISC CLEANING SUPPLIES	PV	101683	001	09101	5/6/2020	86918	149.85
	CARM DISTRIBUTING INC P O BOX 187 STACY MN 55079-0187			Summary Total					149.85
				Payment Amount					149.85
111496	CENTRAL TURF AND IRRIGATION SUPPLY	MISC GRASS SEED	PV	101709	001	09101	5/7/2020	6069727-00	633.36
	CENTRAL TURF AND IRRIGATION SUPPLY	MISC GRASS SEED	PV	101709	002	09101	5/7/2020	6069727-00	100.00
	8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					733.36
				Payment Amount					733.36

Payment Group Control Number 3040
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
117509	CONTRACTING SOLUTIONS INC	INSTALL FORD BROOK PLAYGRD	PV	101712	001	09270	5/1/2020	785	8,800.00
	CONTRACTING SOLUTIONS INC 6877 173RS STREET W. FARMINGTON MN 55024						Summary Total		8,800.00
							Payment Amount		8,800.00
117527	COOPER, NANCY	WATER EFF GRANT PROGRAM	PV	101769	001	09601	5/19/2020	051920	200.00
	NANCY COOPER 6420 153RD WAY NW RAMSEY MN 55303						Summary Total		200.00
							Payment Amount		200.00
117524	DACK, JONATHAN	WATER EFF GRANT PROGRAM	PV	101736	001	09601	5/14/2020	051420	125.79
	JONATHAN DACK 5991 148TH AVENUE NW RAMSEY MN 55303						Summary Total		125.79
							Payment Amount		125.79
117489	DISPLAY SALES COMPANY	FLAGS AND MISC	PV	101684	001	09101	5/6/2020	INV-023472	1,239.00
	DISPLAY SALES COMPANY 10925 NESBITT AVENUE SOUTH BLOOMINGTON MN 55437						Summary Total		1,239.00
							Payment Amount		1,239.00
100160	EH RENNER AND SONS INC	WELL SEAL TEST WELL 4	PV	101737	001	09601	4/22/2020	1496	15,563.00
	EH RENNER AND SONS INC 15688 JARVIS STREET ELK RIVER MN 55330						Summary Total		15,563.00
							Payment Amount		15,563.00
100169	EMERGENCY APPARATUS MAINTENANCE INC	WORK ON 560	PV	101715	001	09101	5/5/2020	111953	944.77
	EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE						Summary Total		944.77

Payment Group Control Number	3040		
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
	LINO LAKES MN 55014								
				Payment Amount					944.77
117521	ENGLEMAN, ROBERT	WATER EFF GRANT PROGRAM	PV	101738	001	09601	5/14/2020	051420	151.00
	ROBERT ENGLEMAN 6152 146TH AVE NW RAMSEY MN 55303			Summary Total					151.00
				Payment Amount					151.00
114748	FLAGSHIP RECREATION	PLAYGROUND EQUPIMENT	PV	101718	001	09270	4/24/2020	F4285	638.00
	FLAGSHIP RECREATION 11123 UPPER 33 RD STREET NORTH LAKE ELMO MN 55042			Summary Total					638.00
				Payment Amount					638.00
113711	FOSTER TRUCKING AND EXCAVATING	MULCH-RIVERS BEND PARK	PV	101717	001	09101	5/6/2020	4783	5,400.00
	FOSTER TRUCKING AND EXCAVATING			Summary Total					5,400.00
	1561 BUNKER LAKE BLVD NE	MULCH FORD BROOK PARK	PV	101728	001	09270	5/6/2020	4782	4,050.00
	HAM LAKE MN 55304			Summary Total					4,050.00
		MULCH	PV	101772	001	09101	5/8/2020	4784	898.75
				Summary Total					898.75
				Payment Amount					10,348.75
110388	FRATTALLONE'S ACE HARDWARE STORES	CREDIT- OVERCHARGED	PD	101773	001	09101	5/18/2020	038940/J	41.01-
	FRATTALLONE'S ACE HARDWARE STORES			Summary Total					41.01-
	1203 COUNTY ROAD E WEST	WINDOW REPAIR GLASS	PV	101774	001	09101	5/18/2020	038939/J	161.00
	ARDEN HILLS MN 55112-3738			Summary Total					161.00
				Payment Amount					119.99
117530	GAFFNEY, SARA	WATER EFF GRANT PROGRAM	PV	101775	001	09601	5/19/2020	051920	189.69
	SARA GAFFNEY 6168 146TH AVENUE NW RAMSEY MN 55303			Summary Total					189.69

Payment Group Control Number 3040
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
				Payment Amount					189.69
117523	GENGLER, MARK	WATER EFF GRANT PROGRAM	PV	101740	001	09601	5/14/2020	051420	200.00
	MARK GENGLER 14195 TUNGSTEN STREET NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
110568	GREEN VALLEY GREENHOUSE	CITY HALL PLANTS	PV	101741	001	09101	5/14/2020	375733	220.90
	GREEN VALLEY GREENHOUSE			Summary Total					220.90
	6530 GREEN VALLEY ROAD RAMSEY MN 55303	PARKS- PLANTS	PV	101742	001	09101	5/13/2020	375040	150.79
				Summary Total					150.79
		SHREDDED MULCH-PARKS	PV	101743	001	09101	5/14/2020	376012	30.99
				Summary Total					30.99
				Payment Amount					402.68
112564	GROUP HEALTH INC WORKSITE	APRIL 2020 EAP	PV	101719	001	09101	4/24/2020	W817216	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
117532	HAMSMITH, RITA	WATER EFF GRANT PROGRAM	PV	101776	001	09601	5/19/2020	051920	200.00
	RITA HAMSMITH 15452 VANDIUM STREET NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
115760	HENRY SCHEIN INC	NITRILE GLOVES	PV	101685	001	09101	5/1/2020	76744390	135.00
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					135.00
				Payment Amount					135.00

Payment Group Control Number	3040		
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
107844	IN TIME SERVICES INC	CONTRACT 6/2020-5/2021	PV	101686	001	09101	4/30/2020	10296	3,600.00
	IN TIME SERVICES INC 1465 SLATER ROAD P O BOX 5007 FERNDALE WA 98248.5007			Summary Total					3,600.00
				Payment Amount					3,600.00
106324	INSPECTRON INC	APRIL 2020 SERVICES	PV	101720	001	09101	5/7/2020	050720	9,150.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068			Summary Total					9,150.00
				Payment Amount					9,150.00
115846	LAND CREATIONS INC	9 MAPLE TREES	PV	101778	001	09101	5/18/2020	952910	1,800.00
	LAND CREATIONS INC 2786 184TH AVE EAST BETHEL MN 55092			Summary Total					1,800.00
				Payment Amount					1,800.00
100256	LANO EQUIPMENT INC	OIL CAPS/O RINGS	PV	101687	001	09101	5/8/2020	02-749542	50.93
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					50.93
		MISC MOWER PARTS	PV	101688	001	09101	5/8/2020	02-749571	234.43
				Summary Total					234.43
		OIL CAP KIT	PV	101689	001	09101	5/6/2020	02-748784	12.27
				Summary Total					12.27
		BOBCAT RENTAL 5/12/2020	PV	101744	001	09605	5/12/2020	02-750322	300.00
				Summary Total					300.00
				Payment Amount					597.63
100259	LEAGUE OF MN CITIES INS TRUST	G. VOIT	PV	101779	001	09702	5/11/2020	15838	1,153.18
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517			Summary Total					1,153.18

Payment Group Control Number	3040		
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
	MINNEAPOLIS MN 55458-1517								
				Payment Amount					1,153.18
117529	MADSEN, KARLEA	WATER EFF GRANT PROGRAM	PV	101780	001	09601	5/19/2020	051920	500.00
	KARLEA MADSEN 15460 VANADIUM STREET NW RAMSEY MN 55303			Summary Total					500.00
				Payment Amount					500.00
108208	METRO PRODUCTS INC	MISC PARTS	PV	101745	001	09101	5/6/2020	151545	27.31
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					27.31
				Payment Amount					27.31
100293	MIDC ENTERPRISES	MISC SUPPLIES	PV	101722	001	09101	5/7/2020	I0044890	537.64
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113			Summary Total					537.64
				Payment Amount					537.64
101164	MILLER CHEVROLET	WORK ON 361	PV	101746	001	09101	5/13/2020	CTCS643066	27.90
	MILLER CHEVROLET	WORK ON 361	PV	101746	002	09101	5/13/2020	CTCS643066	476.00
	P O BOX 130 21150 JOHN MILLESS DRIVE ROGERS MN 55374			Summary Total					503.90
				Payment Amount					503.90
117522	MRACEK, AMANDA	WATER EFF GRANT PROGRAM	PV	101747	001	09601	5/14/2020	051420	200.00
	AMANDA MRACEK 5712 162ND LANE NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
100345	NAPA AUTO PARTS ELK RIVER	BATTERY-AIR TRAILER	PV	101693	001	09101	5/5/2020	060857	140.99

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Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2020		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	NAPA AUTO PARTS ELK RIVER			Summary Total					140.99
	17137 YALE STREET NW	OIL/AIR/FUEL FILTERS 669	PV	101724	001	09101	5/1/2020	060317	173.05
	P O BOX 1041			Summary Total					173.05
	ELK RIVER MN 55330	AIR FILTERS 679	PV	101748	001	09101	5/14/2020	062120	51.34
				Summary Total					51.34
		AIR FILTERS 679	PV	101749	001	09101	5/14/2020	062114	134.82
				Summary Total					134.82
		AIR FILTERS 679	PV	101750	001	09101	5/15/2020	062309	36.98
				Summary Total					36.98
		HOSE CLAMP	PV	101751	001	09101	5/8/2020	061379	19.98
				Summary Total					19.98
		MISC SUPPLIES	PV	101782	001	09101	5/18/2020	062613	102.90
				Summary Total					102.90
		BLADES	PV	101783	001	09101	5/11/2020	061723	16.76
				Summary Total					16.76
				Payment Amount					676.82
115167	NET TRANSCRIPTS INC	APRIL 2020 TRANSCRIPTION	PV	101694	001	09101	4/30/2020	0032060	136.16
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014			Summary Total					136.16
				Payment Amount					136.16
100360	NORTH STAR TOWING INC	TOW 4/10/2020	PV	101695	001	09101	5/1/2020	71980	219.00
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					219.00
				Payment Amount					219.00
117526	OELKE, THOMAS	WATER EFF GRANT PROGRAM	PV	101755	001	09601	5/14/2020	051420	200.00
	THOMAS OELKE 6319 154TH COURT NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00

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CITY OF RAMSEY
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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
115803	POWER LODGE- TWIN CITIES	REPAIR 2015 ATV	PV	101698	001	09101	5/7/2020	82875	343.00
	POWER LODGE- TWIN CITIES	REPAIR 2015 ATV	PV	101698	002	09101	5/7/2020	82875	343.00
	6781 WEST HIGHWAY 10	REPAIR 2015 ATV	PV	101698	003	09101	5/7/2020	82875	344.25
	RAMSEY MN 55303			Summary Total					1,030.25
				Payment Amount					1,030.25
112959	PREMIUM WATERS INC	FD BOTTLED WATER	PV	101700	001	09101	4/22/2020	317487521	110.04
	PREMIUM WATERS INC			Summary Total					110.04
	P O BOX 9128	FD BOTTLED WATER	PV	101701	001	09101	4/30/2020	317508190	72.29
	MINNEAPOLIS MN 55480-9128			Summary Total					72.29
				Payment Amount					182.33
114895	PRO TECH SECURITY SYSTEMS	REPAIR LOCKER CABLES	PV	101756	001	09101	5/15/2020	7043	570.00
	PRO TECH SECURITY SYSTEMS			Summary Total					570.00
	129 CENTRAL AVE								
	OSSEO MN 55369			Payment Amount					570.00
100440	SHORT ELLIOT HENDRICKSON INC	RAMSEY CENTRAL WTP	PV	101757	001	09601	5/14/2020	386005	1,979.19
	SHORT ELLIOT HENDRICKSON INC			Summary Total					1,979.19
	P O BOX 64780								
	ST PAUL MN 55164-0780			Payment Amount					1,979.19
100453	SRF CONSULTING GROUP INC	TOPO PW FACILITY PROJECT	PV	101758	001	09412	4/30/2020	13361.00-1	1,800.00
	SRF CONSULTING GROUP INC			Summary Total					1,800.00
	ONE CARLSON PARKWAY NORTH	WETLAND EVAL PW FACILITY	PV	101759	001	09412	4/30/2020	13361.02-1	750.00
	SUITE 150			Summary Total					750.00
	MINNEAPOLIS MN 55447-4443			Payment Amount					2,550.00

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Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2020		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
114151	TASC (FEES)	APRIL 2020 FEES	PV	101703	001	09101	4/30/2020	IN1760763	495.50
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001							Summary Total	495.50
								Payment Amount	495.50
100529	WENDELL'S INC	MISC BADGES/NAME SIGNS	PV	101787	001	09230	5/15/2020	2477343	13.42
	WENDELL'S INC	MISC BADGES/NAME SIGNS	PV	101787	002	09230	5/15/2020	2477343	13.40
	6601 BUNKER LAKE BLVD	MISC BADGES/NAME SIGNS	PV	101787	003	09230	5/15/2020	2477343	26.84
	PO BOX 458 RAMSEY MN 55303-0458							Summary Total	53.66
								Payment Amount	53.66
117528	ZAKSESKI, JASON	WATER EFF GRANT PROGRAM	PV	101786	001	09601	5/19/2020	051920	168.00
	JASON ZAKSESKI 14884 BISON STREET NW RAMSEY MN 55303							Summary Total	168.00
								Payment Amount	168.00
100543	ZIEGLER INC	MISC PARTS	PV	101765	001	09601	5/8/2020	SW050340863	1,105.13
	ZIEGLER INC SDS 12-0436 PO BOX 86 MINNEAPOLIS MN 55486-0436							Summary Total	1,105.13
								Payment Amount	1,105.13
								Total Amount to be Processed	75,477.88
								Total Number of Payments to be Processed	50

Payment Group Control Number	3041		
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	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111385	ACHIEVE SERVICES INC	SHREDDING 3/5/2020	PV	101766	001	09101	5/13/2020	24559	77.00
	ACHIEVE SERVICES INC 1201 89TH AVENUE NE BLAINE MN 55434						Summary Total		77.00
							Payment Amount		77.00
100017	AIRGAS USA, LLC	MISC GASES	PV	101731	001	09101	5/1/2020	9100836408	206.44
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576						Summary Total		206.44
		MISC GASES	PV	101732	001	09101	4/30/2020	9970100144	31.27
							Summary Total		31.27
							Payment Amount		237.71
100026	ANDERSON IRRIGATION	WORK AT RIVERS BEND PRK	PV	101705	001	09101	5/11/2020	07-9115	6,630.00
	ANDERSON IRRIGATION 3200 MAIN STREET NE SUITE 240 MINNEAPOLIS MN 55448						Summary Total		6,630.00
							Payment Amount		6,630.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	APRIL 2020 CAC FIBER	PV	101679	001	09101	5/5/2020	B200430M	492.00
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303						Summary Total		492.00
							Payment Amount		492.00
113508	APPRIZE TECHNOLOGY SOLUTIONS	MAY 2020 ADMIN FEE	PV	101706	001	09101	5/1/2020	19961	360.00
	APPRIZE TECHNOLOGY SOLUTIONS 10405 6TH AVENUE NORTH SUITE 100 PLYMOUTH MN 55441						Summary Total		360.00
							Payment Amount		360.00
117054	BENTLEY SYSTEMS INC	SIGN CAD CONTRACT 20/21	PV	101708	001	09101	5/9/2020	48096363	800.00
	BENTLEY SYSTEMS INC 685 STOCKTON DRIVE EXTON PA 19341						Summary Total		800.00
							Payment Amount		

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Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2020		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									800.00
116197	CINTAS CORPORATION	MATS	PV	101710	001	09101	5/6/2020	4049786648	16.56
	CINTAS CORPORATION			Summary Total					16.56
	CINTAS LOC #4K	UNIFORM CLEANING	PV	101711	001	09101	5/6/2020	4049786802	28.00
	P O BOX 650838	UNIFORM CLEANING	PV	101711	002	09101	5/6/2020	4049786802	4.00
	DALLAS TX 75265-0838	UNIFORM CLEANING	PV	101711	003	09101	5/6/2020	4049786802	23.86
		UNIFORM CLEANING	PV	101711	004	09101	5/6/2020	4049786802	23.87
				Summary Total					79.73
				Payment Amount					96.29
101185	DO ALL PRINTING COM INC	FERTILIZER LAWN SIGNS	PV	101713	001	09101	5/1/2020	47412	145.44
	DO ALL PRINTING COM INC			Summary Total					145.44
	6360 HIGHWAY 10 NW								
	RAMSEY MN 55303								
				Payment Amount					145.44
100158	ECM PUBLISHERS INC	PH CLOUD VAPES	PV	101714	001	09101	5/1/2020	773731	59.13
	ECM PUBLISHERS INC			Summary Total					59.13
	4095 COON RAPIDS BLVD	HEDGEHOG DRAINAGE-BIDS	PV	101770	001	09605	5/8/2020	774645	236.50
	COON RAPIDS MN 55433			Summary Total					236.50
				Payment Amount					295.63
107737	FINANCE AND COMMERCE INC	AD 2020 BIDS CRACK SEAL IMPROV	PV	101739	001	09101	4/27/2020	744699822	154.16
	FINANCE AND COMMERCE INC			Summary Total					154.16
	SDS 12-2619	AD HEDGEHOD DRAINAGE IMPRO	PV	101771	001	09605	5/7/2020	744710166	166.27
	P O BOX 86			Summary Total					166.27
	MINNEAPOLIS MN 55486-2619								
				Payment Amount					320.43
112475	INNOVATIVE OFFICE SOLUTIONS	DOCUMENT COVERS	PV	101777	001	09101	5/14/2020	IN2974531	114.70
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					114.70
	P O BOX 860627								

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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
	MINNEAPOLIS MN 55486-0001								
				Payment Amount					114.70
113658	MARCO	MAY 2020 SERVICE	PV	101690	001	09101	5/1/2020	INV7562785	60.00
	MARCO			Summary Total					60.00
	NW 7128 PO BOX 1450								
	MINNEAPOLIS MN 55485-7128								
				Payment Amount					60.00
100280	MED COMPASS INC	PD HEARING ANNUAL TESTING	PV	101691	001	09101	4/27/2020	37471	1,840.00
	MED COMPASS INC			Summary Total					1,840.00
	7841 WAYZATA BLVD								
	MINNEAPOLIS MN 55426								
				Payment Amount					1,840.00
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	101781	001	09101	5/8/2020	10001	61.65
	MENARDS ELK RIVER			Summary Total					61.65
	19521 EVANS STREET NW								
	ELK RIVER MN 55330-1077								
				Payment Amount					61.65
100285	MET COUNCIL ENVIRONMENTAL SRV	JUNE 2020 WASTE WATER	PV	101692	001	09602	5/11/2020	0001109467	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
100289	METRO SALES INC	COPIER CONTRACT APRIL 2020	PV	101721	001	09101	5/4/2020	INV1587442	824.50
	METRO SALES INC	COPIER CONTRACT APRIL 2020	PV	101721	002	09101	5/4/2020	INV1587442	145.50
	1620 EAST 78TH STEET			Summary Total					970.00
	MINNEAPOLIS MN 55423								
				Payment Amount					970.00
115375	MUTT MITT	REFILL BAGS	PV	101723	001	09101	5/5/2020	338738	1,265.26

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Pay Through Date	12/31/2020		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MUTT MITT 12316 WORLD TRADE DRIVE SUITE 102 SAN DIEGO CA 92128					Summary Total			1,265.26
						Payment Amount			1,265.26
100988	NORTHERN SAFETY TECHNOLOGY	STROBE LIGHTS	PV	101752	001	09101	5/7/2020	50378	211.69
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124					Summary Total			211.69
						Payment Amount			211.69
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	101696	001	09101	5/8/2020	198726	295.48
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433					Summary Total			295.48
						Payment Amount			295.48
115232	NORTHERN TECHNOLOGIES LLC	RIVERSTONE MAR/APR 20	PV	101753	001	09804	4/25/2020	34628	1,284.60
	NORTHERN TECHNOLOGIES LLC					Summary Total			1,284.60
	3522 4TH AVENUE S	RAMSEY STORAGE MAR/APR 20	PV	101754	001	09804	4/25/2020	34627	797.20
	FARGO ND 58103					Summary Total			797.20
						Payment Amount			2,081.80
115071	NORTHLAND OCCUPATIONAL HEALTH	5/8/2020 DRUG SCREEN	PV	101697	001	09101	5/11/2020	6616	150.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303					Summary Total			150.00
						Payment Amount			150.00
107978	PREMIER COMMERCIAL PROPERTIES INC	HIWAY 10 APRIL 2020	PV	101699	001	09410	4/30/2020	6958	200.00
	PREMIER COMMERCIAL PROPERTIES INC	HIWAY 10 APRIL 2020	PV	101699	002	09410	4/30/2020	6958	200.00
	299 COON RAPIDS BLVD NW #200	HIWAY 10 APRIL 2020	PV	101699	003	09410	4/30/2020	6958	200.00

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Pay Through Date	12/31/2020		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	COON RAPIDS MN 55433	HIWAY 10 APRIL 2020	PV	101699	004	09410	4/30/2020	6958	200.00
						Summary Total			800.00
						Payment Amount			800.00
100976	SHRED IT	APRIL 2020 SHREDDING	PV	101784	001	09101	5/15/2020	8129769406	76.50
	SHRED IT USA MINNEAPOLIS 28883 NETWORK PLACE CHICAGO IL 60673-1288					Summary Total			76.50
						Payment Amount			76.50
100469	STREICHER'S POLICE EQUIPMENT	2 BALLISTIC PLATES	PV	101702	001	09101	5/5/2020	I1428963	660.00
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441					Summary Total			660.00
						Payment Amount			660.00
112079	TOKLE INSPECTIONS INC	APRIL 2020 SERVICES	PV	101725	001	09101	5/6/2020	050620	3,858.00
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448					Summary Total			3,858.00
						Payment Amount			3,858.00
100539	WRIGHT TIRE SERVICE INC	TIRES FOR 367	PV	101726	001	09101	4/30/2020	78944	370.48
	WRIGHT TIRE SERVICE INC					Summary Total			370.48
	710 WEST MAIN STREET	2 TIRES FOR 569	PV	101762	001	09101	5/12/2020	79235	252.60
	ANOKA MN 55303					Summary Total			252.60
		2 TIRES 559	PV	101763	001	09101	5/13/2020	79276	252.60
						Summary Total			252.60
		PD INVENTORY	PV	101785	001	09101	5/12/2020	79236	1,515.60
						Summary Total			1,515.60
						Payment Amount			2,391.28
112515	WSB AND ASSOCIATES INC	2020 BUS PRK 95/REGENCY POND	PV	101761	001	09435	4/27/2020	R-015656-000-1	2,537.75
	WSB AND ASSOCIATES INC					Summary Total			2,537.75

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Originator	JLIPSKI		
Payment Instrument	T	A/P ACH 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
	701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416								
								Payment Amount	2,537.75
100541	ZARNOTH BRUSH WORKS INC	SWEEPER BROOMS	PV	101764	001	09605	4/30/2020	0180200	1,528.00
	ZARNOTH BRUSH WORKS INC PO BOX 141 CHILTON WI 53014-0141							Summary Total	1,528.00
								Payment Amount	1,528.00
								Total Amount to be Processed	99,489.85
								Total Number of Payments to be Processed	28

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #20-102

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 7, 2020 THROUGH MAY 20, 2020

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 7, 2020, through May 20, 2020, in the amount of $ 608,804.94 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 May 7, 2020, through May 20, 2020, in the amount of $608,804.94.

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 LeTourneau
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
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 26th day of May, 2020.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 5.**

Meeting Date: 05/26/2020

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #20-098 Finalizing Implementation of COVID-19 Assistance Plan Phase 1

Purpose/Background:

On April 14, 2020 the City Council Approved Resolution #20-077 authorizing the following types of assistance to businesses impacted by COVID-19 Pandemic:

- Reimbursement of 2020 On Sale Liquor License Renewal Fee (City Fees Only)
- Reimbursement of Advertising Fees for Ramsey Resident for Ramsey Businesses
- Waive Late Fees for Lease Payments on City owned properties (also a waiver of payment of 60 day Lease at 6701 Highway 10 NW)

Staff has been working on implementation and adoption of policy/criteria for these programs. The EDA reviewed the attached policies at the May 14, 2020 EDA meeting and formally recommend adoption of the attached Resolution #20-XXX and Policies.

Notification:

Notification is not required.

Observations/Alternatives:

On Sale Liquor License Renewals

Staff has implemented the Waiver of On Sale Liquor License Renewals. Businesses that have received this assistance include: Willy McCoy's, Aurelio's Pizza, Acapulco, River's Bend Bar and Grille, JR's Outpost, The Links at Northfork, McDuff's, Kitchen Table and Superbowl. In this case, the fee is not being taken up front, but the Business License Account is being reimbursed internally. The one-time cost of this assistance program is $48,000. Staff believes that replenishing this account that manages the licensing program will be important due to the fact that a service is still being provided. The recommended funding source for this program is the EDA's Professional Services Account with a line item budget of $43,000 for 2020. The EDA recommends supplementing this account, as needed, with EDA Fund Balance due to this unforeseen expense.

Ramsey Resident Advertising Reimbursement

City Staff has been working to develop a criteria for an advertising reimbursement program for the next edition of the Ramsey Resident. The proposed criteria is attached to this case has been reviewed by the EDA and is recommended for approval. The hope is that the reimbursement of some advertising fees for businesses looking to emerge from the impacts of COVID-19 Pandemic is helpful and provides some much needed financial relief. The goal of this program is to provide assistance to business impacted the longest by the COVID-19 Pandemic and various Executive Orders issued by Minnesota Governor Tim Walz. Stay at Home and Social Distancing Orders have impacted a number of retailers including bars, restaurants and places of public accommodation. The level of reimbursement is also something staff has taken into consideration. Most advertising sold in the Ramsey Resident is 1/8 to 1/4 page in size. Below is a comparison and potential financial impact for ad size and number of qualifying ads:

			Number of Ads				Number of Ads	
	1/4 page	15	20	25	1/8 page	15	20	25
One Time	$485	$7,275	$9,700	$12,125	$299	$4,485	$5,980	$7,475

3 Issues	$440	$6,600	$8,800	$11,000	$250	$3,750	$5,000	$6,250
6 Issues	$400	$6,000	$8,000	$10,000	$224	$3,360	$4,480	$5,600

With the intent to better spotlight Ramsey Retailers and Restaurants, Staff also anticipates that this will be a larger addition to the Ramsey Resident (20 pages) and this will add an additional cost to the publication of $2,000. The EDA recommends ad reimbursement for the 1/8 page ad for up to 25 qualifying businesses. The estimated cost for this program has an approximate range of $7,000 to $10,000. This program is also another way for the City to give a good number of its business exposure to City residents in light of the cancellation of the 2020 Business Expo. The recommended funding source for this program is the EDA's Marketing and Promotions Account. The budgeted amount for this account is $30,000 for 2020. Staff would recommend supplementing this account, if necessary, with EDA Fund Balance due to this unforeseen expense.

Waiver of Late Fees (Leases)
To date most leases for City-Owned Properties are current. Payments have come in a little later but the City is receiving its revenue. The City has received feedback from a business impacted by COVID-19 and they appreciate the waiver of late fees if it is needed. In addition, the City entered into the a lease with Mille Lacs Motor Sports II (Power Lodge) on April 30, 2020 for a forgivable lease in the amount of $420.00. This program has had no cost to this point and has been well received by businesses.

Funding Source:
The proposed funding sources for these programs are the EDA's Marketing and Promotions and Professional Services Accounts. The Marketing and Promotions line item is proposed to fund the Ramsey Resident Advertising Program (up to $10,000). The Professional Services line item is proposed to fund the Liquor License Renewal Waiver Program ($48,000). The proposed funding proposal will utilize the entire Professional Services 2020 budget line item. Staff is recommending that the EDA Cash balance be used to offset some of these costs and future Professional Services and Marketing Costs.

Summary

Initiative	Cost	Funding Source	Available Budget
Liquor License Renewal	$48,000	EDA Professional Services	$43,000
Ramsey Resident Ad Reimbursement	$10,000	EDA Marketing and Promotions	$30,000

** Note - any budget deficit is recommended to be funded by the EDA Fund Balance.*

Recommendation:
The Ramsey EDA recommends adoption of Resolution #20-XXX Finalizing Implementation of COVID-19 Assistance Plan Phase 1.

Based on broad policy direction, Staff will finalize implementation administratively.

Action:
Motion to approve Resolution #20-098 Finalizing Implementation of COVID-19 Assistance Plan Phase 1

Attachments

Resolution #20-098
Ramsey Resident Waiver Program Policy
Liquor License Renewal Program Policy
DRAFT EDA Minutes dated May 14, 2020

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/14/2020 11:42 AM
Tim Gladhill	Tim Gladhill	05/19/2020 10:31 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 03:59 PM

Form Started By: Sean Sullivan Started On: 05/14/2020 10:18 AM

Final Approval Date: 05/21/2020

_____ introduced the following resolution and moved for its adoption:

RESOLUTION #20-098

RESOLUTION FINALIZING IMPLEMENTATION OF COVID-19 ASSISTIANCE PLAN PHASE 1

WHEREAS, Governor Walz has issued multiple Executive Orders that partially or fully restrict the ability for some City of Ramsey business to operate; and

WHEREAS, On March 17, 2020, Executive Order 20-04, essentially created Enhanced Social Distancing and closed restaurants, bars and taverns to dine in services, and other retail/sports businesses, resulting the temporary closure for many Ramsey businesses. Sectors identified in 20-04 have been impacted the longest and will continue to be impacted until June 1, 2020; and

WHEREAS, On April 8, 2020, Executive Order 20-33 further clarified essential/non essential businesses and allowed some businesses previously restricted from operating to go back to work (i.e. landscaping, ag repair support, etc.) but many still remain under restrictions; and

WHEREAS, the Ramsey EDA had a special meeting on April 7, 2020 to discuss the impacts to Ramsey Businesses and recommendations were developed to help assist the hardest hit sectors of the business community;

WHEREAS, the Ramsey City Council Adopted Resolution #20-077 authorizing Staff to develop and implement Phase 1 of the Business Assistantance Program:

a. Waiver of 2020 On Sale Liquor License Renewal Fee (City Fees Only)
b. Waive Advertising Fees for Ramsey Resident for Ramsey Businesses
c. Waive Late Fees for Lease Payments on City owned properties

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

1) Approve attached Criteria for Ramsey Resident 1/8 Page Ad Reimbursement Program

2) Approve attached Liquor License Renewal Wavier Program Policy

3) Authorize utilization of EDA Fund Balance to subsidize the EDA Marketing and Professional Services Funds to fund Phase 1 of the Covid-19 Business Assistance Plan as necessary.

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

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

CRITERIA FOR RAMSEY RESIDENT 1/8 PAGE AD REIMBURSEMENT

Executive Orders regarding the Temporary Closure of Bars, Restaurants and Other Places of Public Accommodation have greatly impacted how Ramsey businesses can operate.

In order to provide assistance for these businesses trying to reopen or to advertise how they will be open in the future, the EDA and City Council have authorized reimbursement of a 1/8 page ad or less ($299.00) in the Ramsey Resident for the first 25 Ramsey businesses that qualify for this program. In the event, that a business purchases an ad larger than 1/8 page, only the cost for a 1/8 page ad will be reimbursed. Preference is given to current qualifying advertisers. All remaining advertisement spots for qualifying businesses are based on first come first serve basis.

The following business types listed below are eligible for reimbursement, subject to approval by City Staff:

Food Establishments
Restaurants
Food courts
Cafes
Coffeehouses
Other places of public accommodation offering food or beverage for on-premises consumption, excluding institutional or in-house food cafeterias that serve residents, employees, and clients of businesses, child care facilities, hospitals, and long- term care facilities.

Alcohol Establishments
Bars
Taverns
Brew pubs
Breweries
Microbreweries
Distilleries
Wineries
Tasting rooms
Clubs
Other places of public accommodation offering alcoholic beverages for on-premises consumption.

Exercise, Stadiums and Auditoriums
Theaters
Cinemas
Indoor Performance Venues
Outdoor Performance Venues
Museums
Gymnasiums
Fitness centers
Recreation centers
Indoor sports facilities

Indoor exercise facilities
Exercise studios

Personal Care / Massage and Therapy
Spas
Tanning establishments
Body art establishments
Tattoo parlors
Piercing parlors
businesses offering massage therapy or similar body work
Spas
Salons
Nail salons
Cosmetology salons
Esthetician salons
Esthetician salons (Advanced Practice)
Eyelash salons
Barber shops.
*This includes, but is not limited to, all salons and shops licensed by the Minnesota Board of Cosmetologist Examiners and the Minnesota Board of Barber Examiners.
Dentists

Recreation/Entertainment Venues
Amusement parks
Arcades
Bingo halls
Bowling alleys
Indoor climbing facilities
Skating rinks
Trampoline parks,
Other similar recreational or entertainment facilities.

Clubs
Country clubs, golf clubs (with conditions), boating or yacht clubs, sports (with conditions) or athletic clubs, and dining clubs.

Liquor License Renewal Waiver Program – Covid-19 Pandemic

Executive Orders regarding the Temporary Closure of Bars, Restaurants and Other Places of Public Accommodation have greatly impacted how Ramsey businesses can operate.

Restaurants and Golf Courses with On-Sale liquor have been impacted greatly by the Covid-19 Pandemic and subsequent Executive Orders. On April 14, 2020, the City Council adopted Resolution 20-077 which included the **one-time** waiver of On-Sale Liquor License renewals for 2020. Nine Ramsey businesses qualified for this program and the cost is $48,000. Letters were sent out to these businesses notifying them of the adoption of the program and the waiver of fees. The program is funded through the Professional Services budget line item. The EDA Cash balance will be used to balance the annual Professional Services budget line item for 2020.

The following businesses below are eligible for the waiver:

BUSINESS	LOCATION
Links at Northfork GC, LLC	9333 Alpine Drive NW
Templer Group, LLC (Jr's Outpost)	6141 Hwy 10 NW
Pleasant Valley Sunrise Group (Aurelios Pizza)	6415 Hwy 10 NW
Whiskey Jacks of Ramsey, LLC (Willy McCoy's)	6415 Hwy 10 NW
Triple Shift Entertainment, LLC (Super Bowl)	6720 Riverdale Drive NW
SM Enterprises Corporation (Rivers Bend Grille)	14077 St Francis Blvd NW
MENSCH, LLC (McDuff's)	16659 St Francis Blvd NW
LL Batcshe LLC (Kitchen Table)	7533 Sunwood Drive NW
Acapulco of Ramsey, Inc. (Acapulco)	7988 Sunwood Drive NW

CRITERIA FOR RAMSEY RESIDENT 1/8 PAGE AD REIMBURSEMENT

Executive Orders regarding the Temporary Closure of Bars, Restaurants and Other Places of Public Accommodation have greatly impacted how Ramsey businesses can operate.

In order to provide assistance for these businesses trying to reopen or to advertise how they will be open in the future, the EDA and City Council have authorized reimbursement of a 1/8 page ad or less ($299.00) in the Ramsey Resident for the first 25 Ramsey businesses that qualify for this program. In the event, that a business purchases an ad larger than 1/8 page, only the cost for a 1/8 page ad will be reimbursed. Preference is given to current qualifying advertisers. All remaining advertisement spots for qualifying businesses are based on first come first serve basis.

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Alcohol Establishments
Bars
Taverns
Brew pubs
Breweries
Microbreweries
Distilleries
Wineries
Tasting rooms
Clubs
Other places of public accommodation offering alcoholic beverages for on-premises consumption.

Exercise, Stadiums and Auditoriums
Theaters
Cinemas
Indoor Performance Venues
Outdoor Performance Venues
Museums
Gymnasiums
Fitness centers
Recreation centers
Indoor sports facilities
Indoor exercise facilities
Exercise studios

Personal Care / Massage and Therapy
Spas
Tanning establishments
Body art establishments
Tattoo parlors
Piercing parlors
businesses offering massage therapy or similar body work
Spas
Salons
Nail salons
Cosmetology salons
Esthetician salons
Esthetician salons (Advanced Practice)
Eyelash salons
Barber shops.
*This includes, but is not limited to, all salons and shops licensed by the Minnesota Board of Cosmetologist Examiners and the Minnesota Board of Barber Examiners.
Dentists

Recreation/Entertainment Venues
Amusement parks
Arcades
Bingo halls
Bowling alleys
Indoor climbing facilities
Skating rinks
Trampoline parks,
Other similar recreational or entertainment facilities.

Clubs
Country clubs, golf clubs (with conditions), boating or yacht clubs, sports (with conditions) or athletic clubs,and dining clubs.

Liquor License Renewal Waiver Program – Covid-19 Pandemic

Executive Orders regarding the Temporary Closure of Bars, Restaurants and Other Places of Public Accommodation have greatly impacted how Ramsey businesses can operate.

Restaurants and Golf Courses with On-Sale liquor have been impacted greatly by the Covid-19 Pandemic and subsequent Executive Orders. On April 14, 2020, the City Council adopted Resolution 20-077 which included the **one-time** waiver of On-Sale Liquor License renewals for 2020. Nine Ramsey businesses qualified for this program and the cost is $48,000. Letters were sent out to these businesses notifying them of the adoption of the program and the waiver of fees. The program is funded through the Professional Services budget line item. The EDA Cash balance will be used to balance the annual Professional Services budget line item for 2020.

The following businesses below are eligible for the waiver:

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LL Batcshe LLC (Kitchen Table)	7533 Sunwood Drive NW
Acapulco of Ramsey, Inc. (Acapulco)	7988 Sunwood Drive NW

Member Cords stated that he would wonder if 60 days is enough, as the business cannot yet be open. He stated that perhaps the 90 days be granted even though only 60 was requested.

Economic Development Manager Sullivan stated that staff is always negotiating with the developer. He stated that the applicant requested 60 to 90 days and staff suggested proceeding with a request for 60 days. He believed the applicant would appreciate the additional time 90 days would provide.

Chairperson Steffen commented that he would also be comfortable with 90 days.

Motion by Member Cords, seconded by Member Kuzma, to recommend approval of the First Amendment to Purchase Agreement, subject to City Attorney review, amending the term from 60 days to 90 days.

A roll call vote was performed by the Deputy City Administrator:

Member Cords	aye
Member Hardin	aye
Member Heineman	aye
Member Kuzma	aye
Member Riley	aye
Member Burandt	aye
Chairperson Steffen	aye

Motion carried.

4.03: Finalize Implementation of COVID-19 Assistance Plan Phase 1

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked if the businesses listed in the case are all of the liquor license holders in Ramsey and whether some businesses have already paid the fee or whether all the licenses would be up for renewal.

Economic Development Manager Sullivan confirmed that list includes all of the on-sale license holders in Ramsey. He replied that the renewals are sent out in May and due in June, so the businesses will not have to pay the fee this year.

Member Cords asked the percentage of the license that would be considered the City portion.

Economic Development Manager Sullivan replied that there are different types of on-sale licenses which range from $5,200 to $5,500 for each business. He stated that the City did not want to interfere with licensing that may be required through the State and therefore specified that the assistance would only apply to the City required fees.

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Deputy City Administrator Gladhill stated that the clarifier was inserted in the event that the State charges a fee. He stated that he is not aware of any additional fees but felt that disclaimer should be included.

Member Cords referenced budget proposed to be used which would have been used for the TIF analysis work done on the section of buildings east of Do All Printing. He asked if the City has stopped doing that work because of the shutdown.

Economic Development Manager Sullivan replied that analysis was being done on a case by case basis when access is available. He stated that if there is a situation in which the analysis could be completed, staff would still move forward with that. He explained that it is not an active pursuit but occurs when the opportunity presents itself.

Deputy City Administrator Gladhill stated that as the City looks to prioritize and identify essential services, there are other funds available within the City budget to complete that analysis.

Chairperson Steffen reiterated that if the EDA needs additional professional services throughout the year there would be additional funds that could be used.

Member Hardin stated that at the last meeting he brought up the perception that this would be picking and choosing businesses. He stated that these businesses have already been told that this would happen and felt that this backs the EDA into a corner. He stated that the EDA is then in essence voting on this after the fact. He stated that he is disappointed that the City is picking and choosing businesses as "winners", noting that some of these businesses have been open and selling liquor. He stated that perhaps a different method would have been fairer and more equitable.

Economic Development Manager Sullivan commented that this action began in EDA with a recommendation to move forward to the City Council with this program. He stated that the purpose of this case is to quantify the policy in writing and to formalize. He stated that if the EDA does not feel that EDA funds would be a good source of funding, that recommendation could be made for the City Council to find another potential funding source. He stated that while all businesses could use a cash injection, there is not always a City controlled fee for all the types of businesses. He noted that the intent of this program was to provide assistance through this City controlled fee.

Deputy City Administrator Gladhill explained the quick reactions that have occurred during this COVID-19 pandemic and local state of emergency. He stated that staff is attempting to be more flexible during the pandemic. He stated that the case is titled phase one and the next phase could be to look on a broader scale as more information develops.

Councilmember Musgrove asked for additional details on the dates and terms of the license and whether there has been discussion of prorating the license fee rather than using a one-year term.

Economic Development Manager Sullivan replied that the license has an annual renewal with a fee based on the terms of the license. He stated that when this was originally brought to the EDA

and Council, it was not contemplated to prorate the fee and the direction was to proceed with the waiver of the one year on-sale liquor license renewal fee.

Councilmember Musgrove asked when the license term begins.

Economic Development Manager Sullivan replied that he was unsure of the begin date but noted that renewals are due in June. He noted that all of the businesses on the list were open prior to the pandemic and will hopefully continue to remain in operation. He provided details on the topic of waiving the advertisement fees for Ramsey businesses with the *Ramsey Resident*. He noted that both the EDA and City Council approved this program moving forward and advised of the potential cost of $2,000 to add 4 pages to the publication. This cost is proposed to be funded through the EDA. He stated that the offer would only apply to the late summer edition and provided details on the different size ads that could be provided. He stated that the most impacted businesses have been bars, restaurants, and salons and therefore the policy direction thus far has been to place priority on those businesses that have been forced close the longest. He stated that the Business Expo has been canceled for 2020 and this would provide another opportunity for those businesses to advertise to residents.

Chairperson Steffen asked when the deadline is for the late summer edition and asked how this program would be advertised.

Economic Development Manager Sullivan replied that the staff would reach out to Prime Advertising, who completes the ad portion of the *Ramsey Resident* to alert them of the offer. He stated that staff could also reach out to the businesses that were scheduled to participate in the Business Expo to advise them of the program.

Member Heineman referenced the comment of the *Ramsey Resident* being ad heavy and asked if the cost to mail the publication is covered by the advertising or whether it is subsidized by the City.

Deputy City Administrator Gladhill stated that the ads cover a portion of the *Ramsey Resident,* but the City also provides an allocation to cover the remaining cost of publication and distribution. He stated that a special insert could be included to focus on the business community or a business resource guide in addition to the advertising.

Chairperson Steffen asked for input on the size of the ads and the number of ads anticipated.

Economic Development Manager Sullivan stated that the decision would need to be made on the maximum advertisement size and whether the City would limit the number of free ads that it would allow. He noted that some of the business that advertise, may or may not quality for the funding assistance. He stated that the majority of the ads typically found in the publication are 1/8 page.

Member Riley stated that he supports the idea of this concept. He stated that a 1/8 ad would make the most sense. He stated that he does not have an issue with the priority order listed. He stated that typically a commission rate is paid to the advertiser for a portion of the ads sold and stated

that it would seem that someone should make sure that the City does not have to pay commission on the free ads.

Economic Development Manager Sullivan stated that staff did discuss that topic with those involved in publication. He stated that staff anticipates that the City would still pay the normal commission rate as some businesses have already committed to a year's worth of advertising with the agent at Prime.

Member Riley stated that if an exception is being made for the next edition, he would suggest that whatever revenue that has been generated would continue to be shared. He noted that if there is no revenue generated from the advertisement, a commission would not be paid, as this is a new one-time program due to COVID-19.

Deputy City Administrator Gladhill stated that staff would work with the *Ramsey Resident* staff to negotiate the details, which is why a not to exceed amount was suggested in the case, to provide the flexibility.

Member Heineman referenced the criteria for those that would receive the advertisement space. He asked if there would be criteria developed for how businesses would be prioritized.

Economic Development Manager Sullivan replied that the types of businesses eligible were outlined in the policy and would be accepted on a first come, first serve basis. He noted that a business that already advertises in the *Ramsey Resident* would receive priority over a business creating a new ad through this program.

Member Cords stated that with the liquor license program there is a deal provided to a specific set of businesses. He stated that perhaps other businesses be given priority over the on-sale liquor license businesses because they already received benefit through the other program.

Economic Development Manager Sullivan confirmed that language could be included that states that businesses that have received the on-sale liquor license fee waiver could be placed on a waiting list and eligible if there is still space available, giving other businesses priority.

Member Hardin asked to see the outline of the businesses that would be eligible.

Economic Development Manager Sullivan displayed the list.

Chairperson Steffen stated that it appears this project could apply broadly but again appears to have a prioritized list.

Economic Development Manager Sullivan stated that the intent of these programs was to first address the businesses that have been forced close the longest. He noted that the list does not include manufacturers. He noted that those businesses may not even find it helpful to advertise in the *Ramsey Resident*.

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Deputy City Administrator Gladhill stated that staff also worked in attempt to find gaps between state and federal funding opportunities and direct the first phase of the program on the businesses that perhaps did not qualify for alternative funding. He stated that there could be a phase two program that could apply to a broader scope.

Member Burandt stated that those that hold an on-sale liquor license only received 10 months out of 12 because of the closures. He stated that restaurants remain a desired element for the community, as stated through resident comments and feedback on the City survey, therefore the City should work to maintain the existing restaurants.

Chairperson Steffen asked if 25 ads is the suggested maximum number of ads.

Economic Development Manager Sullivan confirmed that 25 ads was the top end recommendation within the case. He stated that a maximum number is desired in order to provide accurate budgeting projections.

Member Cords asked if there would be consideration for offering this more than once, dependent upon the economy.

Deputy City Administrator Gladhill stated that he would suggest moving forward on a one-time program, noting that a future request could come back if desired.

Economic Development Manager Sullivan provided details on the late payment waiver program. He stated that the businesses have remained current or one month behind. He stated that one business has reached out and expressed appreciation for the City allowing them to be late on the payment if needed.

Member Hardin asked if staff would still plan to negotiate with the publisher related to commissions.

Deputy City Administrator Gladhill noted that staff would attempt to negotiate with the publisher as discussed.

Motion by Member Burandt, seconded by Member Cords, to recommend approving the Liquor License Fee Waiver Program.

A roll call vote was performed by the Deputy City Administrator:

Member Cords	aye
Member Hardin	nay
Member Heineman	aye
Member Kuzma	aye
Member Riley	aye
Member Burandt	aye
Chairperson Steffen	aye

DRAFT

Motion carried.

Motion by Member Steffen seconded by Member Hardin, to recommend approving the *Ramsey Resident* Advertising Reimbursement Program at a not to exceed expense of $10,000 based on 1/8 sized standard ad and a cap of 25 ads.

A roll call vote was performed by the Deputy City Administrator:

Member Cords aye
Member Hardin aye
Member Heineman aye
Member Kuzma aye
Member Riley aye
Member Burandt aye
Chairperson Steffen aye

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided a development update related to COVID-19 and the impacts to local businesses.

Member Cords asked if a decision has been made on Happy Days.

Deputy City Administrator Gladhill stated that the Happy Days group is meeting tonight to discuss that topic. He noted that if the event does occur, it would not be the same format because of social distancing.

Economic Development Manager Sullivan stated that a decision or recommendation should be made at the June EDA meeting for a possible Business Appreciation Day event. He stated that future plans will be dependent upon the next steps from the Governor and the need for social distancing.

Deputy City Administrator Gladhill provided an update on the transition plan to reopen City Hall, divided into two categories: public meetings and daily operations.

6. ADJOURNMENT

Motion by Member Kuzma, seconded by Member Burandt, to adjourn the meeting.

A roll call vote was performed by the Deputy City Administrator:

Member Hardin aye
Member Cords aye
Member Kuzma aye

DRAFT

CC Regular Session **5. 6.**

Meeting Date: 05/26/2020

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #20-099 Approving First Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc.

Purpose/Background:

Purpose:

Gigi's Salon and Spa has requested the City extend the Inspection Period from May 30, 2020 to August 31, 2020 due to the Covid-19 Pandemic and its impact on the operations of Salons and Spas.

Background:

The Covid-19 Pandemic has impacted retail and service businesses greatly. Most of these businesses have been closed completely or have been able to operate on a very limited basis. As of May 14, 2020, Salons and Spas are still unable to be open for business. The uncertainty as to when these businesses will be able to re-open, and to what capacity, is cause for concern by business owners. Staff believes the request to extend the Inspection Period to allow for more certainty of operation for the business owner is warranted.

The Buyer is required to give a Notice to Proceed by the Inspection Period date. Providing a Notice to Proceed starts the clock for scheduling the Closing (30 days, unless Buyer purchases an extension) per the terms of the Purchase Agreement.

Notification:

N/A

Observations/Alternatives:

Observations:

Staff has drafted the attached First Amendment to Purchase Agreement and it has been reviewed by the City Attorney. The EDA reviewed the First Amendment to Purchase Agreement at the May 14, 2020 EDA Meeting and recommended extending the Inspection Date to August 31, 2020. The only change from the Original Purchase Agreement is to change the **Inspection Period** date from May 30, 2020 to August 31, 2020.

Alternatives:

1) Adopt Resolution #20-099 as presented
2) Adopt Resolution #20-099 with modifications
3) No action

Funding Source:

This action is being covered under Staff duties.

Recommendation:

The EDA recommendation is to adopt Resolution #20-099 as presented; subject to City Attorney review.

Action:

Motion to Resolution #20-099 Approving First Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc.; subject to City Attorney review.

Attachments

Site Location Map
Resolution #20-099
First Amendment to PA
Original Purchase Agreement
Buyer Letter Request for Extension
DRAFT EDA Minutes dated May 14, 2020

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/14/2020 04:32 PM
Tim Gladhill	Tim Gladhill	05/19/2020 10:35 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:02 PM
Form Started By: Sean Sullivan		Started On: 05/14/2020 02:58 PM
Final Approval Date: 05/21/2020		

Site Location Map

November 26, 2019

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

_____ introduced the following resolution and moved for its adoption:

RESOLUTION #20-099

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT WITH GIGI'S SALON AND SPA, INC.

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

WHEREAS, the Seller executed a Purchase Agreement with an Effective Date of November 26, 2019 with GiGi's Salon and Spa, Inc. a Minnesota Corporation (the "Buyer"); and

WHEREAS, the Seller and Buyer have negotiated a Purchase Price of $4.00 per usable square foot of City owned land subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, due to the Covid-19 Pandemic and its impact on it business, the Buyer has requested the Inspection Period date to be extended to August 31, 2020 to allow for more time to make a decision on giving a Notice to Proceed; and

WHEREAS, the Ramsey EDA has reviewed the First Amendment to Purchase Agreement at the May 14, 2020 EDA meeting and recommends approval; and

WHEREAS, GiGi's Salon and Spa, Inc. is a company that is active and in good standing as documented in the Office of the Secretary of State as of May 14, 2020; and

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

1) That the City authorizes execution of the First Amendment to Purchase Agreement with an Inspection Period date of August 31, 2020 and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

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 **GIGI'S SALON AND SPA, INC.** and/or its assigns, a Minnesota Corporation ("Buyer"), with an Effective Date of November 26, 2019.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains November 26, 2019.

2. **INSPECTION PERIOD.** The Buyer and Seller agree to extend the Inspection Period from May 30, 2020 to August 31, 2020.

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: GIGI'S SALON AND SPA, INC.

By: _____ Dated: _____, 2020
Ginger Edin, President

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **GIGI'S SALON AND SPA, INC.** and/or its assigns, a Minnesota Corporation ("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 **November 26, 2019** (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 West Half of Outlot A, COR Stone Brook Academy, to be platted as:

   T.B.D. Anoka County PID Number: Portion of 28-32-25-0018

3. **PURCHASE PRICE.** The purchase price for the Property is $4.00 per usable square foot including the easement area on +/- 1.5 acres (65,340 square feet) subject to a lot split as outlined in Exhibit B plus or minus the prorations and credits as provided for herein (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $5,000.00 (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 **May 30, 2020** (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: GIGI'S SALON AND SPA, INC.
Ginger Edin
36296 Xenon St NW
Princeton, MN 55371
Email: gingerberg80@yahoo.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 2019 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 Premier Commercial Properties LLC ("Buyer's Broker") and CBRE, Inc. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 6% of final gross sale price to be evenly split between Premier Commercial Properties, LLC and CBRE, Inc.. 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 a minimum 5,000 SF building 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 be in the process of obtaining 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.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 12-12-, 2019
John LeTourneau, Mayor

By: _____ Dated: 12-12, 2019
Kurt Ulrich, City Administrator

BUYER: GIGI'S SALON AND SPA, INC.

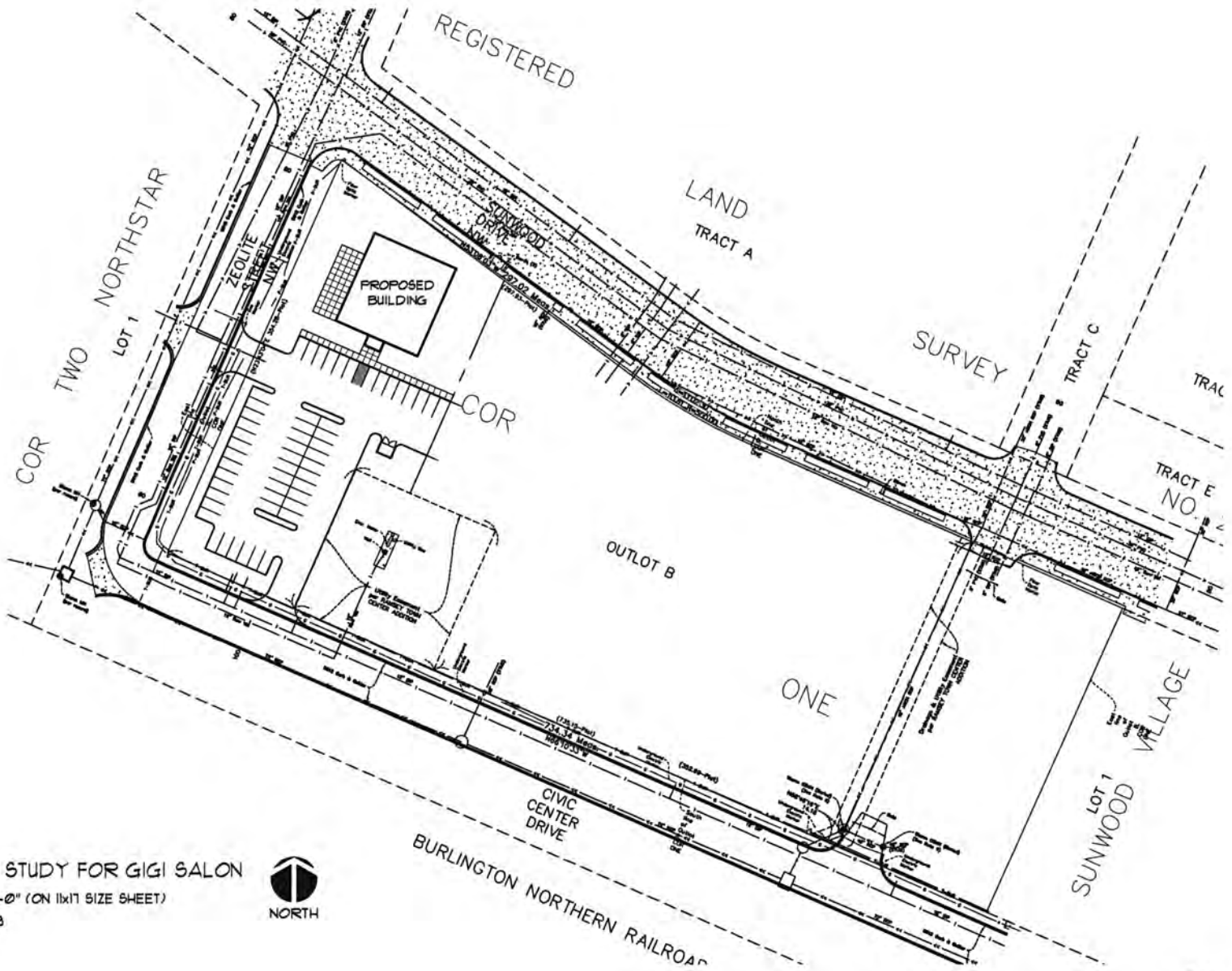
By: _____ Dated: 12-4-19, 2019
Ginger Edin, President

Exhibit A

The West Half of Outlot A, COR Stone Brook Academy, to be platted as:

T.B.D. Anoka County PID Number: Portion of 28-32-25-0018

EXHIBIT B



SITE PLAN STUDY FOR GIGI SALON

SCALE: 1" = 80'-0" (ON 11x17 SIZE SHEET)

DATE: 9-27-2019

NORTH

ROSA ARCHITECTURAL GROUP

CLASSIC CONSTRUCTION

3132

GIGI'S SALON & SPA, INC.
7962 SUNWOOD DR. NW SUITE 100
RAMSEY, MN 55303
763-367-6425

75-574-919

DATE Dec 4, 2019.

PAY TO THE ORDER OF Commercial Partners Title Company $ 5000.00

five thousand dollars and 00/cc DOLLARS

Security Features Included. Details on Back.

Village Bank
www.villagebankonline.com

FOR Earnist Money for Land.

Gregory Edin

MP

⑈003132⑈ ⑆091905745⑆ 1 01 8867 5⑈

May 13, 2020

Sean Sullivan
City of Ramsey

RE: Purchase Agreement Extension – Gigi's Salon

Dear Sean and City Staff:

This letter shall serve as a request to extend the current Inspection Period as outline in the Purchase Agreement with Gigi's Salon (Buyer) and the City of Ramsey (Seller)

Gigi's has been forced closed by the Governor of Minnesota due to Covid-19. This has provided a great strain on the company's resources and ability to preform on the current Purchase Agreement in place. We are optimistic with opening our salon up soon and continue down the path with our new building. However, we would like to ask for more time to understand the ability to do so. With this, we would like to extend the current Inspection Period form May 30, 2020 to July 30, 2020.

Our goal is to open a new facility in the City of Ramsey, and we are committed to this project. We are not asking for any additional changes to the Purchase Agreement. We would just like an additional 60 days for the Inspection Period.

Please feel free to reach out with any questions or comments.

Thank you,

Ginger Edin and Gillian Rote

Rob Hardy stated that Aldi and Holiday just broke ground on a project he is working on in Fargo, North Dakota and anticipates opening in October 2020. He stated that there is a five- or six-month construction period for this type of project.

Member Riley asked for additional details on the general interest that there was for the project prior to COVID-19 and how this situation may impact the interest in development.

Mr. Hardy stated that initially he met with Kwik Trip last May and that business indicated a sincere intent to move forward on the project. He stated that Kwik Trip indicated that it would most likely take until this spring to gain corporate approval and move forward. He noted that administrative staff has been working from home, which placed a delay on Kwik Trip moving forward. He stated that he has asked for the minimum amount of time he would need and hopes to bring something forward later this year. He stated that he spoke with other retailers that have shutdown development activity at this time because of the COVID-19 uncertainty. He noted that he continues his efforts with retailers and provides a weekly update to Ramsey staff.

Motion by Member Hardin, seconded by Member Cords, to recommend to City Council to approve of Second Amendment to Purchase Agreement for Lots 1, 2, and 3 Block 1, COR TWO; subject to City Attorney approval as to legal form.

A roll call vote was performed by the Deputy City Administrator:

Member Cords	aye
Member Hardin	aye
Member Heineman	aye
Member Kuzma	aye
Member Riley	aye
Member Burandt	aye
Chairperson Steffen	abstain

Motion carried.

Chairperson Steffen rejoined the group.

4.02: Consider First Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc.

Economic Development Manager Sullivan presented the staff report.

Member Hardin asked if the other diligence items have been completed.

Economic Development Manager Sullivan replied that the title work was completed, and the site is pad ready and does not require additional environmental work. He stated that the delay is simply to allow the business additional time to make the decision, due to the impacts from the required closure.

DRAFT

Member Cords stated that he would wonder if 60 days is enough, as the business cannot yet be open. He stated that perhaps the 90 days be granted even though only 60 was requested.

Economic Development Manager Sullivan stated that staff is always negotiating with the developer. He stated that the applicant requested 60 to 90 days and staff suggested proceeding with a request for 60 days. He believed the applicant would appreciate the additional time 90 days would provide.

Chairperson Steffen commented that he would also be comfortable with 90 days.

Motion by Member Cords, seconded by Member Kuzma, to recommend approval of the First Amendment to Purchase Agreement, subject to City Attorney review, amending the term from 60 days to 90 days.

A roll call vote was performed by the Deputy City Administrator:

Member Cords	aye
Member Hardin	aye
Member Heineman	aye
Member Kuzma	aye
Member Riley	aye
Member Burandt	aye
Chairperson Steffen	aye

Motion carried.

4.03: Finalize Implementation of COVID-19 Assistance Plan Phase 1

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked if the businesses listed in the case are all of the liquor license holders in Ramsey and whether some businesses have already paid the fee or whether all the licenses would be up for renewal.

Economic Development Manager Sullivan confirmed that list includes all of the on-sale license holders in Ramsey. He replied that the renewals are sent out in May and due in June, so the businesses will not have to pay the fee this year.

Member Cords asked the percentage of the license that would be considered the City portion.

Economic Development Manager Sullivan replied that there are different types of on-sale licenses which range from $5,200 to $5,500 for each business. He stated that the City did not want to interfere with licensing that may be required through the State and therefore specified that the assistance would only apply to the City required fees.

DRAFT

CC Regular Session **5. 7.**

Meeting Date: 05/26/2020

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #20-103 Approving 2018 - 2022 Master Partnership Contract with the Minnesota Department of Transportation

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #20-103 approving 2018 – 2022 Master Partnership Contract #1028156 with the Minnesota Department of Transportation allowing for future partnering on joint maintenance projects on Trunk Highways within the City of Ramsey.

Background:

Currently, when maintenance work is required along Trunk Highways within the City of Ramsey, either the City or the Minnesota Department of Transportation (MnDOT) completes the work independently by contracting the work out, or completes the work with internal forces. Contracting work out may require the City to hire a consultant to prepare plans and specifications that must meet MnDOT Trunk Highway design standards. Right-of-way permits are also often required from MnDOT. This all adds cost and delay to such maintenance projects.

The City Council is therefore asked to approve attached draft Master Partnership Contract #1028156 with MnDOT for the purpose of partnering with the City of Ramsey to complete future maintenance projects within City limits. The Master Partnership Contract provides a framework for MnDOT and local agencies to provide payment to each other for services rendered. A few routine services are included in the contract and all other services are accomplished through the execution of work orders.

Attached is a copy of draft Master Partnership Contract #1028156. This contract is nearly identical to the previous Master Partnership Contract that was approved and executed by the City in late 2015, which was Contract #1001234. That contract, which was in force until June 30, 2017, was reviewed and approved by both the City Attorney (after requesting several minor revisions) and MnDOT (after accepting the City Attorney's requested revisions).

Also attached is a cover letter summarizing the purpose and benefits of using the contract to complete maintenance projects on trunk highways.

The last time the City entered into a work order using a Master Partnership Contract was to construct a new pedestrian crosswalk across Trunk Highway 47 on the north side of the intersection with CSAH 5/Nowthen Boulevard, connecting the trail along the east side of TH 47 to the new trail constructed along the north side of CSAH 5 with the Stoney River assisted living development.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:
The City Council may reject or modify this contract. Not approving the contract will result in increased costs and delays to future maintenance projects. The next Master Partnership Contract will be presented for approval sometime in or before 2023.

Alternatives:
Alternative #1 – Motion to adopt Resolution #20-103 approving 2018 – 2022 Master Partnership Contract #1028156 with the Minnesota Department of Transportation.

Funding Source:

No costs are associated with approving this contract. While there may be cost implications for future projects, such costs would be discussed with Council prior to completing the work, unless maintenance funds were budgeted for the work. However, opportunities will likely exist for saving money by completing joint maintenance projects in partnership with MnDOT in the future.

Recommendation:

Staff recommends Alternative #1 for reasons noted herein.

Action:

Motion to adopt Resolution #20-103 approving 2018 – 2022 Master Partnership Contract #1028156 with the Minnesota Department of Transportation.

Attachments

Resolution 20-103
MnDOT Cover Letter
MPC 1028156

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:08 PM
Form Started By: Bruce Westby		Started On: 05/19/2020 06:37 AM
Final Approval Date: 05/21/2020		

Councilmember_____introduced the following resolution and moved for its adoption:

RESOLUTION #20-103

RESOLUTION APPROVING 2018 – 2022 MASTER PARTNERSHIP CONTRACT WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Minnesota Department of Transportation (MnDOT) wishes to cooperate closely with local units of government to coordinate the delivery of transportation services and maximize the efficient delivery of such services at all levels of government; and

WHEREAS, MnDOT and local governments are authorized by Minnesota Statutes sections 471.59, 174.02, and 161.20, to undertake collaborative efforts for the design, construction, maintenance and operation of state and local roads; and

WHEREAS, the parties wish to be able to respond quickly and efficiently to such opportunities for collaboration, and have determined that having the ability to write "work orders" against a master contract would provide the greatest speed and flexibility in responding to identified needs.

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

1) That the City of Ramsey enter into Master Partnership Contract #1028156 with MnDOT, a copy of which was before the Council.

2) That the Mayor and City Administrator are hereby authorized to execute said contract, and any amendments thereto.

3) That the City Engineer is authorized to negotiate work order contracts pursuant to the Master Partnership Contract, which work order contracts may provide for payment to or from MnDOT, and that the City Engineer may execute such work order contracts on behalf of the City of Ramsey without further approval by the Council.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

DEPARTMENT OF TRANSPORTATION

Metro State Aid
1500 County Road B2, Roseville, MN 55113

651-234-7773
sharon.lemay@state.mn.us

To: Local Agency

Date: April 24, 2017

RE: **Proposed Master Partnership Contract**

Attached is a copy of a proposed master partnership contract between the Minnesota Department of Transportation (Mn/DOT) and your Local Agency.

The Master Partnership Contract provides a framework for Mn/DOT and Local Agencies to provide services and payment to each other. A few MnDOT provided routine services are included in the contract—see Exhibit A-- but all other services require work orders describing costs and scope.

Kindly review the enclosed document and if acceptable, arrange to have it presented to your Council/Board for their approval and execution. Please provide signatures only under the **Local Government** heading.

Also required is a new resolution passed by the Council/Board authorizing its officials to sign and execute the agreement on its behalf. **(Only the named officials may sign the agreement: if anyone else signs in the named official's place, the agreement will not be executed.)**

Please return to me at the address listed above or as a pdf to sharon.lemay@state.mn.us. Please note that no work shall be performed by Mn/DOT personnel until the full execution of the agreement. After execution by Mn/DOT and other State officials, a copy of the agreement will be returned to you.

If you have any questions or require additional information, please feel free to contact me at 651-234-7773. If your local agency will not be executing this contract, please send me an email informing me of this so I can remove you from our list.

Thank You

Sharon LeMay, Metro State Aid

An Equal Opportunity Employer

MnDOT Contract Number: 1028156

STATE OF MINNESOTA

AND

CITY OF RAMSEY

MASTER PARTNERSHIP CONTRACT

This master contract is between the State of Minnesota, acting through its Commissioner of Transportation in this contract referred to as the "State" and the City of Ramsey, acting through its City Council in this contract referred to as the "Local Government."

Recitals

1. The parties are authorized to enter into this contract pursuant to Minnesota Statutes, §§15.061, 471.59 and 174.02.
2. Minn. Stat. § 161.20, subd. 2, authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining and improving the trunk highway system.
3. Each party to this contract is a "road authority" as defined by Minn. Stat. §160.02, subd. 25.
4. Minn. Stat. § 161.39, subd. 1, authorizes a road authority to perform work for another road authority. Such work may include providing technical and engineering advice, assistance and supervision, surveying, preparing plans for the construction or reconstruction of roadways, and performing roadway maintenance.
5. Minn. Stat. §174.02, subd. 6, authorizes the Commissioner of Transportation to enter into contracts with other governmental entities for research and experimentation; for sharing facilities, equipment, staff, data, or other means of providing transportation-related services; or for other cooperative programs that promote efficiencies in providing governmental services, or that further development of innovation in transportation for the benefit of the citizens of Minnesota.
6. Each party wishes to occasionally purchase services from the other party, which the parties agree will enhance the efficiency of delivering governmental services at all levels. This Master Partnership Contract (MPC) provides a framework for the efficient handling of such requests. This MPC contains terms generally governing the relationship between the parties. When specific services are requested, the parties will (unless otherwise specified) enter into a "Work Order" contracts.
7. After the execution of this MPC, the parties may (but are not required to) enter into "Work Order" contracts. These Work Orders will specify the work to be done, timelines for completion, and compensation to be paid for the specific work.
8. The parties are entering into this MPC to establish terms that will govern all of the Work Orders subsequently issued under the authority of this Contract.

Master Partnership Contract

1. Term of Master Partnership Contract; Use of Work Order Contracts; Survival of Terms

1.1. ***Effective Date:*** This contract will be effective on the date last signed by the Local Government, and all State officials as required under Minn. Stat. § 16C.05, subd. 2.

1.2. A party must not accept work under this Contract until it is fully executed.

1.3. ***Expiration Date.*** This Contract will expire on June 30, 2022.

1.4. ***Work Order Contracts.*** A work order contract must be negotiated and executed (by both the State and the Local Government) for each particular engagement, except for Technical Services provided by the State to the Local Government as specified in Article 2. The work order contract must specify the detailed scope of work and deliverables for that project. A party must not begin work under a work order until the work order is fully executed. The terms of this MPC will apply to all work orders contracts issued, unless specifically varied in the work order. The Local Government understands that this MPC is not a guarantee of any payments or work order assignments, and that payments will only be issued for work actually performed under fully-executed work orders.

1.5. ***Survival of Terms.*** The following clauses survive the expiration or cancellation of this master contract and all work order contracts: 12. Liability; 13. State Audits; 14. Government Data Practices and Intellectual Property; 17. Publicity; 18. Governing Law, Jurisdiction, and Venue; and 22. Data Disclosure. All terms of this MPC will survive with respect to any work order contract issued prior to the expiration date of the MPC.

1.6. ***Sample Work Order***. A sample work order contract is available upon request from the State.

1.7. ***Definition of "Providing Party" and "Requesting Party"***. For the purpose of assigning certain duties and obligations in the MPC to work order contracts, the following definitions will apply throughout the MPC. "Requesting Party" is defined as the party requesting the other party to perform work under a work order contract. "Providing Party" is defined as the party performing the scope of work under a work order contract.

2. Technical Services

2.1. ***Technical Services*** include repetitive low-cost services routinely performed by the State for the Local Government. These services may be performed by the State for the Local Government without the execution of a work order, as these services are provided in accordance with standardized practices and processes and do not require a detailed scope of work. Exhibit A – Table of Technical Services is attached.

2.1.1. Every other service not falling under the services listed in Exhibit A will require a work order contract.

2.2. The Local Government may request the State to perform Technical Services in an informal manner, such as by the use of email, a purchase order, or by delivering materials to a State lab and requesting testing. A request may be made via telephone, but will not be considered accepted unless acknowledged in writing by the State.

2.3. The State will promptly inform the Local Government if the State will be unable to perform the requested Technical Services. Otherwise, the State will perform the Technical Services in accordance with the State's normal processes and practices, including scheduling practices taking into account the availability of State staff and equipment.

2.4. Payment Basis. Unless otherwise agreed to by the parties prior to performance of the services, the State will charge the Local Government the State's then-current rate for performing the Technical Services. The then-current rate may include the State's normal and customary additives. The State will invoice the Local Government upon completion of the services, or at regular intervals not more than once monthly as agreed upon by the parties. The invoice will provide a summary of the Technical Services provided by the State during the invoice period.

3. Services Requiring A Work Order Contract

3.1. ***Work Order Contracts:*** A party may request the other party to perform any of the following services under individual work order contracts.

3.2. ***Professional and Technical Services.*** A party may provide professional and technical services upon the request of the other party. As defined by Minn. Stat. §16C.08, subd. 1, professional/technical services "means services that are intellectual in character, including consultation, analysis, evaluation, prediction, planning, programming, or recommendation; and result in the production of a report or completion of a task." Professional and technical services do not include providing supplies or materials except as incidental to performing such services. Professional and technical services include (by way of example and without limitation) engineering services, surveying, foundation recommendations and reports, environmental documentation, right-of-way assistance (such as performing appraisals or providing relocation assistance, but excluding the exercise of the power of eminent domain), geometric layouts, final construction plans, graphic presentations, public relations, and facilitating open houses. A party will normally provide such services with its own personnel; however, a party's professional/technical services may also include hiring and managing outside consultants to perform work provided that a party itself provides active project management for the use of such outside consultants.

3.3. ***Roadway Maintenance***. A party may provide roadway maintenance upon the request of the other party. Roadway maintenance does not include roadway reconstruction. This work may include but is not limited to snow removal, ditch spraying, roadside mowing, bituminous mill and overlay (only small projects), seal coat, bridge hits, major retaining wall failures, major drainage failures, and message painting. All services must be performed by an employee with sufficient skills, training, expertise or certification to perform such work, and work must be supervised by a qualified employee of the party performing the work.

3.4. ***Construction Administration.*** A party may administer roadway construction projects upon the request of the other party. Roadway construction includes (by way of example and without limitation) the construction, reconstruction, or rehabilitation of mainline, shoulder, median, pedestrian or bicycle pathway, lighting and signal systems, pavement mill and overlays, seal coating, guardrail installation, and channelization. These services may be performed by the Providing Party's own forces, or the Providing Party may administer outside contracts for such work. Construction administration may include letting and awarding construction contracts for such work (including state projects to be completed in conjunction with local projects). All contract administration services must be performed by an employee with sufficient skills, training, expertise or certification to perform such work.

3.5. ***Emergency Services.*** A party may provide aid upon request of the other party in the event of a man-made disaster, natural disaster or other act of God. Emergency services includes all those services as the parties mutually agree are necessary to plan for, prepare for, deal with, and recover from emergency situations. These services include, without limitation, planning, engineering, construction, maintenance, and removal and disposal services related to things such as road closures, traffic control, debris removal, flood protection and mitigation, sign repair, sandbag activities and general cleanup. Work will be performed by an employee with sufficient skills, training, expertise or certification to perform such work, and work must be supervised by a qualified employee of the party performing the work. If it is not feasible to have an executed work order prior to performance of the work, the parties will promptly confer to determine whether work may be commenced without a fully-executed work order in place. If work commences without a fully-executed work order, the parties will follow up with execution of a work order as soon as feasible.

3.6. When a need is identified, the State and the Local Government will discuss the proposed work and the resources needed to perform the work. If a party desires to perform such work, the parties will negotiate the specific and detailed work tasks and cost. The State will then prepare a work order contract. Generally, a work order contract will be limited to one specific project/engagement, although "on call" work orders may be prepared for certain types of services, especially for "Technical Services" items as identified section 2.1.. The work order will also identify specific deliverables required, and timeframes for completing work. A work order must be fully executed by the parties prior to work being commenced.

The Local Government will not be paid for work performed prior to execution of a work order contract and authorization by the State.

4. Responsibilities of the Providing Party

4.1. ***Terms Applicable to ALL Work Order Contracts.*** The terms in this section 4.1 will apply to ALL work order contracts.

4.1.1. Each work order will identify an Authorized Representative for each party. Each party's authorized representative is responsible for administering the work order, and has the authority to make any decisions regarding the work, and to give and receive any notices required or permitted under this MPC or the work order.

4.1.2. The Providing Party will furnish and assign a publicly employed licensed engineer (Project Engineer), to be in responsible charge of the project(s) and to supervise and direct the work to be performed under each work order contract. For services not requiring an engineer, the Providing Party will furnish and assign another responsible employee to be in charge of the project. The services of the Providing Party under a work order contract may not be otherwise assigned, sublet, or transferred unless approved in writing by the Requesting Party's authorized representative. This written consent will in no way relieve the Providing Party from its primary responsibility for the work.

4.1.3. If the Local Government is the Providing Party, the Project Engineer may request in writing specific engineering and/or technical services from the State, pursuant to Minn. Stat. Section 161.39. The work order Contract will require the Local Government to deposit payment in advance. The costs and expenses will include the current State additives and overhead rates, subject to adjustment based on actual direct costs that have been verified by audit.

4.1.4. Only the receipt of a fully executed work order contract authorizes the Providing Party to begin work on a project. Any and all effort, expenses, or actions taken by the Providing Party before the work order contract is fully executed are considered unauthorized and undertaken at the risk of non-payment.

4.1.5. In connection with the performance of this contract and any work orders issued, the Providing Agency will comply with all applicable Federal and State laws and regulations. When the Providing Party is authorized or permitted to award contracts in connection with any work order, the Providing Party will require and cause its contractors and subcontractors to comply with all Federal and State laws and regulations.

4.2. ***Additional Terms for Roadway Maintenance.*** The terms of section 4.1 and this section 4.2 will apply to all work orders for Roadway Maintenance.

4.2.1. Unless otherwise provided for by contract or work order, the Providing Party must obtain all permits and sanctions that may be required for the proper and lawful performance of the work.

4.2.2. The Providing Party must perform maintenance in accordance with MnDOT maintenance manuals, policies and operations.

4.2.3. The Providing Party must use State-approved materials, including (by way of example and without limitation), sign posts, sign sheeting, and de-icing and anti-icing chemicals.

4.3. ***Additional Terms for Construction Administration.*** The terms of section 4.1 and this section 4.3 will apply to all work order contracts for construction administration.

4.3.1. Contract(s) must be awarded to the lowest responsible bidder or best value proposer in accordance with state law.

4.3.2. Contractor(s) must be required to post payment and performance bonds in an amount equal to the contract amount. The Providing Party will take all necessary action to make claims against such bonds in the event of any default by the contractor.

4.3.3. Contractor(s) must be required to perform work in accordance with the latest edition of the Minnesota Department of Transportation Standard Specifications for Construction.

4.3.4. For work performed on State right-of-way, contractor(s) must be required to indemnify and hold the State harmless against any loss incurred with respect to the performance of the contracted work, and must be required to provide evidence of insurance coverage commensurate with project risk.

4.3.5. Contractor(s) must pay prevailing wages pursuant to applicable state and federal law.

4.3.6. Contractor(s) must comply with all applicable Federal, and State laws, ordinances and regulations, including but not limited to applicable human rights/anti-discrimination laws and laws concerning the participation of Disadvantaged Business Enterprises in federally-assisted contracts.

4.3.7. Unless otherwise agreed in a work order contract, each party will be responsible for providing rights of way, easement, and construction permits for its portion of the improvements. Each party will, upon the other's request, furnish copies of right of way certificates, easements, and construction permits.

4.3.8. The Providing Party may approve minor changes to the Requesting Party's portion of the project work if such changes do not increase the Requesting Party's cost obligation under the applicable work order contract.

4.3.9. The Providing Party will not approve any contractor claims for additional compensation without the Requesting Party's written approval, and the execution of a proper amendment to the applicable work order contract when necessary. The Local Government will tender the processing and defense of any such claims to the State upon the State's request.

4.3.10. The Local Government must coordinate all trunk highway work affecting any utilities with the State's Utilities Office.

4.3.11. The Providing Party must coordinate all necessary detours with the Requesting Party.

4.3.12. If the Local Government is the Providing Party, and there is work performed on the trunk highway right-of-way, the following will apply:

4.3.12.1 The Local Government will have a permit to perform the work on the trunk highway. The State may revoke this permit if the work is not being performed in a safe, proper and skillful manner, or if the contractor is violating the terms of any law, regulation, or permit applicable to the work. The State will have no liability to the Local Government, or its contractor, if work is suspended or stopped due to any such condition or concern.

4.3.12.2 The Local Government will require its contractor to conduct all traffic control in accordance with the Minnesota Manual on Uniform Traffic Control Devices.

4.3.12.3 The Local Government will require its contractor to comply with the terms of all permits issued for the project including, but not limited to, National Pollutant Discharge Elimination System (NPDES) and other environmental permits.

4.3.12.4 All improvements constructed on the State's right-of-way will become the property of the State.

5. Responsibilities of the Requesting Party

5.1. After authorizing the Providing Party to begin work, the Requesting Party will furnish any data or material in its possession relating to the project that may be of use to the Providing Party in performing the work.

5.2. All such data furnished to the Providing Party will remain the property of the Requesting Party and will be promptly returned upon the Requesting Party's request or upon the expiration or termination of this contract (subject to data retention requirements of the Minnesota Government Data Practices Act and other applicable law).

5.3. The Providing Party will analyze all such data furnished by the Requesting Party. If the Providing Party finds any such data to be incorrect or incomplete, the Providing Party will bring the facts to the attention of the Requesting Party before proceeding with the part of the project affected. The Providing Party will investigate the matter, and if it finds that such data is incorrect or incomplete, it will promptly determine a method for furnishing corrected data. Delay in furnishing data will not be considered justification for an adjustment in compensation.

5.4. The State will provide to the Local Government copies of any Trunk Highway fund clauses to be included in the bid solicitation and will provide any required Trunk Highway fund provisions to be included in the Proposal for Highway Construction, that are different from those required for State Aid construction.

5.5. The Requesting Party will perform final reviews and inspections of its portion of the project work. If the work is found to have been completed in accordance with the work order contract, the Requesting Party will promptly release any remaining funds due the Providing Party for the Project(s).

5.6. The work order contracts may include additional responsibilities to be completed by the Requesting Party.

6. Time

In the performance of project work under a work order contract, time is of the essence.

7. Consideration and Payment

7.1. ***Consideration.*** The Requesting Party will pay the Providing Party as specified in the work order. The State's normal and customary additives will apply to work performed by the State, unless otherwise specified in the work order. The State's normal and customary additives will not apply if the parties agree to a "lump sum" or "unit rate" payment.

7.2. ***State's Maximum Obligation.*** The total compensation to be paid by the State to the Local Government under all work order contracts issued pursuant to this MPC will not exceed $500,000.00.

7.3. ***Travel Expenses.*** It is anticipated that all travel expenses will be included in the base cost of the Providing Party's services, and unless otherwise specifically set forth in an applicable work order contract, the Providing Party will not be separately reimbursed for travel and subsistence expenses incurred by the Providing Party in performing any work order contract. In those cases where the State agrees to reimburse travel expenses, such expenses will be reimbursed in the same manner and in no greater amount than provided in the current "MnDOT Travel Regulations" a copy of which is on file with and available from the MnDOT District Office. The Local Government will not be reimbursed for travel and subsistence expenses incurred outside of Minnesota unless it has received the State's prior written approval for such travel.

7.4. **Payment.**

7.4.1. ***Generally.*** The ***Requesting Party*** will pay the Providing Party as specified in the applicable work order, and will make prompt payment in accordance with Minnesota law.

7.4.2. ***Payment by the Local Government***.

7.4.2.1. The Local Government will make payment to the order of the Commissioner of Transportation.

7.4.2.2. **IMPORTANT NOTE: PAYMENT MUST REFERENCE THE "MNDOT CONTRACT NUMBER" SHOWN ON THE FACE PAGE OF THIS CONTRACT AND THE "INVOICE NUMBER" ON THE INVOICE RECEIVED FROM MNDOT.**

7.4.2.3. Remit payment to the address below:

MnDOT
Attn: Cash Accounting
RE: MnDOT Contract Number 1028156 and Invoice Number ######
Mail Stop 215
395 John Ireland Blvd
St. Paul, MN 55155

7.4.3. ***Payment by the State.***

7.4.3.1. *Generally.* The State will promptly pay the Local Government after the Local Government presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted as specified in the applicable work order, but no more frequently than monthly.

7.4.3.2. *Retainage for Professional and Technical Services.* For work orders for professional and technical services, as required by Minn. Stat. § 16C.08, subd. 2(10), no more than 90 percent of the amount due under any work order contract may be paid until the final product of the work order contract has been reviewed by the State's authorized representative. The balance due will be paid when the State's authorized representative determines that the Local Government has satisfactorily fulfilled all the terms of the work order contract.

8. Conditions of Payment

All work performed by the Providing Party under a work order contract must be performed to the Requesting Party's satisfaction, as determined at the sole and reasonable discretion of the Requesting Party's Authorized Representative and in accordance with all applicable federal and state laws, rules, and regulations. The Providing Party will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal or state law.

9. Local Government's Authorized Representative and Project Manager; Authority to Execute Work Order Contracts

9.1. The Local Government's Authorized Representative for administering this master contract is the Local Government's Engineer, and the Engineer has the responsibility to monitor the Local Government's performance. The Local Government's Authorized Representative is also authorized to execute work order contracts on behalf of the Local Government without approval of each proposed work order contract by its governing body.

9.2. The Local Government's Project Manager will be identified in each work order contract.

10. State's Authorized Representative and Project Manager

10.1. The State's Authorized Representative for this master contract is the District State Aid Engineer, who has the responsibility to monitor the State's performance.

10.2. The State's Project Manager will be identified in each work order contract.

11. Assignment, Amendments, Waiver, and Contract Complete

11.1. ***Assignment.*** Neither party may assign or transfer any rights or obligations under this MPC or any work order contract without the prior consent of the other and a fully executed Assignment Contract, executed and approved by the same parties who executed and approved this MPC, or their successors in office.

11.2. ***Amendments.*** Any amendment to this master contract or any work order contract must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original contract, or their successors in office.

11.3. ***Waiver.*** If a party fails to enforce any provision of this master contract or any work order contract, that failure does not waive the provision or the party's right to subsequently enforce it.

11.4. ***Contract Complete.*** This master contract and any work order contract contain all negotiations and contracts between the State and the Local Government. No other understanding regarding this master contract or any work order contract issued hereunder, whether written or oral may be used to bind either party.

12. Liability.

Each party will be responsible for its own acts and omissions to the extent provided by law. The Local Government's liability is governed by Minn. Stat. chapter 466 and other applicable law. The State's liability is governed by Minn. Stat. section 3.736 and other applicable law. This clause will not be construed to bar any legal remedies a party may have for the other party's failure to fulfill its obligations under this master contract or any work order contract. Neither party agrees to assume any environmental liability on behalf of the other party. A Providing Party under any work order is acting only as a "Contractor" to the Requesting Party, as the term "Contractor" is defined in Minn. Stat. §115B.03 (subd. 10), and is entitled to the protections afforded to a "Contractor" by the Minnesota Environmental Response and Liability Act. The parties specifically intend that Minn. Stat. §471.59 subd. 1a will apply to any work undertaken under this MPC and any work order issued hereunder.

13. State Audits

Under Minn. Stat. § 16C.05, subd. 5, the party's books, records, documents, and accounting procedures and practices relevant to any work order contract are subject to examination by the parties and by the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this MPC.

14. Government Data Practices and Intellectual Property

14.1. ***Government Data Practices.*** The Local Government and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the State under this MPC and any work order contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Local Government under this MPC and any work order contract. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the Local Government or the State.

14.2. ***Intellectual Property Rights***

14.2.1. Intellectual Property Rights. The Requesting Party will own all rights, title, and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks, and service marks in the Works and Documents created and paid for under work order contracts. Works means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, and disks conceived, reduced to practice, created or originated by the Providing Party, its employees, agents, and subcontractors, either individually or jointly with others in the performance of this master contract or any work order contract. Works includes "Documents." Documents are the originals of any databases, computer programs, reports, notes,

studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by the Providing Party, its employees, agents, or contractors, in the performance of a work order contract. The Documents will be the exclusive property of the Requesting Party and all such Documents must be immediately returned to the Requesting Party by the Providing Party upon completion or cancellation of the work order contract. To the extent possible, those Works eligible for copyright protection under the United States Copyright Act will be deemed to be "works made for hire." The Providing Party Government assigns all right, title, and interest it may have in the Works and the Documents to the Requesting Party. The Providing Party must, at the request of the Requesting Party, execute all papers and perform all other acts necessary to transfer or record the Requesting Party's ownership interest in the Works and Documents. Notwithstanding the foregoing, the Requesting Party grants the Providing Party an irrevocable and royalty-free license to use such intellectual property for its own non-commercial purposes, including dissemination to political subdivisions of the state of Minnesota and to transportation-related agencies such as the American Association of State Highway and Transportation Officials.

14.2.2. *Obligations with Respect to Intellectual Property*.

14.2.2.1. *Notification.* Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by the Providing Party, including its employees and subcontractors, in the performance of the work order contract, the Providing Party will immediately give the Requesting Party's Authorized Representative written notice thereof, and must promptly furnish the Authorized Representative with complete information and/or disclosure thereon.

14.2.2.2. *Representation.* The Providing Party must perform all acts, and take all steps necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the Requesting Party, and that neither Providing Party nor its employees, agents or contractors retain any interest in and to the Works and Documents.

15. Affirmative Action

The State intends to carry out its responsibility for requiring affirmative action by its Contractors, pursuant to Minn. Stat. §363A.36. Pursuant to that Statute, the Local Government is encouraged to prepare and implement an affirmative action plan for the employment of minority persons, women, and the qualified disabled, and submit such plan to the Commissioner of the Minnesota Department of Human Rights. In addition, when the Local Government lets a contract for the performance of work under a work order issued pursuant to this MPC, it must include the following in the bid or proposal solicitation and any contracts awarded as a result thereof:

15.1. ***Covered Contracts and Contractors.*** If the Contract exceeds $100,000 and the Contractor employed more than 40 full-time employees on a single working day during the previous 12 months in Minnesota or in the state where it has its principle place of business, then the Contractor must comply with the requirements of Minn. Stat. § 363A.36 and Minn. R. Parts 5000.3400-5000.3600. A Contractor covered by Minn. Stat. § 363A.36 because it employed more than 40 full-time employees in another state and does not have a certificate of compliance, must certify that it is in compliance with federal affirmative action requirements.

15.2. ***Minn. Stat. § 363A.36.*** Minn. Stat. § 363A.36 requires the Contractor to have an affirmative action plan for the employment of minority persons, women, and qualified disabled individuals approved by the Minnesota Commissioner of Human Rights ("Commissioner") as indicated by a certificate of compliance. The law addresses suspension or revocation of a certificate of compliance and contract consequences in that event. A contract awarded without a certificate of compliance may be voided.

15.3. ***Minn. R. Parts 5000.3400-5000.3600.***

15.3.1. *General.* Minn. R. Parts 5000.3400-5000.3600 implement Minn. Stat. § 363A.36. These rules include, but are not limited to, criteria for contents, approval, and implementation of affirmative action plans; procedures for issuing certificates of compliance and criteria for determining a contractor's compliance status; procedures for addressing deficiencies, sanctions, and notice and hearing; annual compliance reports; procedures for compliance review; and contract consequences for non-compliance. The specific criteria for approval or rejection of an affirmative action plan are contained in various provisions of Minn. R. Parts 5000.3400-5000.3600 including, but not limited to, parts 5000.3420-5000.3500 and 5000.3552-5000.3559.

15.3.2. *Disabled Workers.* The Contractor must comply with the following affirmative action requirements for disabled workers:

15.3.2.1. The Contractor must not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment, and otherwise treat qualified disabled persons without discrimination based upon their physical or mental disability in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

15.3.2.2. The Contractor agrees to comply with the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

15.3.2.3. In the event of the Contractor's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with Minn. Stat. Section 363A.36, and the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

15.3.2.4. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the commissioner of the Minnesota Department of Human Rights. Such notices must state the Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified disabled employees and applicants for employment, and the rights of applicants and employees.

15.3.2.5. The Contractor must notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the Contractor is bound by the terms of Minn. Stat. Section 363A.36, of the Minnesota Human Rights Act and is committed to take affirmative action to employ and advance in employment physically and mentally disabled persons.

15.3.3. *Consequences.* The consequences for the Contractor's failure to implement its affirmative action plan or make a good faith effort to do so include, but are not limited to, suspension or revocation of a certificate of compliance by the Commissioner, refusal by the Commissioner to approve subsequent plans, and termination of all or part of this contract by the Commissioner or the State.

15.3.4. *Certification.* The Contractor hereby certifies that it is in compliance with the requirements of Minn. Stat. § 363A.36 and Minn. R. Parts 5000.3400-5000.3600 and is aware of the consequences for noncompliance.

16. Workers' Compensation

Each party will be responsible for its own employees for any workers compensation claims. This MPC, and any work order contracts issued hereunder, are not intended to constitute an interchange of government employees under Minn. Stat. §15.53. To the extent that this MPC, or any work order issued hereunder, is determined to be

subject to Minn. Stat. §15.53, such statute will control to the extent of any conflict between the contract and the statute.

17. Publicity

17.1. ***Publicity.*** Any publicity regarding the subject matter of a work order contract where the State is the Requesting Party must identify the State as the sponsoring agency and must not be released without prior written approval from the State's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Local Government individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from a work order contract.

17.2. ***Data Practices Act.*** Section 17.1 is not intended to override the Local Government's responsibilities under the Minnesota Government Data Practices Act.

18. Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this master contract and all work order contracts. Venue for all legal proceedings out of this master contract or any work order contracts, or the breach of any such contracts, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

19. Prompt Payment; Payment to Subcontractors

The parties must make prompt payment of their obligations in accordance with applicable law. As required by Minn. Stat. § 16A.1245, when the Local Government lets a contract for work pursuant to any work order, the Local Government must require its contractor to pay all subcontractors, less any retainage, within 10 calendar days of the prime contractor's receipt of payment from the Local Government for undisputed services provided by the subcontractor(s) and must pay interest at the rate of one and one-half percent per month or any part of a month to the subcontractor(s) on any undisputed amount not paid on time to the subcontractor(s).

20. Minn. Stat. § 181.59. The Local Government will comply with the provisions of Minn. Stat. § 181.59 which requires: Every contract for or on behalf of the state of Minnesota, or any county, city, town, township, school, school district, or any other district in the state, for materials, supplies, or construction shall contain provisions by which the Contractor agrees: (1) That, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no contractor, material supplier, or vendor, shall, by reason of race, creed, or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates; (2) That no contractor, material supplier, or vendor, shall, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause (1) of this section, or on being hired, prevent, or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed, or color; (3) That a violation of this section is a misdemeanor; and (4) That this contract may be canceled or terminated by the state, county, city, town, school board, or any other person authorized to grant the contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this contract.

21. Termination; Suspension

21.1. ***Termination by the State for Convenience.*** The State or commissioner of Administration may cancel this MPC and any work order contracts at any time, with or without cause, upon 30 days written notice to the Local Government. Upon termination, the Local Government and the State will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21.2. ***Termination by the Local Government for Convenience.*** The Local Government may cancel this MPC and any work order contracts at any time, with or without cause, upon 30 days written notice to the State.

Upon termination, the Local Government and the State will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21.3. ***Termination for Insufficient Funding.*** The State may immediately terminate or suspend this MPC and any work order contract if it does not obtain funding from the Minnesota legislature or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination or suspension must be by written or fax notice to the Local Government. The State is not obligated to pay for any services that are provided after notice and effective date of termination or suspension. However, the Local Government will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the master contract or work order is terminated because of the decision of the Minnesota legislature or other funding source, not to appropriate funds. The State must provide the Local Government notice of the lack of funding within a reasonable time of the State's receiving that notice.

22. Data Disclosure

Under Minn. Stat. §270C.65, subd. 3, and other applicable law, the Local Government consents to disclosure of its federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Local Government to file state tax returns and pay delinquent state tax liabilities, if any.

23. Defense of Claims and Lawsuits

If any lawsuit or claim is filed by a third party (including but not limited to the Local Government's contractors and subcontractors), arising out of trunk highway work performed pursuant to a valid work order issued under this MPC, the Local Government will, at the discretion of and upon the request of the State, tender the defense of such claims to the State or allow the State to participate in the defense of such claims. The Local Government will, however, be solely responsible for defending any lawsuit or claim, or any portion thereof, when the claim or cause of action asserted is based on its own acts or omissions in performing or supervising the work. The Local Government will not purport to represent the State in any litigation, settlement, or alternative dispute resolution process. The State will not be responsible for any judgment entered against the Local Government, and will not be bound by the terms of any settlement entered into by the Local Government except with the written approval of the Attorney General and the Commissioner of Transportation and pursuant to applicable law.

24. Additional Provisions

[The balance of this page has intentionally been left blank – signature page follows]

LOCAL GOVERNMENT

The Local Government certifies that the appropriate person(s) have executed the contract on behalf of the Local Government as required by applicable ordinance, resolution, or charter provision.

By: _____

Title: _____

Date: _____

By: _____

Title _____

Date: _____

COMMISSIONER OF TRANSPORTATION

By: _____
(with delegated authority)

Title Assistant Commissioner or Assistant Division Director

Date: _____

COMMISSIONER OF ADMINISTRATION

As delegated to Materials Management Division

By: _____

Date: _____

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
0032	Business Unit Management	All expenses of business/office managers for general management and administration of support functions. includes administering central facilities maintenance and facilities capital budgets.
0152	Support Services	Work that supports general office management, system management such as entering data into SWIFT, PPMS, PUMA and other MnDOT systems, attending staff meetings and other indirect support activities.
0400	Equipment Calibration-Mat Insp	Use when performing periodic equipment calibration for equipment used in the materials lab or on construction projects.
0600	General Training Attended	All costs (time, registration, materials, travel expenses, etc.) for attending or participating informal or informal training, including conferences that primarily provide training.
1182	Soils/Foundation Field/Laboratory Tests	All laboratory testing necessary to provide geotechnical information to complete roadway soils recommendations and approvals for use in the development of Final Design Plans and Special Provisions. Lab work includes R-value, resilient modulus, soil classification, gradation, proctor testing, unconfined compression, consolidation, direct simple shear, direct sheer, permeability and triaxial tests.
1312	Tech Assist-Outside MnDOT	Use when providing technical assistance to an organization external to MnDOT.
1421	Bridge Management System Operation/Administration/Data	Use for tasks related to the Bridge Management System, including operations, administration, or data entry.
1434	Structural Metals Inspection-Non DOT	Reviewing shop drawings furnished by suppliers, fabricators, and contractors (working drawing or calculations), and for tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering, and technical services in the field and offices) for local agency projects.
1501	Traffic Management System (TMS)	Used by traffic operations staff for all tasks that support the RTMC's operations center (or TOCC) providing traveler information, managing incidents and monitoring the FMS. Includes dynamic message sign maintenance, ramp meter maintenance, camera maintenance, and loop detection activities. Includes maintenance activities related to any ITS or TMS device such as RTMC cables, monitor wall, switchers, routers, or modems. Use to record all costs for maintenance activities related to traffic management fiber optics. Use for tasks related to maintaining traffic operations software including minor software enhancements and fixes. Use when providing traffic operations technical assistance external to MnDOT.
1513	Traffic Management System (TMS) Integration	For tasks associated with the incorporation of new and existing TMS devices (cameras, loops, DMS, and other ITS devices) into existing infrastructure to ensure proper operation. Use with the Construction/Program Delivery Appropriation.
1520	Pavement Management System	For tasks related to the operation of the pavement management system, including development and maintenance/technical support. Includes tasks to meet needs external to MnDOT.
1716	Record Sampling	Used by Materials and Research Section and district materials staff to verify inspector" sampling and testing procedures and checking inspectors' equipment during project construction as required by FHWA. Use when performing field tests on split sample.
1721	Traffic Sign Work Orders	Use for work involved in preparing work orders for traffic signs. Use only with Maintenance Operations appropriation (T790081).

If a source code is not on this list, a work order is needed.

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
1732	Material Testing & Inspection	Performing construction phase and research physical and chemical laboratory testing, and related technical services in the districts and central labs, and for performing research and construction phase non-destructive testing materials surveys, and related technical services in the field and offices. Includes detour surveys. Non-destructive tests include, skid resistance and falling weight deflectometer (FWD) testing.
1733	Concrete Plant Inspections	Performing QA/QC physical testing at the plant; sampling and transporting of materials from the plant to the lab for lab testing, plant reviews, and operations; investigating plant discrepancies; and other technical services in the plant or office associated with stationary concrete plants or mobile concrete paving plant inspection.
1734	Construction Materials Inspections	Performing construction phase material inspection and engineering, for structural steel, precast and pre-stressed concrete, reinforcement steel, and electrical products and related technical services in the field and office for materials to be used in multiple projects. Includes travel time, sampling, and sample delivery. Includes tasks related to reviewing shop drawings furnished by suppliers or fabricators and contractor working drawings or calculations, and for tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering, and technical services in the field and offices).
1735	Bituminous Plant Inspection	Performing QA/QC physical testing at the plant; sampling and transporting of materials from the plant to the lab for lab testing, plant reviews, and operations; investigating plant discrepancies; and other technical services in the plant or office associated with bituminous plant inspection.
1738	State Project - Specific Materials Inspection	Performing material inspection for materials designated for a specific construction project (SP). Generally applies to inspection of such things as structural steel, prestressed concrete items, and most precast concrete items and for SP specific tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering and technical services in the field and offices).
1800	Field Inspection	Occasional construction project field inspection (not cyclical inspection of assets); Includes field inspection of materials such as gradations, densities/DCP, proctors, compaction, slump tests, and field air testsand collecting and transporting samples for lab tests, but not the actual laboratory verifications.
1870	Traffic Signal Maintenance	This work will not substitute for or alter existing cooperative construction agreements or traffic signal maintenance agreements. Work related to the occasional repair and replacement of traffic signal system structures and all electrical maintenance for traffic signal systems including electrical power, labor, equipment materials, GSOC locates, traffic control and responses to public inquiries.
1871	Lighting Maintenance & Utilities	All work related to installing, maintaining, restoring, or removing highway lighting systems and fixtures. Includes repairing, maintaining, or replacing supports necessary for roadway lighting luminaries. Includes patrol highway lighting, inspect lighting structures, electrical service for highway lighting, re-lamping, pump stations, anti-icing systems, truck roll-over warning systems and electrical repairs. Includes traffic control in support of roadway lighting activities. Use for tasks related to public inquiries/complaints, review utility billings, provide data, and conduct field reviews.
1875	Locate One Call	Finding and marking locations of buried conduit, cables, hand holes, loops, etc. in order to maintain or repair the traffic management system, signal systems, or roadway lighting systems.

If a source code is not on this list, a work order is needed.

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
1876	Traffic Counting	Use to record labor, equipment usage, and material costs for activities related to traffic counts made for statewide traffic monitoring or traffic operations. Includes all activities related to traffic counting, such as taking requests, assigning priorities, collecting field data, processing data, and developing new techniques for collection.
2102	Patching	Related source type codes: 2103-Heavy patching, 2104-Bituminous paving, 2105-Blow patching
2142	Overhead Sign Panel Maintenance	Work related to the repair and replacement of overhead sign panels, extruded sign panels mounted on I-beams, and overhead sign structures. Includes related cable locates and traffic control. Does not include structural work.
2210	Guardrail-Install/Repair/Maintenance	Install, repair, or maintain low tension cable, plate beams, and end treatments; cable tension adjustments; and reflector replacement. includes related traffic control.
2222	Sign/Delineation/Marker Repair	Replacing, repairing, and washing signs (including temporary stop signs). Includes re-sequencing intersection signing and repair/replace overhead and extrude signs mounted on I-beams. Includes related cable locates and traffic control.
2316	Brush & Tree Removal	Maintaining, watering, trimming, and removing highway right of way tree and brush. Includes chipping of tree limbs and stump removal/grinding. Includes related traffic control.
2624	Indirect Expense	Indirect shop expenses and shop equipment. Allocate to mobile equipment.
2629	Supplies & Small Tools	Shop tools, small equipment, and supplies that cannot be directly charged to a mobile equipment unit.
2819	Bridge Curb, Walk And Railing	Repairing and maintaining bridge curb, walk, rail, coping, and fencing connected to the rail. Includes glare screen and median barriers on bridges. Includes related traffic control.
2820	Bridge Deck	Work associated with bridge deck and slab repair regardless of removal depth or type of material used for patching. Includes deck or slab overlays and replacements and underside deck delamination. Includes related traffic control.
2822	Miscellaneous Bridge Maintenance	This source code does not include replacement or major repair. Miscellaneous maintenance tasks performed on a specific bridge or structure not covered by other source codes. Includes minor repairs and simple fixes on items such as stairways, drains, fencing, light bases, transient guards, and access doors. Includes transient removal, ordering materials, and picking up equipment. Includes related traffic control.
2824	Bridge Inspection-Non-Federal	All tasks related to inventory, inspection, and load capacity rating work done on trunk highway bridges to meet the requirements of the National Bridge Inspection System and/or Minnesota Bridge Safety Inspection Program or for billing to local governments. Includes related inspection reports and deck condition surveys.
2827	Bridge Expansion, Relief Joints	All maintenance tasks associated with bridge expansion joints, except joint reestablishment. Includes tightening expansion device bolts and replacing seal glands. Includes related traffic control.
2828	Bridge Inspection-Federal Fund	All bridge inspection tasks for non-MnDOT bridges funded by the federal Fracture-Critical Bridge Program (Project Code will begin with TSL and with the local bridge number). Includes related inspection reports. For MnDOT Trunk Highway bridges (Project Code begins with TSO followed by the bridge number) and local and Department of Natural Resources (DNR) (bridge number begins with 9A follow by bridge number) bridge inspections to be billed to the local government or Department of Natural Resources (DNR) use Source Code 2824.

If a source code is not on this list, a work order is needed.

Exhibit A - Table of Tech Serv

Used with TA98 Project IDs

If a source code is not on this list, a work order is needed.

Source Code	Title	Description
2829	Bridge Superstructure	All tasks to repair any bridge component above the bridge seat that is not included in other source codes. Includes repairs to all types of bridge superstructure elements such as girders, beams, floor beams, trusses, stringers, t-beams, precast channels, and box girders. Includes related traffic control.
2830	Bridge Bearing Assemblies	All tasks related to the repair and maintenance of fixed or expansion-bearing assemblies on bridges. Includes related traffic
2834	Waterway Maintenance	All tasks related to waterway maintenance for deck bridges. Includes debris removal, waterway cleanup, channel repair, and channel protection repair that is not part of slope protection. Includes related traffic control.
2838	Bridge Deck Crack Sealing	All tasks related to deck crack sealing. Includes related traffic control.
2863	Traffic Signal Inspection	Work related to cyclical structural and electrical inspection and preventive maintenance checks of traffic signal systems/structures. Includes labor, equipment, materials, and traffic control.
3000	Class Of Frequency Coordination	Use for frequency coordination done with APCO, AASHTO or FCCA.
3002	Radio/Electronic Infrastructure	Use for the repair and preventative maintenance of all equipment associated with wireless two-way radio communications systems (includes mobile radios, portable radios, base stations, console workstations, recorders, etc.). Non-MnDOT equipment - Must use Project number assigned to requesting agency; Department of Public Safety (DPS) includes State Patrol (SP) Bureau of Criminal Apprehension (BCA), Fire Marshall); does not include Department of Natural Resources (DNR). See OSRC Project
3005	Radio - Mobile Equipment	Use for the repair and preventative maintenance of all equipment associated with wireless two-way radio communications systems (includes mobile radios, portable radios, base stations, console workstations, recorders, etc.). Non-MnDOT equipment - Must use Project number assigned to requesting agency (State Patrol, DNR, BCA, Fire Marshall). See OSRC Project Code list.
3009	Radio/Electronic System Upgrade & Installation	Use for the installation and other services needed to provide major system upgrades or improvements to wireless or electronic systems. Use for all work performed to correct or repair deficiencies found in a new installation.
3025	Tower/Building Maintenance	Use for all tasks related to the maintenance of a tower building or site. Includes towers, buildings, generators, LP system, fencing, landscaping, grounding, ice bridge, cable management, climbing ladders, card key systems, and HVAC.
3027	Radio Programming	Creating or modifying radio frequency programs and programming mobile and portable radios. Does not include mobile radios used as fixed base radios as part of the Inter-OP System (Use 3009).
3049	On Call Electronic Communications Infrastructure Maintenance	To be used by Statewide Radio Communications personnel to record on-call time.

CC Regular Session **5. 8.**

Meeting Date: 05/26/2020

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #20-104 Accepting Bids and Awarding Contract for Hedgehog Street Drainage Improvements, Improvement Project #19-10

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #20-104 accepting bids and awarding a construction contract for Hedgehog Street Drainage Improvements, Improvement Project #19-10.

Background:

In 2018 the property owner at 15639 Hedgehog Street informed Staff that stormwater runoff from Hedgehog Street and 156th Lane NW flows through a ditch on their property but that lately the runoff was extending outside the easement area to within about 10 feet of the back door. The property owner inquired what the City could do to help prevent stormwater runoff from running into and ponding in their back yard.

In late 2018 and early 2019, City Staff collected topographic survey data, then prepared plans, specifications and a cost estimate for a drainage improvement project that included re-grading the existing drainage swale along the south property line of 15639 Hedgehog Street, directly across from 156th Lane NW. A copy of the plans prepared by Staff as used to solicit bids in 2019 and 2020 are attached for reference.

On September 24, 2019, the City Council adopted Resolution #19-234 approving the plans prepared by Staff and authorizing advertisements for bids. Bids were then advertised in the Anoka Union Herald and on QuestCDN via the City's website. On October 30, 2019, seven (7) sealed bids were publicly opened, and though the bids complied with the advertisements for bids they were not competitive and were two to four times higher than the engineer's estimate. On November 12, 2019, the City Council adopted Resolution #19-266 rejecting all bids and authorizing Staff to advertise for bids again in 2020. Copies of both executed Council Resolutions are attached for reference.

The ditch and proposed grading improvements are located within an existing drainage easement that fronts several properties in the area. Acquisition of permanent easements will not be required to complete this work. However, temporary easements will be needed to complete some clearing, grading and turf restoration operations outside the existing easements, thereby ensuring that stormwater runoff will be contained within the ditch and existing drainage easements following construction.

Notification:

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on May 1 and May 8, 2020.

Observations/Alternatives:

Observations:

Similar to all improvement projects over the past two years, bids were solicited, accepted and managed on-line via the City's website using QuestCDN. This proved especially useful during the current pandemic since it did not limit the ability for contractors to submit bids, for the City to receive and accept bids, and allowed on-line participation during the bid opening.

On May 20, 2020, seven (7) bids were received and publicly opened. All bids complied with the advertisement for bids and though the bids were not competitive in general, the two lowest bids were competitive with the engineer's estimate. A summary of the seven bids received is below and in the attached resolution.

CONTRACTOR	**TOTAL BID**
Dryden Excavating	$17,838.30
Minnesota Dirt Works	$18,500.00
Meyer Contracting Inc.	$30,567.16
Vinco, Inc.	$32,915.00
Blackstone Contractors LLC	$39,455.00
Sunram Construction, Inc.	$43,916.00
Kuechle Underground Inc.	$48,944.00
Engineer's Estimate	*$20,235.00*

Dryden Excavating of Anoka, Minnesota, submitted the lowest responsible total bid of $17,838.30 in accordance with the approved plans and specifications and advertisement for bids, which is $2,396.70 (11.84%) less than the engineer's estimate of $20,235.00.

It is important to note that the lowest bidder is a local grading contractor. As was discussed with Council in 2019, it was hoped that bidding the project earlier in the year would result in one or more local grading contractors submitting bids due to reduced workloads. This is important in that Staff is currently working to develop numerous drainage improvement projects and will now plan to route such projects through the City Council to accommodate bidding earlier in the season, unless of course the improvements are needed to address immediate safety concerns, or if costs due to anticipated damage outweighed the estimated cost savings.

Alternatives:
Alternative #1: Motion to adopt Resolution #20-104 accepting bids and awarding a construction contract for Hedgehog Street Drainage Improvements, Improvement Project #19-10.

Funding Source:
Project costs include 18% indirect costs for administrative (5%), engineering (12%), and legal (1%) costs. Attached is a proposal from Bolton & Menk for construction staking services in the not-to-exceed amount of $1,080. This cost would be included under indirect costs for engineering, resulting in a project cost of approximately $21,049.19.

City Stormwater Funds will fund 100-percent of the improvements.

Recommendation:
Staff recommends alternative #1.

Staff believes Dryden Excavating's low bid is very reasonable. Staff has also worked with Dryden on many projects throughout the years and is confident in their ability to do a good job.

Action:
Motion to adopt Resolution #20-104 accepting bids and awarding a construction contract for Hedgehog Street Drainage Improvements, Improvement Project #19-10.

Attachments

Resolution 20-104
Resolution 19-266
IP1910 Plans
BMI Staking Proposal

Resolution 19-234

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:10 PM
Form Started By: Bruce Westby		Started On: 05/19/2020 06:39 AM
Final Approval Date: 05/21/2020		

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

RESOLUTION #20-104

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR HEDGEHOG STREET DRAINAGE IMPROVEMENTS, IMPROVEMENT PROJECT #19-10

WHEREAS, drainage improvements are needed east of the intersection of Hedgehog Street and 156th Lane NW to contain stormwater runoff within the public drainage easement; and

WHEREAS, the City Engineer prepared final plans and specifications for re-grading the existing drainage swale along the south property line of 15639 Hedgehog Street to contain stormwater runoff within the existing drainage easements; and

WHEREAS, pursuant to Ramsey City Council Resolution #19-234, adopted September 24, 2019, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #19-266, adopted November 12, 2019, the City Council rejected all bids for said improvements and authorized advertising for bids for said improvements in the spring of 2020; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on May 1 and May 8, 2020; and

WHEREAS, seven (7) bids were received, opened, and tabulated on May 20, 2020, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

CONTRACTOR	TOTAL BID
Dryden Excavating	$17,838.30
Minnesota Dirt Works	$18,500.00
Meyer Contracting Inc.	$30,567.16
Vinco, Inc.	$32,915.00
Blackstone Contractors LLC	$39,455.00
Sunram Construction, Inc.	$43,916.00
Kuechle Underground Inc.	$48,944.00
Engineer's Estimate	*$20,235.00*

WHEREAS, the bid of Dryden Excavating of Anoka, Minnesota, in the amount of $17,838.30 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids at such time that a contract has been executed.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #19-266

RESOLUTION REJECTING BIDS FOR IMPROVEMENT PROJECT #19-10, HEDGEHOG STREET DRAINAGE IMPROVEMENTS

WHEREAS, drainage improvements are needed east of the intersection of Hedgehog Street and 156th Lane NW to contain stormwater runoff within the public drainage easement; and

WHEREAS, the City Engineer prepared final plans and specifications for constructing pond lining improvements in both ponds to comply with current stormwater management and wellhead protection standards; and,

WHEREAS, pursuant to Ramsey City Council Resolution #19-234, adopted September 24, 2019, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on October 4, 2019; and

WHEREAS, bids were received, opened, and tabulated on October 30, 2019, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

CONTRACTOR	**TOTAL BID**
Northland Excavating	$23,972.46
North Valley, Inc.	$29,854.68
JL Theis, Inc.	$32,015.00
Blackstone Contractors, LLC	$32,625.00
Standard Contracting	$32,640.00
US SiteWork	$35,963.00
Sunram Construction, Inc.	$45,724.00
Engineer's Estimate	*$13,085.75*

WHEREAS, all bids received are substantially higher than the engineer's estimate and are hereby rejected.

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

1) The City Administrator is hereby authorized and directed to reject all bids for said improvements for and on behalf of the City of Ramsey, and to advertise bids for said improvements next spring in conjunction with other proposed drainage improvements.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids.

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

Mayor LeTourneau
Councilmember Kuzma
Councilmember Heinrich
Councilmember Menth
Councilmember Musgrove
Councilmember Riley

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

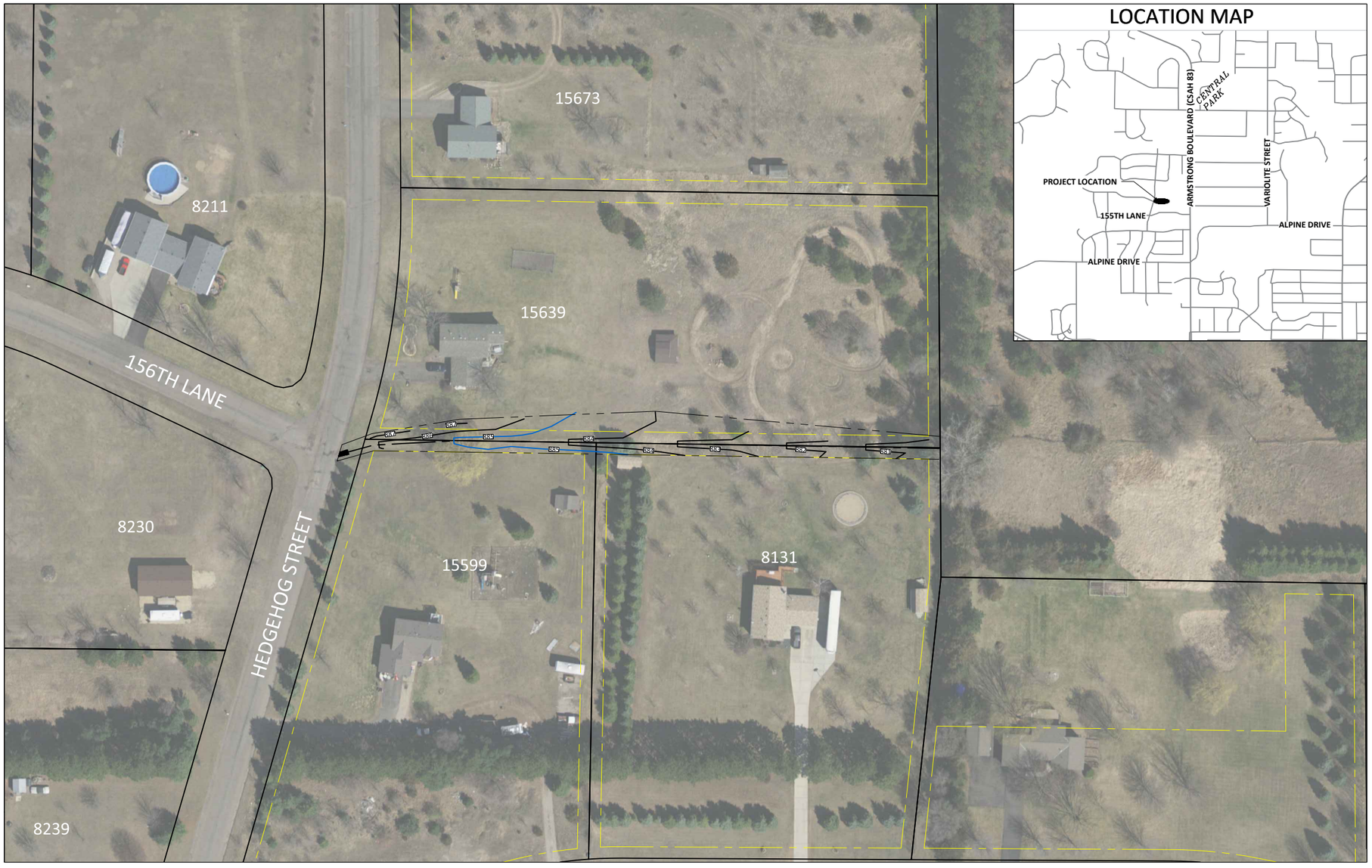
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of November 2019.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
HEDGEHOG STREET DRAINAGE IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 19-10



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 5 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	NOTES & DETAILS
3	EXISTING CONDITIONS & REMOVALS
4	GRADING
5	RESTORATION

LEGEND

LIGHT POLE	EASEMENT
TREE	RIGHT OF WAY
TREE	ELECTRIC
SHRUB	OVERHEAD ELECTRIC
SIGN	GAS
VALVE	TELECOMMUNICATIONS
UTILITY PEDESTAL	STORM SEWER
HAND HOLE	SANITARY SEWER
REMOVE TREE	WATERMAIN
3'X2' CATCH BASIN	SAWCUT PAVEMENT
MANHOLE	TREE LINE
INLET PROTECTION	FENCE
	LANDSCAPING
HYDRANT	RETAINING WALL
VALVE	5' CONTOUR LINE
	1' CONTOUR LINE
	SILT FENCE
	SURM. CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	SEEDING AREA
	RIP RAP

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.

JOE FERIANCEK, P.E.
CITY OF RAMSEY

57095 LIC. NO.

DATE 10/8/19

DATE	REVISION
4/22/20	REMOVE SPRING RESTORATION LANGUAGE

0 50 100 150
SCALE (FEET)

N

City of RAMSEY

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

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

Apr 22, 2020 - 7:52am
G:\Engineering\AutoCad Dwgs\Projects A-M\2019 Drainage Improvements (19-09, 19-10, 19-11, 19-13, 19-17)\Plan Drawings\19-10 Plan Drawings\19-10 Cover & Notes.dwg

19-10 ESTIMATD QUANTITIES

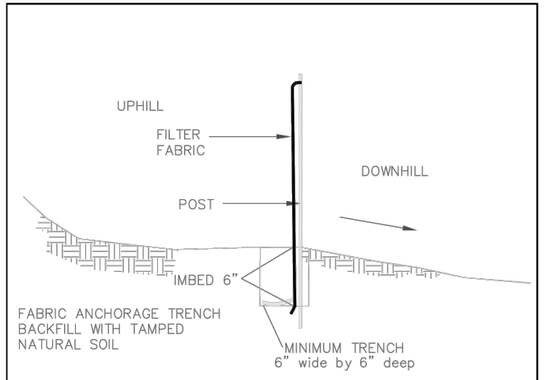
ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY
1	Mobilization	LS	1
2	Clearing & Grubbing	ACRE	0.11
3	Common Excavation	CY	210
4	Random Rip Rap Class III	CY	2
5	Geotextile Fabric Type IV	SY	4
6	Sediment Control Log Type Straw	LF	60
7	Silt Fence, Type MS	LF	40
8	Topsoil (LV)	CY	115
9	Hydroseeding	ACRE	0.32
10	Seed Mixture MnDOT 25-131	LBS	40
11	Fertilizer Type III	LBS	35
12	Hydraulic Matrix Type Mulch	LBS	640

CONSTRUCTION NOTES:

1. CV TO LV CONVERSION FACTOR = 1.3

2. SEDIMENT CONTROL LOG, TYPE STRAW, SHALL BE USED AS DITCH CATCH. DITCH CATCH MUST BE PLACED SO NO GREATER THAN 6" OF WATER MAY BUILD BEHIND THE DITCH CATCH BEFORE OVERFLOWING. THIS IS TO ENSURE STORMWATER WILL NOT BACK UP INTO THE ADJACENT PROPERTIES.

3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



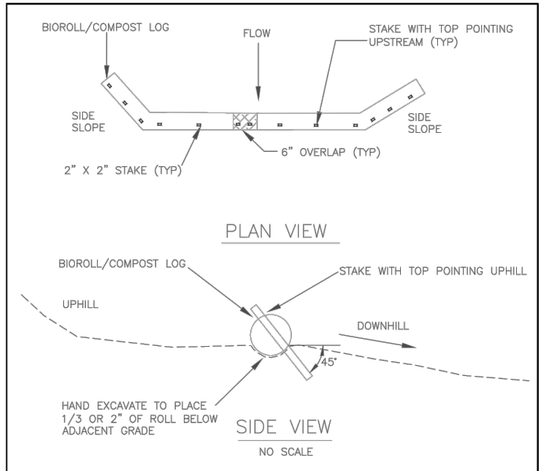
SILT FENCE DETAIL
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



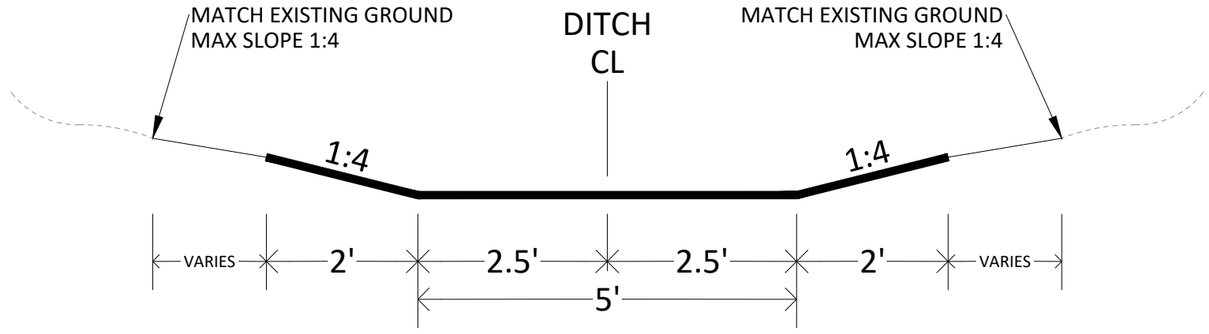
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



TYPICAL DITCH SECTION

DATE	REVISION

Apr 22, 2020 - 7:51am
C:\Engineering\AutoCad Dwgs\Projects A-M\2019 Drainage Improvements (19-08, 19-10, 19-11, 19-12, 19-17)\Plan Drawings\19-10 Plan Drawings\19-10 Cover & Notes.dwg

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

Joe Feriancek

JOE FERIANCEK
Date 10/8/19 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	10/1/19
CHECKED BY:	BRW	FILE No.	19-10

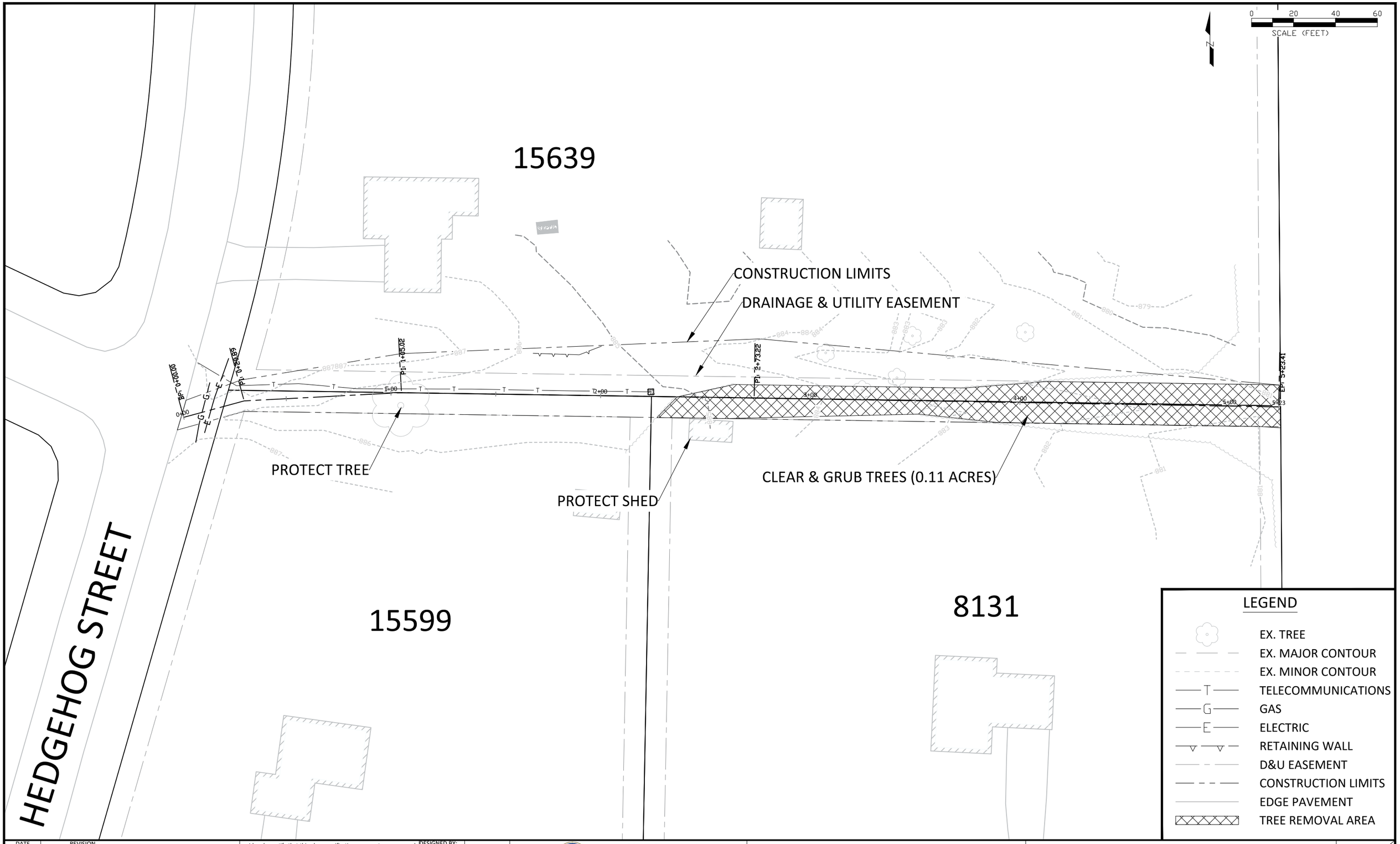
City of RAMSEY

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

NOTES & DETAILS

HEDGEHOG STREET DRAINAGE IMPROVEMENTS
CITY PROJECT NO. 19-10
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 5 SHEETS



DATE	REVISION

Apr 22, 2020 - 7:12am
G:\Engineering\AutoCad Dwgs\Projects A-M\2019 Drainage Improvements (19-09, 19-10, 19-11, 19-17)\Plan Drawings\19-10 Plan Drawings\19-10 Existing Conditions & Removals.dwg

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

JOE FERIANCEK
Date 10/8/19 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	10/1/19
CHECKED BY:	BRW	FILE No.	19-10

City of RAMSEY

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

EXISTING CONDITIONS & REMOVALS

HEDGEHOG STREET DRAINAGE IMPROVEMENTS
CITY PROJECT NO. 19-10
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 5 SHEETS

15639

LEAVE RETAINING WALL INTACT.
GRADE TO DRAIN.

CONSTRUCTION LIMITS

DRAINAGE & UTILITY EASEMENT

PROTECT TREE

4' X 8'
RIP RAP CLASS III (2 CY)

DITCH CATCH (TYP.)
PLACE AT 100' INTERVALS

SILT FENCE

HEDGEHOG STREET

15599

8131

NOTE:
SILT FENCE IS TO BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON-SITE. THE SILT FENCE MUST BE MAINTAINED UNTIL TURF ESTABLISHMENT HAS BEEN ACCEPTED BY THE CITY.
DITCH CATCH (BIO-ROLL) IS TO BE INSTALLED PER DETAIL. DITCH CATCH MUST BE INSTALLED AFTER GRADING OF THE DITCH, AND MUST BE MAINTAINED UNTIL TURF ESTABLISHMENT HAS BEEN ACCEPTED BY THE CITY.
~~THE CITY WILL DETERMINE TURF ESTABLISHMENT AFTER THE SPRING 2020 THAW. FINAL COMPLETION OF THE PROJECT IS ANTICIPATED TO BE ON OR BEFORE JUNE 30, 2020.~~

LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- D&U EASEMENT
- CONSTRUCTION LIMITS
- RETAINING WALL
- DRAINAGE ARROW
- RIP RAP
- PR. SILT FENCE
- DITCH CATCH

DATE	REVISION
4/22/20	REMOVE SPRING RESTORATION LANGUAGE

Apr 22, 2020 - 7:52am
G:\Engineering\AutoCad Dwgs\Projects A-M\2019 Drainage Improvements (19-09, 19-10, 19-11, 19-13, 19-17)\Plan Drawings\19-10 Plan Drawings\19-10 Grading.dwg

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

Joe Feriancek

JOE FERIANCEK
Date 10/8/19 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 10/1/19
CHECKED BY:	BRW	FILE No. 19-10

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

GRADING

HEDGEHOG STREET DRAINAGE IMPROVEMENTS
CITY PROJECT NO. 19-10
CITY OF RAMSEY, MINNESOTA

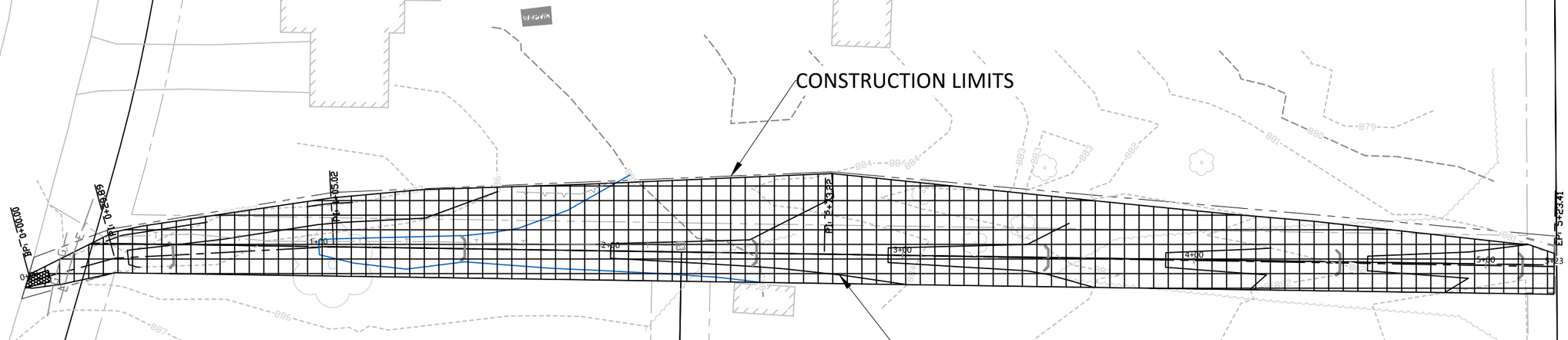
SHEET 4 OF 5 SHEETS

15639

15599

8131

HEDGEHOG STREET



SEEDING AREA: 0.32 ACRES

FERTILIZER TYPE 3	(100 LB/ACRE)	35 LBS.
MNDOT SEED MIX 25-131	(120 LB/ACRE)	40 LBS.
HYDRAULIC MATRIX MUL.	(2000 LB/ACRE)	640 LBS.

NOTE:

1. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
2. RESTORE ALL DISTURBED AREAS WITH 2" TOPSOIL, MNDOT SEED MIX 25-131, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.
3. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES AND SHRUBS WHICH ARE NOT CALLED OUT FOR REMOVAL.

LEGEND

- EX. TREE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- TELECOMMUNICATIONS
- GAS
- ELECTRIC
- D&U EASEMENT
- CONSTRUCTION LIMITS
- EDGE PAVEMENT
- HYDROSEEDING AREA

DATE	REVISION

Apr 22, 2020 - 7:53am
G:\Engineering\AutoCad Dwgs\Projects A-M\2019 Drainage Improvements (19-09, 19-10, 19-11, 19-13, 19-17)\Plan Drawings\19-10 Plan Drawings\19-10 Restoration.dwg

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

JOE FERIANCEK
Date 10/8/19 Lic. No. 57095

DESIGNED BY: JJF	
DRAWN BY: JJF	DATE: 10/1/19
CHECKED BY: BRW	FILE No. 19-10

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

RESTORATION

HEDGEHOG STREET DRAINAGE IMPROVEMENTS
CITY PROJECT NO. 19-10
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 5 SHEETS

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

May 21, 2020

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

RE: Proposal for Construction Staking Services, City of Ramsey – Hedgehog Street Drainage Improvements (City Project No. 19-10)

Dear Mr. Westby:

We appreciate the opportunity to assist the City of Ramsey with the construction staking for the Hedgehog Street Drainage Improvements.

Bolton & Menk will complete the following survey related tasks associated with the project:

- Stake construction limits, and
- Stake grading (6 hubs).

We have made the following assumptions in preparing this proposal:

- Approximately 1 to 2 hours of office surveyor time will be required to prepare the files, and
- Approximately 4 to 6 hours of field survey time will be required.

All work will be completed for a Not-to-Exceed amount of $1,080. If there are any questions, please call me at (651) 968-7760.

Sincerely,
BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

Bolton & Menk is an equal opportunity employer.

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

RESOLUTION #19-234

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #19-10, HEDGEHOG STREET DRAINAGE IMPROVEMENTS

WHEREAS, drainage improvements are needed east of the intersection of Hedgehog Street and 156th Lane NW to contain stormwater runoff within the public drainage easement; and

WHEREAS, the City Engineer has completed plans and specifications for the purpose of advertising for bids for the same improvements.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer for the making of such improvements, and authorizes the advertisement of bids for the same improvements as City Improvement Project #19-10.

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

Mayor LeTourneau
Councilmember Kuzma
Councilmember Musgrove
Councilmember Heinrich
Councilmember Menth
Councilmember Riley

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of September, 2019.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 9.**

Meeting Date: 05/26/2020

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #20-105 Accepting Bids and Awarding Contract for 2020 Crack Sealing Improvements, Improvement Project #20-00

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #20-105 accepting bids and awarding a construction contract for 2020 Crack Sealing Improvements, Improvement Project #20-00.

Background:

Crack seal improvements are completed annually on between 13 and 23 miles of public street segments to cost-effectively maximize the life of the bituminous pavement. Crack sealing protects pavement by preventing stormwater runoff from seeping through cracks in the pavement and joints between the pavement and concrete curb and gutter and utility castings, reducing future pavement damage due to wet subgrade soils, especially during freeze-thaw cycles.

The City's current pavement maintenance schedule calls for public streets to be crack sealed the third, seventh, and fourteenth year following construction, reconstruction, and overlay improvements. However, while this is the typical maintenance schedule it is important to note that Staff reviews the condition of all streets annually and adjusts the schedule of maintenance operations based on actual pavement conditions.

A total of 15.74 miles of public street segments are proposed to receive crack seal improvements in 2020. These street segments were selected based on age, pavement maintenance history, and Pavement and Surface Evaluation Rating (PASER) values. Crack seal improvements are typically performed on pavement sections with PASER ratings of 7 or higher. Staff also attempts to select street segments that are in relatively close proximity to each other in an attempt to receive lower bid prices for mobilization and traffic control bid items.

Plans and specifications for the 2020 Crack Sealing Improvements were prepared in-house as part of Staff's normal duties. A copy of the plans are attached to this case.

Also attached is a figure showing which streets are proposed to receive crack seal improvements to the entire pavement surface (red lines) versus streets that are only proposed to receive crack seal improvements along the seam between the pavement and concrete gutter (blue lines). This is an area of special concern since gutters convey large volumes of stormwater runoff and the seam between the pavement and gutter runs parallel to the direction of flow. Therefore, any time this seam opens up it can allow significant volumes of water to infiltrate into and beneath the pavement section.

Work is anticipated to occur between mid-June and mid-August. The work generally takes two to three weeks to complete after the Contractor commits crews to the project. Staff will maintain a project webpage, and will update it as new information is made available. Letters will not be mailed to notify the public of the 2020 crack seal improvements since the work occurs quickly and has little to no impact on the traveling public or abutting properties.

Notification:

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on April 17 and April 24, 2020.

Observations/Alternatives:

Observations:
Similar to all improvement projects over the past two years, bids were solicited, accepted and managed on-line via the City's website using QuestCDN. This proved especially useful during the current pandemic since it did not limit the ability for contractors to submit bids, for the City to receive and accept bids, and allowed on-line participation during the bid opening.

On May 15, 2020, five (5) bids were received and publicly opened. All bids complied with the advertisement for bids. The four lowest bids were generally competitive with the engineer's estimate landing roughly in the middle of these bids. A summary of the five bids received is below and in the attached resolution.

CONTRACTOR	**TOTAL BID**
Allied Blacktop Company	$99,134.42
Northwest Asphalt & Maintenance	$119,457.50
American Pavement Solutions, Inc.	$127,903.25
Asphalt Surface Technologies Corp.	$187,762.76
Fahrner Asphalt Sealers, LLC	$354,987.04
Engineer's Estimate	*$157,505.60*

Allied Blacktop Company of Maple Grove, Minnesota, submitted the lowest responsible total bid of $99,134.42 in accordance with the approved plans and specifications and advertisement for bids, which is $58,371.18 (37.06%) less than the engineer's estimate of $157,505.60.

Since 2015, the City of Ramsey has annually budgeted $500,000 for crack seal and sealcoat improvements. Resolution #20-038, which is attached for reference, indefinitely suspended annual sealcoat improvements and reallocated $150,000 of the budgeted $500,000 to complete 2020 crack seal improvements. Based on available information, Staff anticipated that bid prices for the 2020 crack seal improvements would be similar to the 2019 crack seal bid prices. In an attempt to ensure the entire allocation of $150,000 could be spent if bids came in lower than estimated, excess street segments were added to the project with the thought being that some could be omitted, if needed.

Staff will discuss optional uses for the unspent funds with the Public Works Committee in June. Some options include allocating the unspent funds through the 2021 budget process, working with the awarded contractor to increase the scope of the 2020 Crack Sealing Improvements project, bidding a second 2020 crack seal project, or allocating the funds to additional pavement patching. These options, and potentially others, will be discussed in detail on June 16, at which time the Committee will be asked to provide a recommendation to the City Council.

Alternatives:
Alternative #1 - Motion to adopt Resolution #20-105 accepting bids and awarding a construction contract for 2020 Crack Sealing Improvements, Improvement Project #20-00.

Funding Source:

This work will be funded entirely from the $500,000 that was budgeted for annual crack seal and sealcoat improvement per Resolution #20-038.

Recommendation:

Staff recommends Alternative #1.

Action:

Adopt Resolution #20-105 accepting bids and awarding a construction contract for 2020 Crack Sealing Improvements, Improvement Project #20-00.

Attachments

Resolution 20-105
Resolution 20-038
Resolution 20-073
IP2000 Plans
Crack Seal Figure

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:13 PM
Form Started By: Bruce Westby		Started On: 05/19/2020 06:41 AM
Final Approval Date: 05/21/2020		

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

RESOLUTION #20-105

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2020 CRACK SEALING IMPROVEMENTS, IMPROVEMENT PROJECT #20-00

WHEREAS, the City of Ramsey adopted a budget for 2020 including $500,000 to crack seal and sealcoat the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, pursuant to adoption of Resolution #20-038 on February 18, 2020, annual sealcoat improvements were indefinitely suspended and $150,000 was allocated from the 2020 crack seal and sealcoat budget for the express purpose of completing crack sealing improvements in 2020; and

WHEREAS, pursuant to adoption of Resolution #20-073 on April 14, 2020, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisements for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on April 17 and April 24, 2020; and

WHEREAS, five (5) bids were received, opened, and tabulated on May 15, 2020, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

CONTRACTOR	TOTAL BID
Allied Blacktop Company	$99,134.42
Northwest Asphalt & Maintenance	$119,457.50
American Pavement Solutions, Inc.	$127,903.25
Asphalt Surface Technologies Corp.	$187,762.76
Fahrner Asphalt Sealers, LLC	$354,987.04
Engineer's Estimate	*$157,505.60*

WHEREAS, the bid of Allied Blacktop Company of Maple Grove, Minnesota, in the amount of $99,134.42 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids at such time that a contract has been executed.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #20-038

RESOLUTION INDEFINITELY SUSPENDING ANNUAL SEALCOAT PROGRAM AND REALLOCATING BUDGETED 2020 SEALCOAT FUNDS

WHEREAS, the City of Ramsey budgeted $500,000 to perform crackseal and seal coat improvements on public streets in 2020; and

WHEREAS, numerous street segments sealcoated between 2015 and 2018 are exhibiting accelerated loss of pavement in the wear course which is believed to be caused by a phenomenon known as "stripping under sealcoats"; and

WHEREAS, City Staff have been exploring possible causes for this damage over the last year, including reviewing available pavement data, Local Road Research Board studies on stripping under sealcoats, and meeting with other cities experiencing the same stripping issues; and

WHEREAS, City Staff recommends indefinitely suspending the City of Ramsey's sealcoat program to allow more time to explore the causes of this issue, and to determine the most cost-effective means to repair damages caused by stripping under sealcoats; and

WHEREAS, City Staff recommends reallocating the $500,000 budgeted for crackseal and seal coat improvements in 2020 as follows;

- $150,000 for 2020 crackseal improvements
- $250,000 for 2020 mill and overlay improvements in Business Park 95
- $ 75,000 for collecting ground penetrating radar data on streets identified as needing repairs per the CIP but that do not have as-built record plans
- $ 25,000 for additional spray patching in 2020

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

1) The City Council hereby orders an indefiinite suspension of the City of Ramsey's annual sealcoat program.
2) The City Administrator is hereby authorized and directed to reallocate the $500,000 budgeted for 2020 crackseal and seal coat improvements as outlined herein.

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

Mayor LeTourneau
Councilmember Riley
Councilmember Musgrove
Councilmember Heinrich
Councilmember Kuzma
Councilmember Menth
Councilmember Specht

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 February, 2020.

Mayor

ATTEST:

City Clerk

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

RESOLUTION #20-073

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR 2020 CRACK SEALING IMPROVEMENTS, IMPROVEMENT PROJECT #20-00

WHEREAS, the City of Ramsey adopted a budget for 2020 including $500,000 to crack seal and sealcoat the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, pursuant to adoption of Resolution #20-038 on February 18, 2020, annual sealcoat improvements were indefinitely suspended and $150,000 was allocated from the 2020 crack seal and sealcoat budget for the express purpose of completing crack sealing improvements in 2020; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising bids for 2020 crack sealing improvements.

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

1) The City Council hereby approves final plans and specifications as prepared by the City Engineer with reference to the 2020 Crack Sealing Improvements, Improvement Project #20-00, and authorizes the advertisement of bids for the same improvements.

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 LeTourneau
Councilmember Musgrove
Councilmember Kuzma
Councilmember Heinrich
Councilmember Menth
Councilmember Riley
Councilmember Specht

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

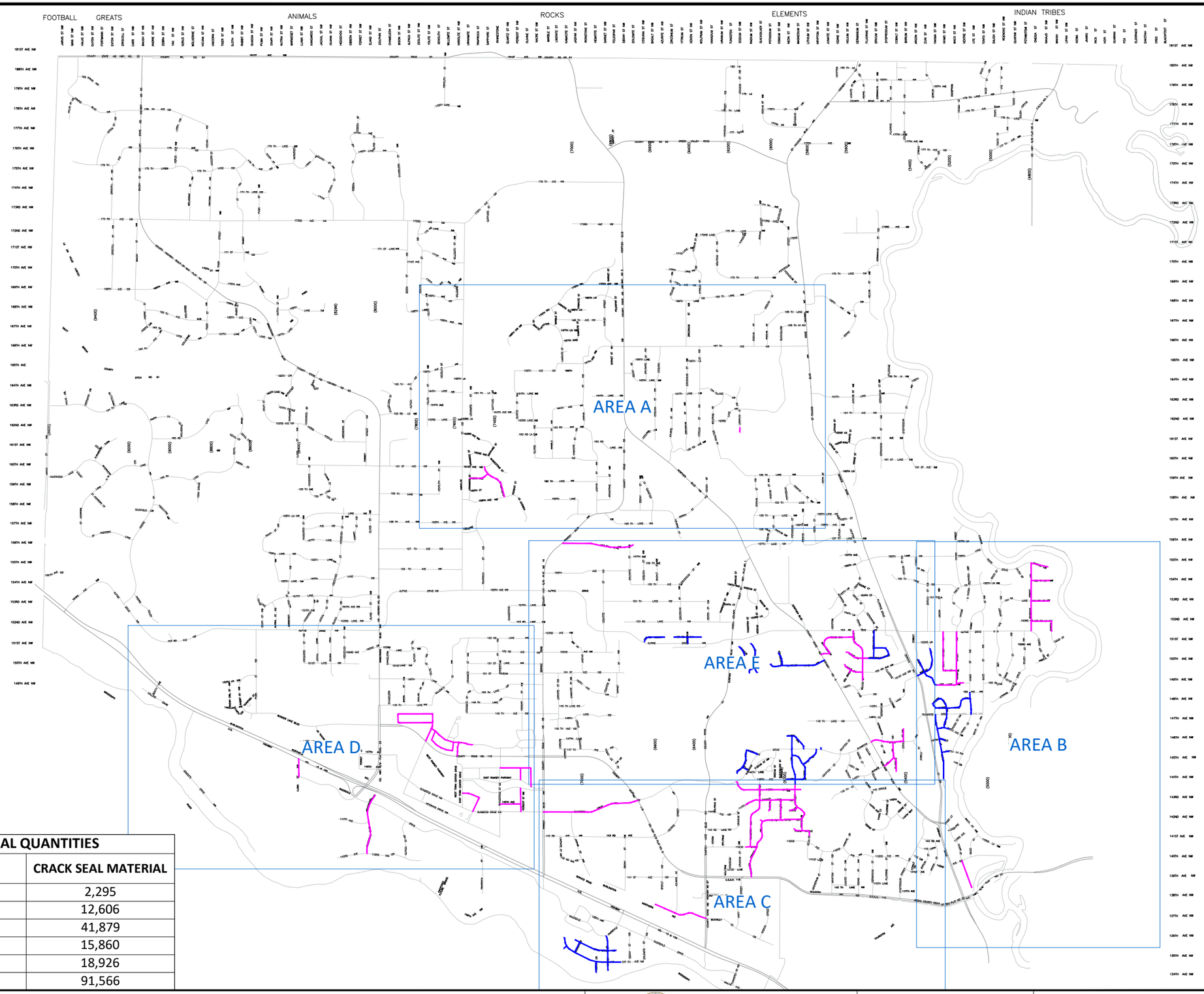
None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2020.

Mayor

ATTEST:

City Clerk



2020 CRACK SEAL QUANTITIES		
AREA	MILES	CRACK SEAL MATERIAL
A	0.38	2,295
B	3.47	12,606
C	4.69	41,879
D	2.62	15,860
E	4.58	18,926
TOTAL	15.74	91,566

CRACK SEAL

FRONT CURB CRACK SEAL ONLY

NOTE: CRACK SEAL - INCLUDES FRONT OF CONCRETE CURB
FRONT OF CURB IS CONSIDERED EDGE BETWEEN CONCRETE CURB AND GUTTER WITH EDGE OF BITUMINOUS PAVEMENT.

City of RAMSEY

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

OVERAL MAP

2020 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 20-00
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 6 SHEETS

0 400 800 1200
SCALE (FEET)

AREA A CRACK SEAL QUANTITIES

SUBDIVISION	PROGRAM	MILES	CRACK SEAL MATERIAL
VOLTINS OAK HILL ESTATES	CS	0.03	414
WOODLANDS 3RD	CS	0.35	639
TOTALS		0.38	2,295

CRACK SEAL

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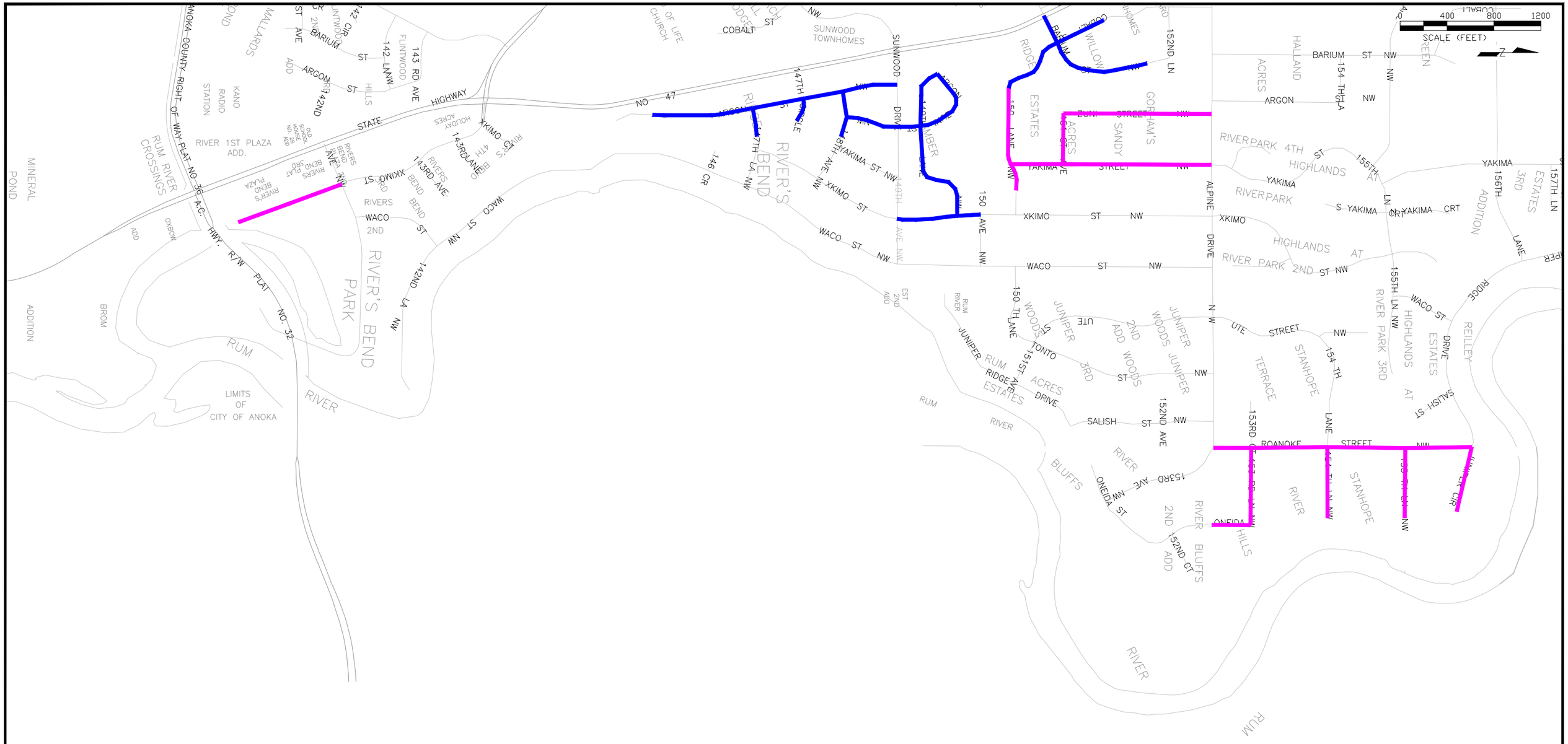
AREA A

2020 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 20-00
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 6 SHEETS



AREA B CRACK SEAL QUANTITIES			
SUBDIVISION	**PROGRAM**	**MILES**	**CRACK SEAL MATERIAL**
GORHAM'S SANDY ACRES ESTATES	CS	0.81	3,687
MSA - ROANOKE STREET	CS	0.42	1,390
RIVERS BEND PLAZA	CS	0.18	1,423
STANHOPE RIVER HILLS	CS	0.52	2,033
AMBER RIDGE	FCCS	1.13	2,981
WILLOW RIDGE	FCCS	0.41	1,093
TOTALS		3.47	12,606

CRACK SEAL

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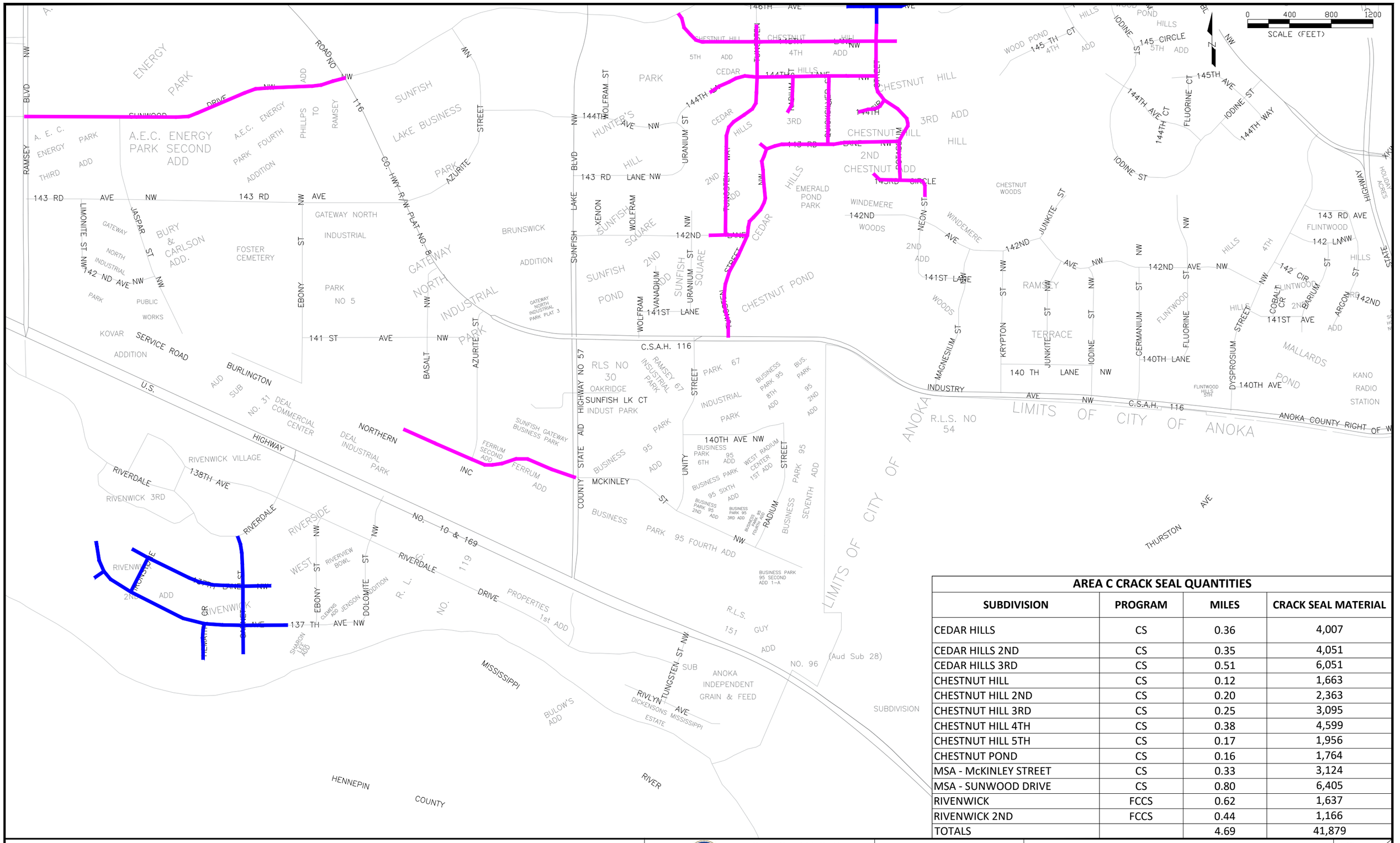
AREA B

2020 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 20-00
CITY OF RAMSEY, MINNESOTA



AREA C CRACK SEAL QUANTITIES			
SUBDIVISION	PROGRAM	MILES	CRACK SEAL MATERIAL
CEDAR HILLS	CS	0.36	4,007
CEDAR HILLS 2ND	CS	0.35	4,051
CEDAR HILLS 3RD	CS	0.51	6,051
CHESTNUT HILL	CS	0.12	1,663
CHESTNUT HILL 2ND	CS	0.20	2,363
CHESTNUT HILL 3RD	CS	0.25	3,095
CHESTNUT HILL 4TH	CS	0.38	4,599
CHESTNUT HILL 5TH	CS	0.17	1,956
CHESTNUT POND	CS	0.16	1,764
MSA - McKINLEY STREET	CS	0.33	3,124
MSA - SUNWOOD DRIVE	CS	0.80	6,405
RIVENWICK	FCCS	0.62	1,637
RIVENWICK 2ND	FCCS	0.44	1,166
TOTALS		4.69	41,879

CRACK SEAL

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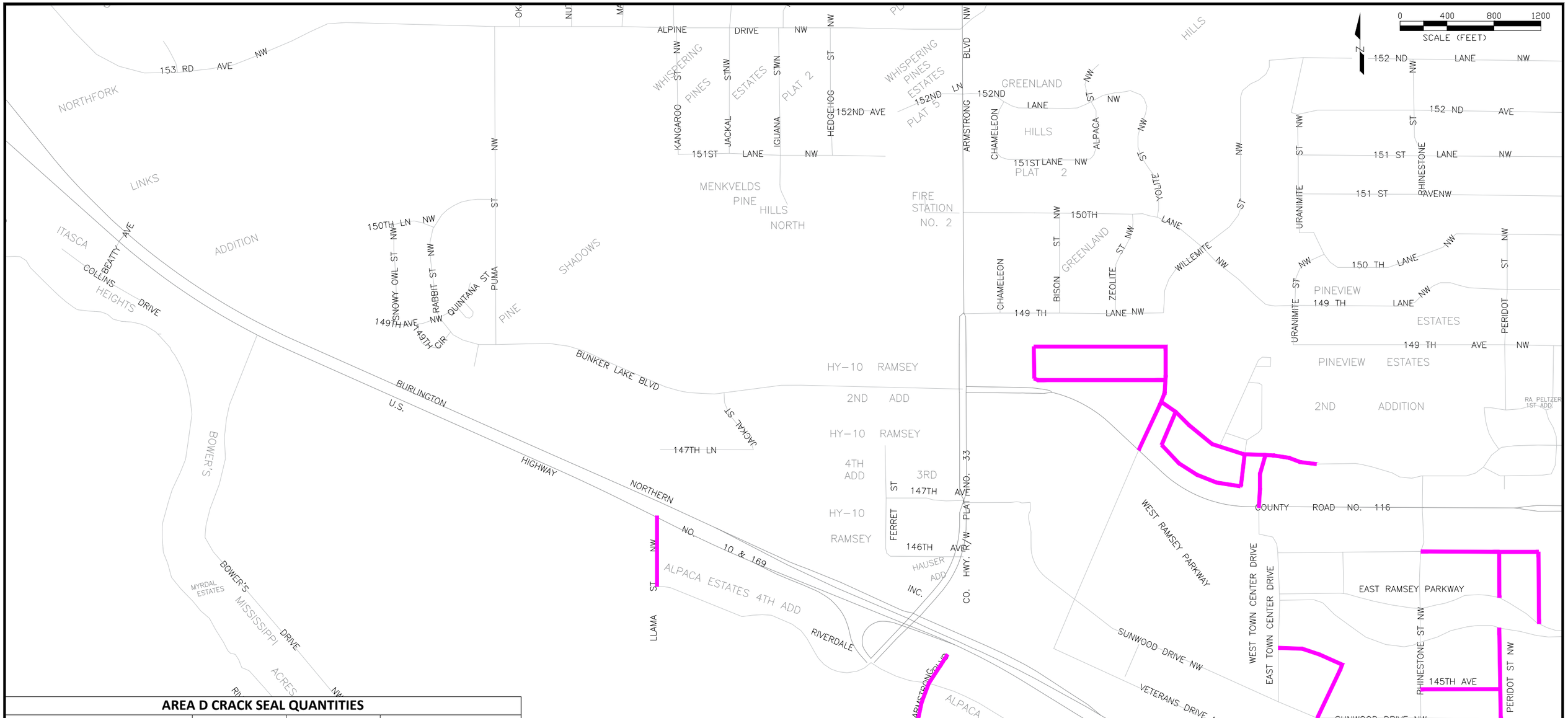
AREA C

2020 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 20-00
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 6 SHEETS



AREA D CRACK SEAL QUANTITIES

SUBDIVISION	PROGRAM	MILES	CRACK SEAL MATERIAL
MSA - ARMSTRONG BOULEVARD	CS	0.38	1,751
MSA - LLAMA STREET	CS	0.11	863
RAMSEY TOWN CENTER	CS	0.26	1,616
RAMSEY TOWN CENTER 2ND	CS	0.25	1,580
RAMSEY TOWN CENTER 4TH	CS	0.13	859
RAMSEY TOWN CENTER 6TH	CS	0.13	1,098
RAMSEY TOWN CENTER 8TH	CS	0.64	3,864
RAMSEY TOWN CENTER 10TH	CS	0.55	3,176
RAMSEY TOWN CENTER 11TH	CS	0.09	542
SEASONS OF RAMSEY	CS	0.08	511
TOTALS		2.62	15,860

CRACK SEAL

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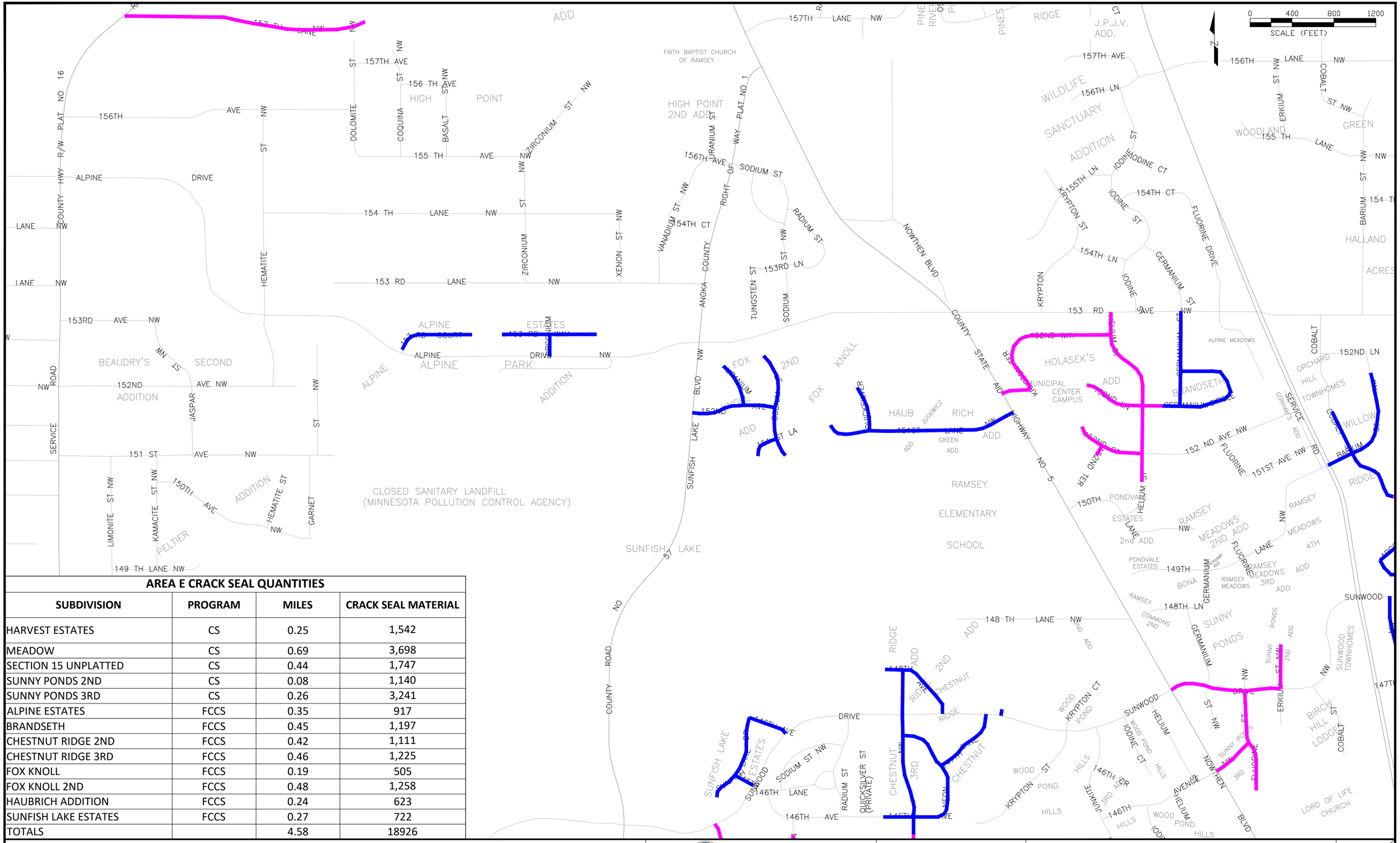
AREA D

2020 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 20-00
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 6 SHEETS



AREA E CRACK SEAL QUANTITIES

SUBDIVISION	PROGRAM	MILES	CRACK SEAL MATERIAL
HARVEST ESTATES	CS	0.25	1,542
MEADOW	CS	0.69	3,698
SECTION 15 UNPLATTED	CS	0.44	1,747
SUNNY PONDS 2ND	CS	0.08	1,140
SUNNY PONDS 3RD	CS	0.26	3,241
ALPINE ESTATES	FCCS	0.35	917
BRANDSETH	FCCS	0.45	1,197
CHESTNUT RIDGE 2ND	FCCS	0.42	1,111
CHESTNUT RIDGE 3RD	FCCS	0.46	1,225
FOX KNOLL	FCCS	0.19	505
FOX KNOLL 2ND	FCCS	0.48	1,258
HAUBRICH ADDITION	FCCS	0.24	623
SUNFISH LAKE ESTATES	FCCS	0.27	722
TOTALS		4.58	18926

CRACK SEAL

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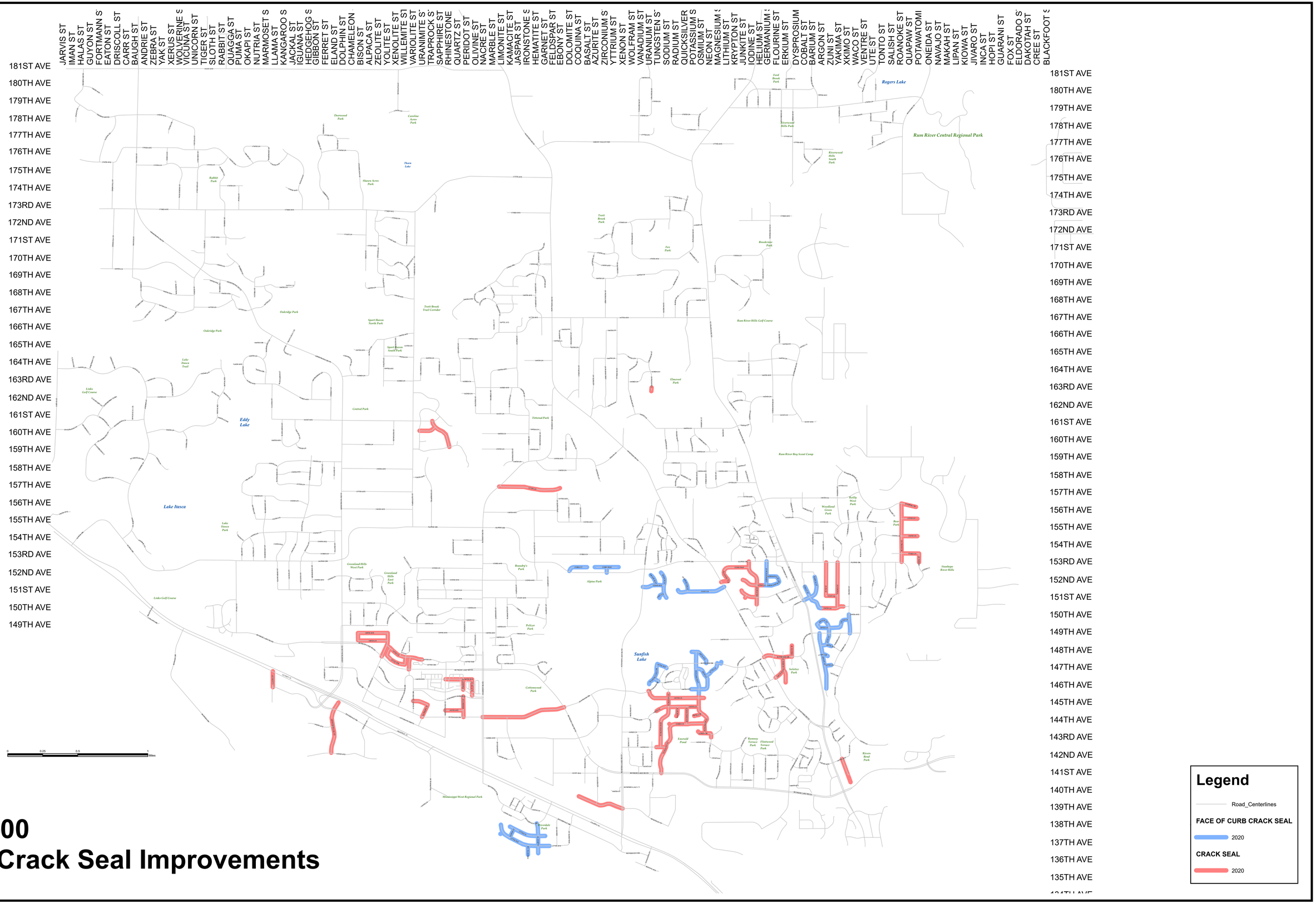
AREA E

2020 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 20-00
CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 6 SHEETS



IP 20-00
2020 Crack Seal Improvements

Legend

Road_Centerlines

FACE OF CURB CRACK SEAL

2020

CRACK SEAL

2020

CC Regular Session **5. 10.**

Meeting Date: 05/26/2020

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #20-107 Authorizing Alternate Bid B for Variolite Street Reconstruction, Improvement Project #20-01

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #20-107 authorizing Alternate Bid B to replace all ductile iron pipe (DIP) watermain with high-density polyethylene (HDPE) watermain for Variolite Street Reconstruction, Improvement Project #20-01.

Background:

Pursuant to Resolution #20-089 adopted May 12, 2020, the City Council approved plans and specifications and authorized the advertisement of bids for Improvement Project #20-01, which proposes to reconstruct Variolite Street between Alpine Drive and 173rd Avenue.

Included with this project is the extension of 12-inch trunk watermain from 166th Avenue to 173rd Avenue in support of the 2040 City of Ramsey Comprehensive Plan. The plans currently out for bids include 3,341 lineal feet of 12" DIP class 52 watermain, which is installed by digging a trench 8-plus feet deep and roughly 20 feet wide at the surface. For reasons noted later in this case, Staff would like to receive an alternate bid to replace the 12" DIP watermain with 3,341 lineal feet of 12" HDPE watermain. If Council approves this alternate bid request an addendum to the plans will be issued calling for Alternate Bid B (the signalized RRFB pedestrian crossing signs are Alternate Bid A).

The watermain design in the plans out for bids already includes 1,204 linear feet of 12" directionally drilled high-density polyethylene (HDPE) watermain for use in crossing under the Trott Brook culvert. This design is necessary to prevent wetland impacts that would result from jacking a steel carrier pipe under the culvert as needed to convey the 12" DIP watermain. Jacking a carrier pipe requires large pits to be dug on each end of the carrier pipe, which would impact the adjacent wetlands due to their close proximity to the street. Directional drilling the HDPE pipe will allow watermain to be bored under the road and culvert at a prescribed line and grade, meaning the pipe is gradually bent as it is bored allowing for long runs and preventing the need to dig pits near the wetlands.

As currently designed, the HDPE watermain connects to DIP watermain about 500 feet on either side of Trott Brook. If HDPE watermain is installed in place of DIP watermain, open trenching would not be required and the watermain could be installed faster, resulting in fewer impacts to the traveling public and abutting property owners.

Staff has estimated the construction cost savings associated with Alternate Bid B at just under $30,000 due to a reduction in disturbed area requiring less restoration, less dewatering, and less hauling, stockpiling and loading of reclaimed pavement materials. This amount does not factor in other benefits such as a shorter construction schedule, and safer working conditions.

Notification:

Upon Council approval, plans will be revised and an addendum will be issued including Alternate Bid B.

Observations/Alternatives:

Observations:
The City has very minimal experience with HDPE pipe but based on feedback from other cities and industry experts, the anticipated life of HDPE pipe can generally be expected to be about the same as DIP, and field connections can be made as easy or easier than with DIP pipe. The main difference is that a tracer wire must be run with HDPE pipe.

Alternatives:
Alternative #1 – Adopt Resolution #20-107 authorizing Alternate Bid B to replace all ductile iron pipe (DIP) watermain with high-density polyethylene (HDPE) watermain for Variolite Street Reconstruction, Improvement Project #20-01.

Funding Source:
All costs associated with Alternate Bid B will be paid from the Water Fund, though it is anticipated that this will save nearly $30,000 in construction costs. Approving this request will allow Council to have firm numbers to base their final decision on regarding whether to use DIP or HDPE watermain at the time bids are presented.

Recommendation:
Staff recommends Alternative #1.

Action:
Adopt Resolution #20-107 authorizing Alternate Bid B to replace all ductile iron pipe (DIP) watermain with high-density polyethylene (HDPE) watermain for Variolite Street Reconstruction, Improvement Project #20-01.

Attachments

Resolution 20-107

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:52 PM
Form Started By: Bruce Westby		Started On: 05/20/2020 02:33 PM
Final Approval Date: 05/21/2020		

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

RESOLUTION #20-107

RESOLUTION AUTHORIZING ALTERNATE BID B FOR VARIOLITE STREET RECONSTRUCTION, IMPROVEMENT PROJECT #20-01

WHEREAS, the City of Ramsey proposes to reconstruct Variolite Street between Alpine Drive and 173rd Avenue in 2020; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-071 adopted April 14, 2020, the City Council accepted the Feasibility Report and ordered the City Engineer to prepare plans and specifications for Improvement Project #20-01, Variolite Street Reconstruction; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-089 adopted May 12, 2020, the City Council approved plans and specifications and authorized the advertisement of bids for the same improvements; and

WHEREAS, the City Engineer requests City Council authorization to issue an addendum including Alternate Bid B as part of the plans and specifications for the same improvements due to the numerous benefits this alternate is anticipated to provide.

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

1) The Ramsey City Council hereby authorizes the City Engineer to issue an addendum including Alternate Bid B to the plans and specifications for Variolite Street Reconstruction, Improvement Project #20-01.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon a roll call 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 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 11.**

Meeting Date: 05/26/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #20-110 Confirming Extent of Lawful Nonconforming Rights at 14700 Armstrong Blvd. NW

Purpose/Background:

The City Code has existed since 1978 and has included provisions for nuisances and off-street parking violations. The City Code at times has allowed for gravel parking surfaces in specific areas, but in reviewing aerial photos for this property, it does not appear that the backyard and side yard areas have ever had gravel. It appears that the property has parked junk vehicles on the grass and dirt throughout the years. Staff reviewed historic aerial photos 1965 - 1985 and there was no business onsite during those times.

Because this property is a gateway to the community and downtown Ramsey area, it is a more visible code enforcement case. The property has been cordial and has been working with staff to get into compliance. The property owner requested that the City review the status of lawful, nonconforming rights onsite, and stated that they believe they were allowed to park on gravel onsite.

It does not appear that any of these rights exist onsite, but if the landowner can provide alternative information proving said rights, City Staff will bring back to City Council for consideration.

Notification:

No notification required.

Observations/Alternatives:

By adopting this resolution, the Council will provide necessary direction so that Staff can take next steps in the enforcement process. If the City Council desires a more in depth discussion on this topic, Staff would recommend that the City Council postpone action and Staff will provide a more detailed report.

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommends adoption of Resolution #20-110 stating that there are no existing lawful, nonconforming rights allowing parking on the grass, gravel parking pads, or other nonconforming rights onsite.

Action:

Motion to Adopt Resolution #20-110.

Attachments

Site Location Map

Historical Photos

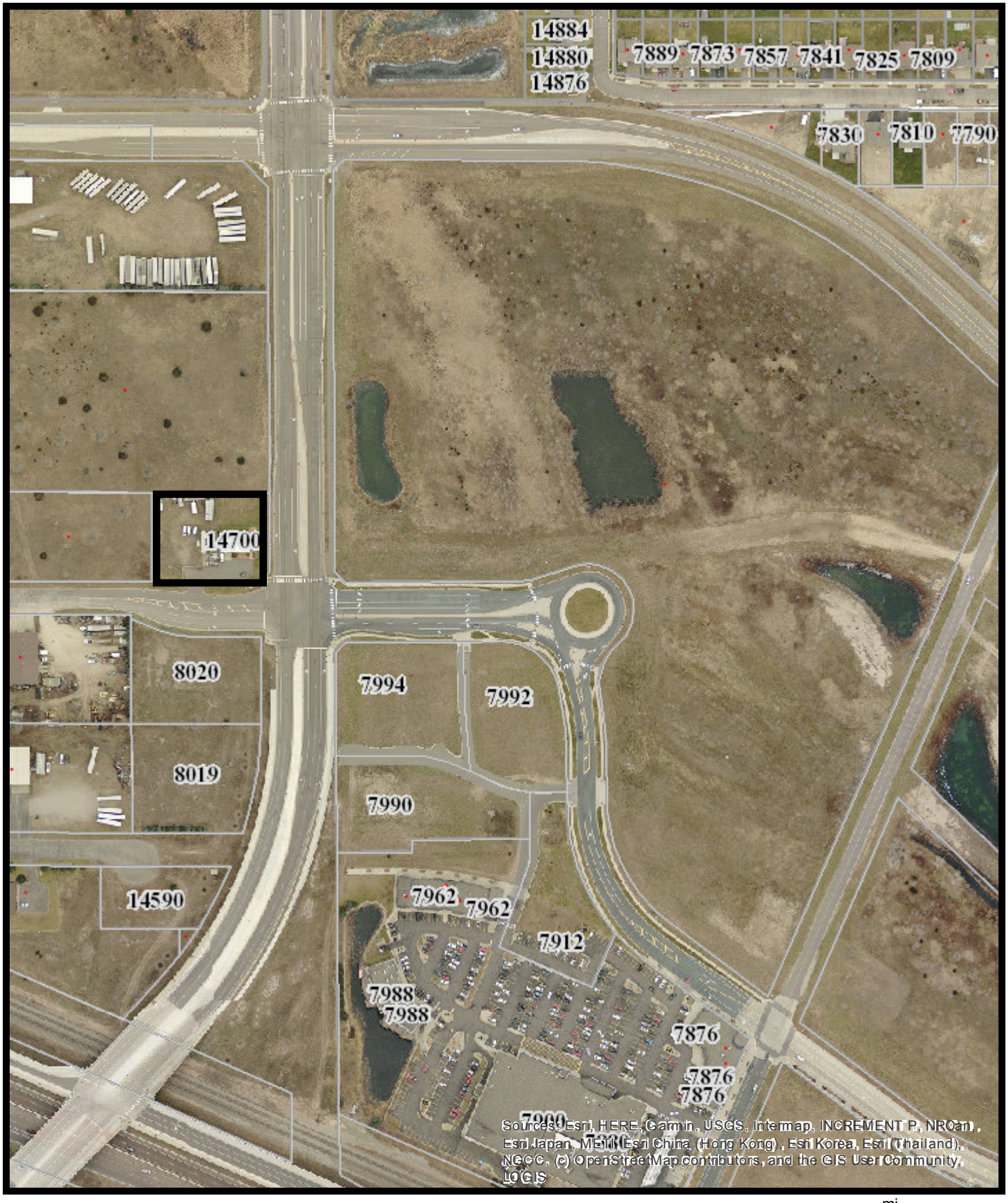
Resolution #20-110

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/21/2020 12:59 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:05 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/18/2020 02:45 PM
Final Approval Date: 05/21/2020		

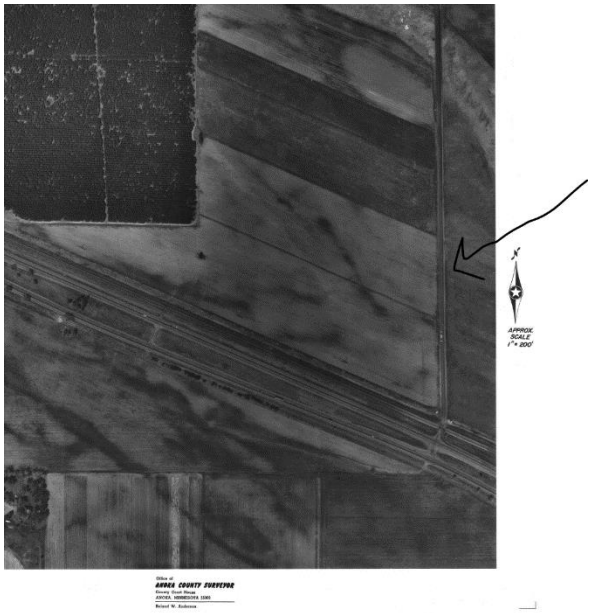
14700 Armstrong Blvd

Subject Property

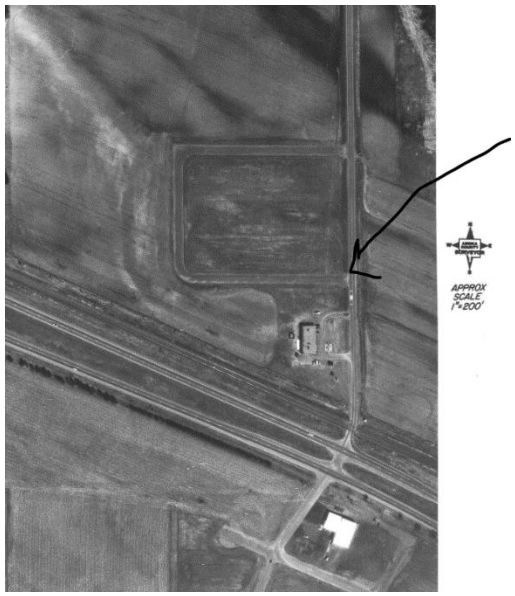


Print Date: May 19, 2020

1977 Aerial (Vacant)



1985 Aerial (Vacant)

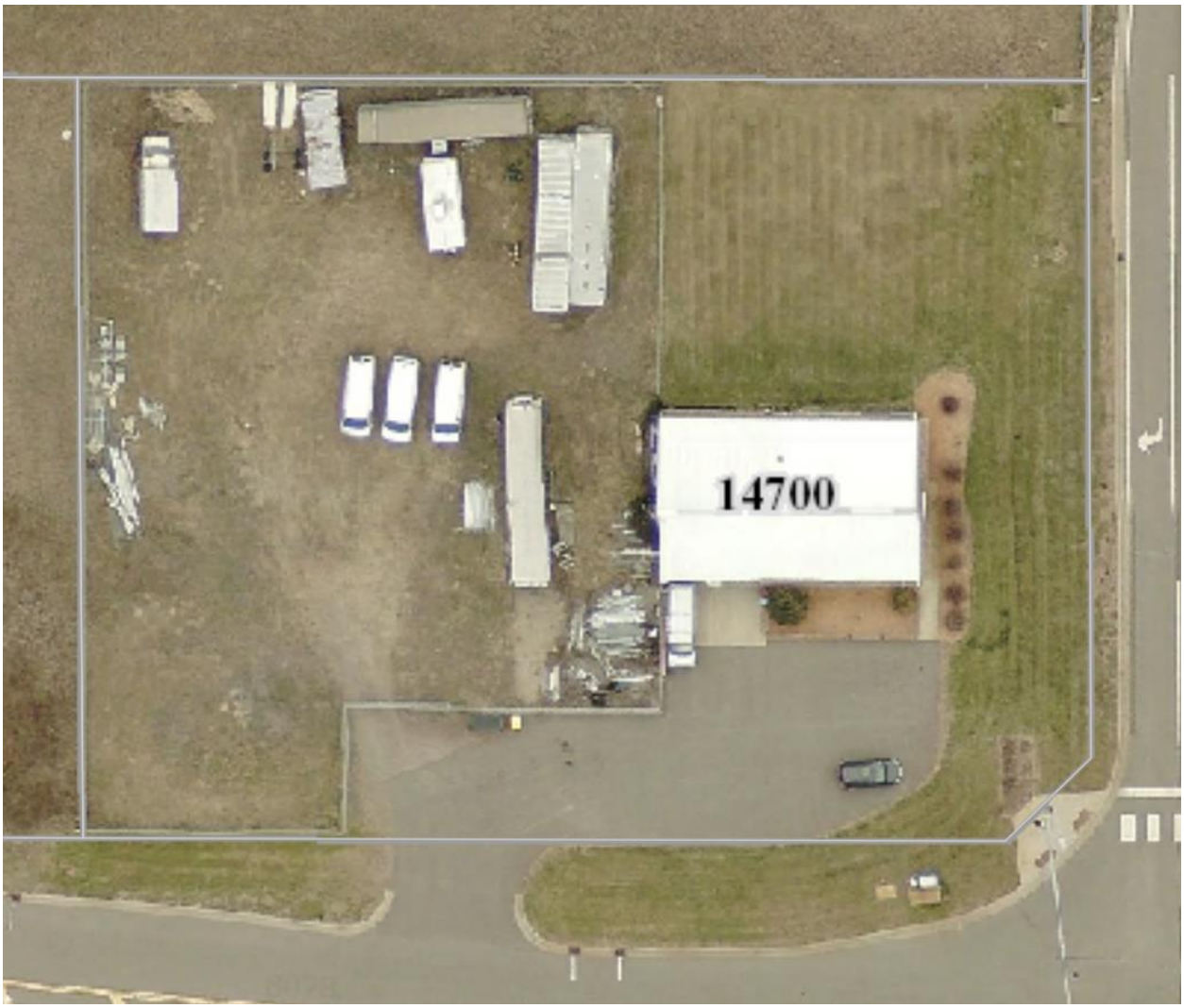


2005 Aerial

2008 Aerial

2011 Aerial

2018 Aerial



2020 Aerial

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

RESOLUTION #20-110

RESOLUTION STATING THE EXTENT OF LAWFUL, NONCONFORMING RIGHTS AT 14700 ARMSTRONG BLVD NW

WHEREAS, the City of Ramsey currently has an open code enforcement case on the property legally described as:

Lot 3 Block 1 Highway 10 3rd Addition Anoka County, Minnesota; and

WHEREAS, the Applicant has requested that the City of Ramsey consider the extent of any lawful, nonconforming rights related to off-street parking or graveled parking on the Subject Property; and

WHEREAS, the City of Ramsey reviewed historical aerial photos, historical City Codes, and existing site layout; and

WHEREAS, the City of Ramsey City Council reviewed the request on May 26, 2020.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1) The City Council of the City of Ramsey states that there are no lawful, nonconforming rights related to off-street parking or graveled parking lots/pads on the Subject Property.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of May, 2020.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 12.**

Meeting Date: 05/26/2020

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #20-111 Approving Architectural Design of Horse Shelter Proposed at 14401 Armstrong Blvd NW; Case of Kristen Joly

Purpose/Background:

The purpose of this case is to confirm administrative flexibility for certain accessory structures. City Code does not explicity allow this type of structure outright, but Staff believes that when looking at the intent of the Ordinance there is some flexibility with concurrence by City Council. To ensure equitable and fair administrative enforcement, Staff is seeking Council concurrence for a permit that Staff desires to approve.

The City received a Building Permit application from Kristen Joly (the "Applicant") for a proposed horse shelter (the "Shelter") on the property located at 14401 Armstrong Blvd NW (the "Subject Property"). Based on the size of the Subject Property, which is approximately 2.77 acres, the Applicant can maintain up to two (2) horses on site.

Observations/Alternatives:

The original proposal was for a twenty-four (24) foot by eighteen (18) foot shelter. However, Staff contacted the Applicant to inform her that certain architectural features were required, including soffit, fascia, and eave overhangs. The Applicant worked with her contractor and found the proposed Shelter, which is slightly smaller at eighteen feet by eighteen feet (18' x 18'), but that included soffit, fascia and an eave overhang on the front elevation (open end).

Section 117-349 (Accessory Uses and Buildings) of City Code primarily focuses on accessory buildings used for storage (e.g. sheds, garages, pole buildings, etc.). These types of detached accessory buildings have standard setbacks of either six (6) feet or ten (10) feet from a side lot line (depending on whether they are in the MUSA or Rural Developing district) and five (5) feet from a rear lot line. However, barns and/or stables intended to house animals such as horses, are required to be at least seventy-five (75) feet from any lot line creating greater separation compared to the more traditional accessory buildings.

While City Code doesn't necessarily provide any separate design standards for barns or stables, it seems a bit more flexibility may be warranted based on their intended use (and greater setbacks). The proposed Shelter would have soffit, fascia, and an eave overhang on one elevation, would be the same colors as the home on the Subject Property, and would meet or exceed the required setback of seventy-five (75) feet from all property boundaries. One other unique circumstance is that the northern boundary of the Subject Property abuts a commercial property in the B-2 Business District (as compared to another residential property).

Alternatives

Alternative 1: Motion to approve the architectural design of the proposed Shelter for 14401 Armstrong Blvd NW. The intended use of the Shelter is for horses, not storage, and as such, must comply with much greater setback requirements than a traditional detached accessory building. The Shelter does include soffit, fascia, and an eave overhang, just not on all four sides.

Alternative 2: Do not approve the architectural design of the property Shelter for 14401 Armstrong Blvd NW. This action would require the Applicant to redesign the Shelter to include soffit, fascia, and eave overhangs on all four

sides.

Funding Source:
This is being handled as part of Staff's regular duties.

Recommendation:
Staff recommends approving the architectural design of the proposed Shelter.

Action:
Motion to adopt Resolution #20-111 approving the architectural design of the proposed horse Shelter at 14401 Armstrong Blvd NW.

Attachments

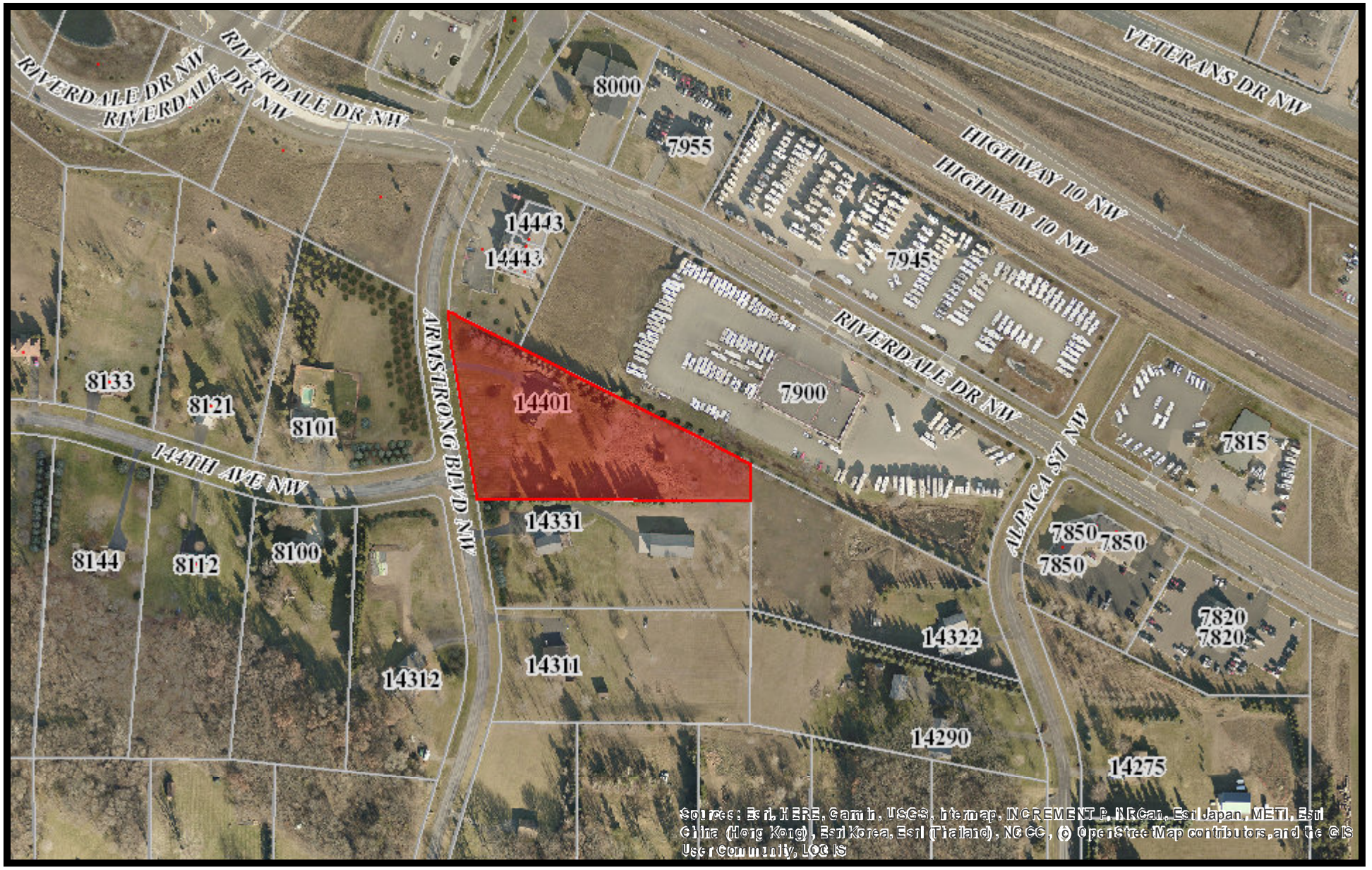
Site Location Map
Example Horse Shelter with Architectural Features on Front Elevation
Resolution #20-111

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/21/2020 01:25 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:55 PM
Form Started By: Chris Anderson		Started On: 05/20/2020 06:02 PM
Final Approval Date: 05/21/2020		

Site Location Map

14401 Armstrong Blvd NW



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

RESOLUTION #20-111

A RESOLUTION APPROVING THE DESIGN OF A PROPOSED STABLE/HORSE SHELTER AT14401 ARMSTRONG BOULEVARD NW

WHEREAS, Kristen F. Joly, hereinafter referred to as the "**Property Owner**", has applied for a Building Permit (the "**Permit**") to construct a new horse shelter (the "**Shelter**") with certain required architectural features only on the front elevation rather than all four (4) sides on the property generally known as 14401 Armstrong Blvd NW and legally described as follows:

Lot 1, Block 2 Alpaca Estates 3rd Addition, Anoka County, Minnesota

(the "**Subject Property**"); and

WHEREAS, City Code Section 117-349 (Accessory Uses and Buildings) requires all detached accessory buildings to be designed with soffit, fascia, and eave overhangs; and

WHEREAS, that the proposed **Shelter** does include soffit, fascia and eave overhang on the front elevation but not on the other three elevations; and

WHEREAS, City Code Section 10-3 (Barns and Stables) states that any barn or stable housing horses, sheep, cows, goats, or other animals shall be located at least seventy-five (75) feet from neighboring lot lines.

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

That the Ramsey City Council hereby grants approval of the **Shelter** as designed with architectural features only on the front elevation on the **Subject Property**.

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 26th day of May, 2020.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 13.**

Meeting Date: 05/26/2020

By: Colleen Lasher, Administrative Services

Information

Title:

Adopt Resolution #20-112 Hiring an Engineering Intern

Purpose/Background:

The purpose of this case is to request authorization to hire one Engineering Intern. Annually the City employs interns to work in Administrative Services, Community Development, and Engineering.

Engineering lnterns provide assistance to Engineering staff for summer construction projects and other duties. Interns will facilitate and/or coordinate multiple ongoing engineering functions and projects within the Engineering Department including outside tasks such as construction observation of streets and underground utilities as well as survey and top soil inspections. Inside tasks include recordkeeping, scanning and potentially working with *AutoCad* and GIS.

Engineering Interns are temporary internship working 40 hours per week, Monday - Friday / 7:00 a.m. to 3:30 p.m., beginning in late April to early June and running through approximately mid-September, depending on availability and workload.

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. The Engineering Department requires two engineering interns per season. The first engineering intern was hired at the last meeting. At this time, staff selected the last Engineering Intern. The candidate has passed the pre-employment screenings and staff recommends hiring the candidate listed below.

Notification:

Intern pay: The intern pay scale ranges from $12.00 per hour to $14.00 per hour, depending on qualifications.

Funding Source:

The funding required to fill this position is included within the approved 2020 budget.

Recommendation:

Staff recommends hiring Sarah Betker, effective on or near June 1, 2020 at $13.50 per hour.

Action:

Motion to adopt resolution #20-112 to hire the following employee on or near the dates listed below:
Engineering Intern: Sarah Betker, effective on or near June, 1, 2020 at $13.50 per hour.

Attachments

Job_Desc.

Resolution_20-112

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:53 PM
Form Started By: Colleen Lasher		Started On: 05/20/2020 04:48 PM
Final Approval Date: 05/21/2020		

Engineering Intern

Class Code: 12004

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Jan 25, 2018
Revision Date: Feb 25, 2020

SALARY RANGE

$12.00 - $14.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

The City of Ramsey is seeking two (2) Engineering Interns to provide assistance to our Engineering staff for summer construction projects. These positions will facilitate and/or coordinate multiple ongoing City functions, projects, and events within the Engineering Division.

This is a temporary internship working 40 hours per week, Monday - Friday / 7:00 a.m. to 3:30 p.m., beginning in late April to early May and running through approximately mid-September, depending on availability, workload and rules of Minnesota Public Employment Labor Relations Act (PELRA). Work hours may vary depending on assigned projects if the candidate is still attending school.

MINIMUM QUALIFICATIONS:

- Must be at least 18 years of age
- Must have a valid unrestricted Driver's License with a good driving record
- Must be a current student pursuing a Civil Engineering, Engineering Technology or related field degree; or recent graduate looking to gain experience
- Must have intermediate Microsoft Office knowledge nd skills
- Must have excellent written and verbal communication skills
- Must be able to work independently with minimal supervision

Desired Qualifications include:

- Experience with AutoCAD or GIS software

- Previous experience working at a municipality or county office
- Previous experience in construction observation
- Previous experience with survey work; including field topography and construction staking
- Attention to detail; ability to accurately collect data, maintain records, and report information

ESSENTIAL JOB FUNCTIONS:

- Construction observation of streets, storm sewer and underground utilities
- Survey work; including field topography and construction staking
- GPS documentation of miscellaneous infrastructure
- Topsoil inspections
- Record keeping and mapping
- Preparation of various written documents and reports; including engineering calculations, resident correspondence, and contractor correspondence related to project administration
- Plan review for both public and private infrastructure improvements
- Miscellaneous engineering duties as assigned
- Assist in a variety of entry-level civil engineering work related to survey, design, construction & maintenance of the City's infrastructure

KNOWLEDGE, SKILLS AND ABILITIES:

- Ability to establish effective working relationships with City staff, elected officials and the general public
- Knowledge of English - spelling, grammar, punctuation and vocabulary
- Ability to use computers including Microsoft Word and Excel
- Ability to communicate effectively both orally and in writing
- Ability to maintain clear, accurate records of activities
- Ability to work with minimal supervision

JOB ACTIVITY REQUIREMENTS:

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

- Standing
- Walking
- Lifting
- Pushing/Pulling

- Carrying
- Kneeling
- Crouching
- Bending at waist
- Reaching
- Handling Objects
- Use of Arm Muscles over Extended Periods
- Use of Leg Muscles over Extended Periods

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

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating motor vehicles
- Working with chemicals
- Working near fumes and vapors
- Driving a City vehicle or personal vehicle

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #20-112

RESOLUTION TO HIRE AN ENGINEERING INTERN

WHEREAS, annually the City employs temporary Engineering Interns to perform work in the Engineering Department; and

WHEREAS, staff selected one qualified Engineering Intern candidate; and

WHEREAS, the candidate has passed the pre-employment screenings; and

WHEREAS, staff recommends hiring a 2020 Engineering Intern.

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 #20-112 to hire the following employee on or near the date listed below:

Engineering Intern Sarah Betker, effective on or near June 1, 2020 at $13.50 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 26th day of May, 2020.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **6. 1.**

Meeting Date: 05/26/2020

Submitted For: Tim Gladhill, Community Development

By: Wendy Schlueter, Community Development

Information

Title:

Public Hearing: Approve Off-Sale Liquor License for CLOUD X VAPES.

Purpose/Background:

Purpose: To approve an off-sale liquor license for CLOUD X VAPES.

Background: CLOUD X VAPES has properly applied for an off-sale at 13939 St. Francis Boulevard NW, Suite 200.

Police Chief Katers has completed the background investigation and found everything to be in order.

This establishment is currently licensed to sell tobacco & products related to electronic cigarettes.

Notification:

Notice of the public hearing was published in the Anoka County Union Herald on Friday, May 1, 2020.

Recommendation:

Staff is recommending approval of the off-sale for CLOUD X VAPES.

Action:

Motion to approve an off-sale liquor license for CLOUD X VAPES at 13939 St. Francis Boulevard NW, Suite 200.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	05/06/2020 11:04 AM
Tim Gladhill	Tim Gladhill	05/06/2020 07:30 PM
Kurt Ulrich	Kurt Ulrich	05/07/2020 03:45 PM
Form Started By: Wendy Schlueter		Started On: 04/28/2020 10:32 AM
Final Approval Date: 05/07/2020		

CC Regular Session **8. 1.**

Meeting Date: 05/26/2020

By: Colleen Lasher, Administrative Services

Information

Title:

Adopt Resolution #20-113 Terminating the Declaration of Emergency for the City of Ramsey, Minnesota, Coronavirus Disease 2019 (Covid-19) and Supporting the Safe Reopening of Minnesota Businesses

Purpose/Background:

The purpose of this case is to terminate the declaration of emergency for the City of Ramsey due to the COVID-19 disease and to support the safe reopening of Minnesota Businesses.

Background: The Governors Peacetime Emergency declared on March 13, 2020, and subsequently extended, is scheduled to end on June 12, 2020. The Mayor of Ramsey signed a Declaration of Local Emergency in the City of Ramsey on March 17, 2020, which was subsequently adopted and extended by the Ramsey City Council indefinitely, until lifted by Council resolution.

Under the leadership of Governor Walz, Minnesota has taken proactive steps to ensure that we are ahead of the curve on COVID-19 prevention and response. Governor Walz issued Emergency Executive Order 20-56 Safely Reopening Minnesota's Economy and Ensuring Safe Non-Work Activities during the COVID-19 Peacetime Emergency, and rescinding the Stay at Home order effective Sunday, May 17, 2020 at 11:59 pm.

The closure of bars, restaurants, and other public accommodations was extended by the Governor's Executive Order until May 31, 2020 at 11:59 pm. The Governor directed the Commissioners of Health, Employment and Economic Development, and Labor and Industry are directed to develop a phased plan to achieve the limited and safe reopening of Non-Critical Businesses such as bars, restaurants, and other places of public accommodation beginning on June 1, 2020.

The Ramsey City Council is strongly supportive of local business, and the scheduled reopening of these businesses as soon as practicable beginning on June 1, 2020, while meeting public health guidelines. Non-critical businesses can reasonably reopen following the MN Department of Health and the CDC guidelines. Meeting the needs of local businesses is vital to ensure their survival, and for the long-term social and economic vitality of our community.

Funding Source:

Not applicable.

Recommendation:

Staff recommends approving resolution #20-113.

Action:

Motion to adopt Resolution 20-113 to do the following:

1) That the Declaration of Emergency for the City of Ramsey authorized by Resolution #20-076 is hereby terminated, effective immediately; and

2) That the City Council of Ramsey Minnesota, respectfully requests that our non-critical businesses be allowed to

reopen as soon as they are capable of following the MN Department of Health and the CDC guidelines and strongly supports the safe and orderly reopening of Minnesota business in accordance with state guidelines.

Attachments

Resolution 20-113

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:59 PM
Form Started By: Colleen Lasher		Started On: 05/21/2020 02:15 PM
Final Approval Date: 05/21/2020		

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

RESOLUTION #20-113

RESOLUTION TERMINATING THE DECLARATION OF EMERGENCY FOR THE CITY OF RAMSEY, MINNESOTA, CORONAVIRUS DISEASE 2019 (COVID-19) AND SUPPORTING THE SAFE REOPENING OF MINNESOTA BUSINESSES

WHEREAS, the Governors Peacetime Emergency declared on March 13, 2020, and subsequently extended, is scheduled to end on June 12, 2020; and

WHEREAS, the Mayor of Ramsey signed a Declaration of Local Emergency in the City of Ramsey on March 17, 2020, which was subsequently adopted and extended by the Ramsey City Council indefinitely, until lifted by Council resolution; and

WHEREAS, under the leadership of Gove6rnor Walz, Minnesota has taken proactive steps to ensure that we are ahead of the curve on COVID-19 prevention and response; and

WHEREAS, Governor Walz issued Emergency Executive Order 20-56 *Safely Reopening Minnesota's Economy and Ensuring Safe Non-Work Activities during the COVID-19 Peacetime Emergency*, and rescinding the Stay at Home order effective Sunday, May 17, 2020 at 11:59 pm; and

WHEREAS, the closure of bars, restaurants, and other public accommodations was extended by the Governor's Executive Order until May 31, 2020 at 11:59 pm.; and

WHEREAS, the Governor directed the Commissioners of Health, Employment and Economic Development, and Labor and Industry are directed to develop a phased plan to achieve the limited and safe reopening of Non-Critical Businesses such as bars, restaurants, and other places of public accommodation beginning on June 1, 2020; and

WHEREAS, the Ramsey City Council is strongly supportive of local business, and the scheduled reopening of these businesses as soon as practicable beginning on June 1, 2020, while meeting public health guidelines; and

WHEREAS, non-critical businesses can reasonably reopen following the MN Department of Health and the CDC guidelines; and

WHEREAS, meeting the needs of local businesses is vital to ensure their survival, and for the long-term social and economic vitality of our community.

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

1) That the Declaration of Emergency for the City of Ramsey authorized by Resolution #20-076 is hereby terminated, effective immediately.

2) That the City Council of Ramsey Minnesota, respectfully requests that our non-critical businesses be allowed to reopen as soon as they are capable of following the MN Department of Health and the CDC guidelines and strongly supports the safe and orderly reopening of Minnesota business in accordance with state guidelines.

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 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **8. 2.**

Meeting Date: 05/26/2020

Submitted For: Matt Kohner, Fire Department **By:** Matt Kohner, Fire Department

Information

Title

Approve contract for the replacement purchase of a 1999 Custom Fire Engine with a 2021 Rosenbauer Engine

Purpose/Background:

The City Council approved the 2020 Capital Equipment Budget to include the replacement of a 1999 Custom Fire Engine with a 2021 model year over a 2 year budget cycle. The current Engine is located in Station 1 in the west portion of the city and will be 22 years old at the time of the replacement. The Fire Department attempts to keep the Fire Engines on a 20 year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair cost and providing new technology that benefits firefighters in the form of efficiency and safety. Maintenance costs for the current vehicle will begin to increase more rapidly with age.

The bid process used HGACBuy, a nationwide government cooperative purchasing program. The contracts has been awarded by virtue of a public competitive procurement process compliant with state statutes.

The contract purchase price total is $668,622 If chassis amount of $281,431 is paid in 2020, the total purchase price will see a deduction of $10,805 resulting in a final purchase price of $657,817.

Funding Source:

2020 Capital Equipment funds.

Recommendation:

Staff recommends the approval of the contract bid

Action:

Motion to approve the contract for the replacement purchase of the 1999 Custom Fire Engine with a 2021 Rosenbauer Engine.

Attachments

Engine contract

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/20/2020 04:46 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:50 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:50 PM
Form Started By: Matt Kohner		Started On: 05/20/2020 01:14 PM
Final Approval Date: 05/21/2020		

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Date: May 7, 2020

We hereby propose and agree to furnish, after your acceptance of this proposal and the proper execution by the City of Ramsey, hereinafter called the Buyer and an officer of Rosenbauer Minnesota, LLC, hereinafter called the Company, the following apparatus and equipment.

One (1) Rosenbauer Pumper, complete with Rosenbauer Commander chassis per attached specifications.	$668,622.00 each
Gross due upon completion and delivery total	**TOTAL $668,622.00**

Note: If chassis amount of $281,431.00 is paid upon arrival at our plant in Minnesota, deduct $10,805.00 each

All of which are to be built in accordance with the specifications, clarifications and exceptions attached, and which are made a part of this agreement and contract.

DELIVERY:
The estimated delivery time for the completed apparatus, is to be made 365 days after receipt of and approval of this contract duly executed, (chassis and (or) major components must arrive within 200 days or delivery may be extended), subject to all causes beyond the Company's control. The quoted delivery time is based upon our receipt of the specified materials required to produce the apparatus in a timely manner. "Delivery" means the date company is prepared to make physical possession of vehicle available to customer.

CONTRACT CHANGES:
After execution and acceptance of this Contract, the Buyer may request that the Company incorporate a change to the Products or the Specifications for the Products by delivering a Change Order to the Company; provided, however, that any such Change Order must be in writing and include a description of the proposed change sufficient to permit the Company to evaluate the feasibility of such Change Order. Within seven (7) working days of receipt of a Change Order, the Company will inform the Buyer in writing of the feasibility of the Change Order, the earliest possible implementation date for the Change Order, of any increase or decrease in the Purchase Price resulting from such Change Order, and of any effect on production scheduling or delivery resulting from such Change Order. The Company shall not be liable to the Buyer for any delay in performance or delivery arising from any such Change Order. Purchase Price may be modified only by mutual written agreement of the Parties because of changes to the Apparatus required or requested by the Buyer during the construction process pursuant to Appendix C, Change Order Policy. Any changes in the Purchase Price resulting from changes to the Apparatus required or requested by the Buyer during the construction process shall be stated in the Change Order signed by both parties. Additional Changes: If various state or federal regulatory agencies (*e.g. NFPA, DOT, EPA*) require changes to the specification and/or the product that result in a cost increase to comply therewith this cost will be added to the Purchase Price to be paid by the customer.

FORCE MAJEURE:
The Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond the Company's control which make the Company's performance impracticable, including but not limited to civil wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, any act of government, delays in transportation, inability to obtain necessary labor supplies or manufacturing facilities, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy or terrorism, failure of transportation, epidemics, quarantine restrictions, failure of vendors (due to causes similar to those within the scope of this clause) to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

PAYMENT TERMS:

Final payment for the apparatus shall be made at time of delivery or pick up of the completed vehicle. It is the responsibility of the Buyer to have full payment ready when the apparatus is complete and ready to deliver. If payment is delayed or delivery is delayed pending payment, a daily finance and storage fee may apply. Upon delivery of the apparatus or upon pickup of the apparatus by the Buyer, the Buyer agrees to provide all liability and physical damage insurance. It is further agreed that if on delivery and testing, any defects should develop, the Company shall be given reasonable time to correct changes. Guarantee of the chassis is subject to the guarantee of the chassis manufacturer. *NOTE: upon final inspection at the factory for pick-up or delivery, the Buyer will need to supply a Certificate of Insurance and full payment prior to release of the vehicle, unless prior arrangements for vehicle's release have been made.

TITLE:

The Apparatus shall always be the property of the Company until it is delivered to the Buyer pursuant to the terms of this agreement. The Company shall bear the sole responsibility and risk for destruction, loss or damage to the apparatus, or any portion of the Apparatus, through the date and time it is delivered to the Buyer. The Company shall deliver good and merchantable title to the Apparatus at the time it is delivered to the Buyer. The Buyer shall bear the sole responsibility and risk for destruction, loss or damage to the Apparatus upon the date and time it takes delivery of the Apparatus.

PIGGY BACK ORDERS:

The Company, at its sole discretion, will allow the terms of the contract to be extended to both the Buyer, as well as to other Municipal, State, or Federal agencies for similar unit(s). The Company will allow tag on / additional orders for up to three (3) years from the date of contract execution. To facilitate pricing, the Company will quote the original price plus manufacturer's price increases or Producer's Price Index (PPI) whichever is greater as it applies to either Fire Apparatus and/ or commercial heavy truck industries.

MISCELLANEOUS PROVISIONS:

This agreement shall be construed in accordance with the laws of the State of Minnesota. The parties agree that any litigation arising from or in connection with any dispute between the parties under this agreement shall be venue in Minnesota. The parties agree that this agreement bears a rational relationship to the State of Minnesota, and they consent to the personal jurisdiction of such state and further consent and stipulate to venue in the above described court.

The amount in this proposal shall remain firm for a period of 30 days from the date of same.

Respectfully submitted,

Dealer: General Safety Fire Apparatus

Sales Rep: _____
Steve Harris

Buyer:

We accept the above proposal and enter into contract with signature below.

_____ Title: _____

_____ Title: _____

_____ Date

After company receipt of this document signed by the Buyer, the document will be reviewed and upon approval, countersigned by the Company thereby putting the document in force.

Rosenbauer Minnesota, LLC

_____ Title: _____

_____ Date

www.rosenbaueramerica.com info@rosenbaueramerica.com

ROSENBAUER SOUTH DAKOTA, LLC.
100 THIRD STREET
P.O. BOX 57
LYONS, SOUTH DAKOTA 57041
P: 605.543.5591

ROSENBAUER MINNESOTA, LLC.
5181 260TH STREET
P.O. BOX 549
WYOMING, MINNESOTA 55092
P: 651.462.1000

ROSENBAUER MOTORS, LLC.
5190 260TH STREET
P.O. BOX 549
WYOMING, MINNESOTA 55092
P: 651.462.1000

ROSENBAUER AERIALS, LLC.
870 SOUTH BROAD STREET
FREMONT, NEBRASKA 68025
P: 402.721.7622

APPENDIX C
CHANGE ORDER POLICY

This change order policy is intended to reflect the increased cost of changes which result in delayed deliveries, confused paperwork, poor production flow and increased potential of trucks being built to incorrect specifications. With your cooperation, changes can be kept to a minimum which means we will be able to reduce lead times, increase production and maintain costs which will benefit all of us.

Our objective is accurate, high quality and on-time deliveries exceeding our customer expectations.

Changes any time after the order is received may delay the quoted delivery date. Significate design or component changes will have the largest impact on the schedule and quoted delivery date. Changes that occur later in the process will also have the largest impact on the schedule and quoted delivery date.

All time fences are reference to contract execution date if not otherwise stated.

Change Window #1

All changes will be priced at standard pricing and specials will be priced through our normal process. Significant changes made to the vehicle during this time period may result in a delivery extension.

RBM Chassis	0-60 days
RBA Aerial	0-60 days
Rosenbauer Body	0-60 days

Change Window #2

All changes are subject to a 25% mark-up, as well as a $250.00 change order processing fee. All changes are subject to factory review and may be denied due to engineering or lead time issues.

RBM Chassis	61-75 days
RBA Aerial	61-75 days
Rosenbauer Body	61-120 days

Change Window #3

All changes are subject to a 50% mark-up, and 50% restocking fee on deleted items, as well as a $250.00 change order processing fee. All changes are subject to factory review and may be denied due to engineering or lead time issues. No major components can be changed at this time; major components are considered engine, transmission, axles, suspension, cab, frame (wheelbase), seats, water pump and water tank.

RBM Chassis	76-120 days
RBA Aerial	76-120 days
Rosenbauer Body	121-180 days

Change Window #4

Changes are not recommended at this time. Any changes requested will be priced on a time and material basis, as well as a $500.00 change order processing fee. Any changes requested, and that are quoted to the customer, must be approved by the customer within three days or they will not be valid.

RBM Chassis	After 120 days
RBA Aerial	After 120 days
Rosenbauer Body	After 180 days

**Note: Any late change orders that are factory driven will be done at cost and no additional mark up or penalties will apply.*

BUYER INITIALS: _____

CC Regular Session **8. 3.**

Meeting Date: 05/26/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Consider Multiple Actions Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group

- Introduce Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
- Review Sketch Plan
- Adopt Resolution #20-075 Approving Amended and Restated Development Agreement for Previous Lot Split

Purpose/Background:

The purpose of this case is to review an application from The Excelsior Group (the "Applicant") for a rezoning and sketch plan application for a 343 lot residential subdivision that includes multiple parcels generally located west of Nowthen Blvd, east of Variolite Street, south of 175th Avenue and north of Trott Brook (the "Subject Property). The Applicant is looking for feedback on:

1. **Sketch Plan:** The Sketch Plan application allows the Planning Commission, City Council, and staff to identify high level red flags with the proposal, outline next steps, and garner feedback from the community. Staff is looking for feedback from the Planning Commission on the proposed sketch plan (attached), which includes 55-, 65-, and 75- foot wide lots.
2. **Zoning Amendment:** The Applicant has applied for the zoning amendment at this time to get feedback from residents, Staff, Planning Commission and City Council prior to investment in a preliminary plat. Staff is supportive of this approach (discussing rezoning prior to preliminary plat) and has also started seeking feedback from community members since the proposed sketch plan would be a change from what is currently allowed onsite.

The other purpose of this case is to review and approve a resolution releasing the property generally known as 7040 173rd Ave NW (the "Subject Property") from a pre-existing development contract. The Subject Property is currently under contract for purchase and the existing development agreement needs to be released in order to complete the sale. The City Attorney reviewed and approved the attached documents, which maintains one (1) existing condition from the development contract. This is a standard process that the City executes during the sale of land previously involved in a development agreement or contract with the City of Ramsey in order to clean up title work for the sale.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records for the May 7, 2020 Public Hearing. A notice was also published in the Anoka Union Herald, the City's Official newspaper for said hearing. The City also sent an invitation for an online open house hosted before the April Planning Commission Meeting to provide additional preparation for this meeting. Staff has also extended the typical public comment period from 2 weeks to 4 weeks and allowed written public comment which are attached to this case for the public record.

Observations/Alternatives:

Summary

Site Acreage	~200 acres
Proposed Lots	343 Lots
Net Density	2.7 units/acre

Existing Zoning	R-1 Residential (MUSA) District, R-1 Residential (Rural Developing) District (Small Section, mainly wetland)
Proposed Lot Sizes	55, 65, 75 foot wide lots

Sketch Plan
The City requires a sketch plan for any major plat in order to provide the Applicant high level feedback before investing in the expense and time of a Preliminary Plat. The Sketch Plan also provides the residents of the community an opportunity to weigh in on the project before the preliminary plat, when the City will hold a formal public hearing on the project. The City wants to reiterate that if the project moves forward, there will be future opportunities for residents to weigh in on the project.

The City has dedicated a webpage for the community to stay updated on this project, which can be found at http://www.cityoframsey.com/748/Trott-Brook-North. Please note that it is very likely that the project name will change throughout this process.

Two adjacent projects have come forward for sketch plan at the same time - this project and a sketch plan for the Hunt Property from Platinum Land (see the attached Site Location Map for context). Staff has attempted to combine these two applications to the extent possible by combining mailings and the public open house is scheduled to discuss both projects.

Rezoning
1. The Subject Property is all currently zoned R-1 Residential (MUSA) District (Detached Single Family), which allows for 80-foot wide lots, except the SW parcel (mostly un-buildable wetland), which is zoned R-1 Residential (Rural Developing) and allows for 2.5 acre lots.
2. The Applicant has proposed 55, 65, and 75 foot wide lots.
    - 55 foot wide lots: requires rezoning to R-2 Detached Villa
    - 65 foot wide lots: requires rezoning to R-1 Detached Villa
    - 75 foot wide lots: requires rezoning to R-1 Detached Villa

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

	Proposed	**Allowed**	**Difference**
The Excelsior Group (Makowsky Property)	343 lots	274 lots	+69 lots

Important Items

- Public Park:This area is generally in the search area for Future Community Park #6. The City's Parks Superintendent is excited about the opportunity to provide residents an amenity in this area. The park is currently proposed in the NE corner of the site and provides two fields. The park provides an amenity to Brookfield residents who have expressed the need for a public park amenity near them. There would be a covered bridge (pedestrian bridge) over Trott Brook and trails connecting Brookfield to the park.
- Traffic: Many residents expressed concerns over increased traffic in the area. Nowthen Boulevard is a County Road, so Staff sent to Anoka County for review. Their review letter is attached. With one proposed entrance to the site off both Variolite Street and Nowthen Boulevard, upgrades to both roads are likely with the project (such as turn lanes). If the project moves forward, the Applicant will need to work with the City's Engineering staff and the County's Engineering Staff to propose a solution that accommodates the new homes. Additionally, the combined projects will require the Developers to prepare an Environmental Assessment Worksheet (EAW) that will include detailed traffic forecasts and recommended area-wide traffic improvements. Finally, the City Council has included in their 2020 Strategic Plan an action to complete a

Corridor Study of the entire Nowthen Boulevard Corridor. Staff is working with Anoka County to advance this study later in 2020 or in early 2021. Based on feedback from residents as part of this process, it is reiterated that a traffic study will be required as part of the approval process for this project specifically. In addition, a broader traffic study may occur to supplement this required traffic study in 2020 or 2021.

- Environmental Concerns:Staff has already notified the DNR about the project due to its proximity to Trott Brook. Please see the "Next Steps" section for more information about the environmental precautions that will be required if the project moves forward.
- Utilities:This area is guided for City utilities in the City's Comprehensive Plan, and is currently zoned for utilities. Staff would like to note for the record that just because utilities are in the area, individual property owners on well and septic will not be forced to connect to City utilities per the City's charter.
- Lot Sizes: The Applicant is proposing 55, 65, and 75 foot wide lots. The City recently completed a Housing Study with Maxfield Consulting that indicated there is a demand for this type of product. Staff has heard from the development community that the market is demanding more of this product with smaller lots due to development costs and lifestyle choices. The market for 80 foot wide lots has decreased significantly in the past 5 years, as evidenced by Ramsey's own permit data. are Staff would like to note that just because there is a demand for this type of product, and it is likely it will sell, that does not mean the City is required to allow them in every location. The Planning Commission recommended removal of the 55 foot wide lots, and only including 65 and 80 foot wide lots.
- Shoreland Overlay District: A portion of the Subject Property is within the Shoreland Overlay District due to proximity to Trott Brook. The Shoreland Overlay District boundary extends 300 feet from the Ordinary High Watermark (OHW) of Trott Brook. Within this area, lot width at both the OHW and the building line must be at least seventy-five (75) feet. There is no minimum lot size (area) requirements for streams in the Shoreland Overlay District. It does appear that the sketch plan conforms to the lot width standard of the Overlay District.

Changes to Typical Process

Due to the Stay at Home Order, Planning Commission meetings have been moved online, which changes our typical engagement process. The City has implemented the following changes to ensure the public is provided opportunity to comment on this case, including:

- Postponed cases
- Hosted preparatory webinars
- Placed videos online
- Extended public comment periods
- Did more focused outreach
- Suggested alternative means to provide comment

60 Day Rule

The Applicant has agreed to an additional 60 day extension which will allow review of the Sketch Plan and Rezoning application through September 1, 2020. While the Applicant has provided this additional window for review, City Staff is looking for direction from the City Council on the project. Staff is seeking firm direction from the City Council on the vision for this area, allowing the Applicant to make any necessary changes to the Sketch Plan. If the Council desires to postpone action, Staff would request specific direction on what is desired to be studied further. The Council can choose to take action on the Zoning Amendment if it chooses; whether for approval or denial.

Public Comment

Written Comments Received:All written public comments have been attached to this case and shall be considered part of the formal public record. Staff has also attempted to summarize comments received in an attached document to note the most significant areas of concern from residents.

Discussions with Residents:For the last two months or so, Staff has been speaking with residents about this project one-on-one and attempting to clarify the proposal, summarize the public hearing process, and provide opportunities for comment. While many telephones calls were followed up with formal letters or emails, some were not. Staff estimates that approximately ten (10) calls took place with residents who were opposed to the project. Reasons

varied but the majority of reasons were: lack of rural character with project, project is too dense, traffic concerns, and environmental concerns. Calls came from residents throughout the City, but most were from those along Variolite or in the Brookfield neighborhood.

Staff sent letters to the three (3) residents whose homes are directly adjacent to the proposed new lots offering meetings or personal calls. Staff heard back from two (2) of the three properties and had conversations about the project. One resident was not concerned about the project, noted that he appreciated the letter, but that he understood development would happen onsite. He stated that he was hopeful the project would reduce his taxes. One resident stated some concerns with the project and the change to the rural character, but understood it was slated for development. They are currently working with the Applicant of the Hunt Property to allow for future development of their property to provide them alternatives in the future. Both property owners were cordial and Staff appreciates the time that residents have dedicated to this project.

Change.org Petition: A resident of Ramsey has created a Change.org petition as an advisory petition against the project with 325 signatures. The signatures from the petition are attached for reference as well as comments that some signers left. It does appear that the original petition page, which received over 100 signatures, was written as petitioning Low Density Residential to High Density Residential, which is not correct. The owner of the petition has since changed to accurately reflect the project. An advisory petition of this nature is not typical with these projects, but will likely become a more standard tool as the City practices social distancing measures. For future petitions, residents should sign with their names and addresses so that Staff can ensure they are Ramsey residents. Staff attempted to match names from the County GIS File. Staff would estimate that up to 25% of the responses came from non-Ramsey Residents. Staff has not been able to verify the address of nearly half of the signatures, although it is assumed that many, if not most are truly Ramsey Residents. Regardless, there appears to be a clear indication of a cluster of signatures along Variolite Street. In response, Staff suggests a City initiated survey to ensure proper data is provided in terms of existing vs. proposed conditions and ensure addresses are included in the response.

City Code Sections

- Section 117-111: R-1 Residential (Existing Zoning and Partial Proposed Zoning)
- Section 117-111: R-2 Residential (Partial Proposed Zoning)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

Preliminary Plat/Next Steps

At time of preliminary plat, the City requires: grading plan, landscape plan, tree inventory and preservation plan, utility plan, preliminary plat, and for a project of this scale, an EAW (Environmental Assessment Worksheet) to lay out the basics of the project and determine if an Environmental Impact Statement (EIS) is required. At this time, the Applicant and Staff are looking for high level review of the project as opposed to going into detailed engineering plans which takes place with the preliminary plat.

Planning Commission Meeting (May 7, 2020)

The draft minutes for the Planning Commission meeting are attached. The Planning Commission met and held a public hearing for the proposed project. After numerous resident comments and thoughtful discussion with residents, the Planning Commission recommended Alternative 2 below, with a majority of the lots at the allowed 80 foot wide size. The written comments that the Planning Commission received are also attached for reference. The Planning Commission was held fully online due to Covid-19 and the Stay at Home Order. Staff attempted to work with residents who struggled to call in or connect via the computer, though some reported technical difficulties. For that reason, Staff does encourage the City Council to receive any new comments on this item at their meeting, noting that residents who have already commented via written comment or at the public hearing have had their comments incorporated via the attached documents (draft minutes, written comments, summary comments, and Change.org petition and comments).

Alternatives

Alternative 1 (Current Proposal): Recommend approval of Ordinance #20-07 rezoning the Subject Property contingent upon preliminary plat approval by the City. This would allow 55, 65, and 75 foot wide lots on the

Subject Property. The Zoning Amendment would not be finalized before a preliminary plat is approved. Recommend the Applicant move forward with developing a preliminary plat as the sketch plan indicates.

Alternative 2 (Compromise Scenario): Recommend modifications to Ordinance #20-07 allowing 65 and 80 foot wide lots on the Subject Property and recommending the Applicant keep 80 foot wide lots along Variolite Street and abutting existing residential homes, while putting smaller 65 foot wide lots interior to the site to create a natural density transition. Recommend the Applicant modify the Sketch Plan to remove 55 foot wide lots. This would keep the entire site located in the R-1 Residential District and each lot size would fit within the City's current set of zoning standards (either in the standard subdistrict/80 foot wide lots or the detached villa subdistrict/65 foot wide lots). **The Planning Commission supported this recommendation.**

Alternative 3 (Existing Zoning): Recommend denial of Ordinance #20-07 rezoning the Subject Property and recommend that the Applicant makes major changes to the sketch plan to comply with existing zoning (80 foot wide lots) before moving forward with preliminary plat.

In any event, Staff has been looking for ways to compromise. It is possible to craft a development scenario that generally maintains the same number of lots as allow, but clustering to a certain degree in order to maximize density transitioning and development creativity. Staff would like additional time to better vet this scenario, although the Planning Commission suggested doing so with only 80 foot wide lots and 65 foot wide lots. Staff supports that approach from an exploratory and public comment phase (without making it a Staff recommendation to formally support that alternative at this time).

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Since this is a legislative (policy) decision of the City due to the fact that the request requires a Zoning Amendment, Staff needs broad policy direction before formulating a recommendation. The Planning Commission recommended that the Developer remove the 55 foot wide lots Staff is looking for confirmation on this direction.

This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs the expense of detailed civil engineering drawings. Staff does believe there is room to compromise on a mix of lot sizes.

Action:

Motion to introduce/deny/postpone Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property, direct the Developer to revise the Sketch Plan accordingly prior to submittal of Preliminary Plat and adopt Resolution #20-075 approving Amended and Restated Development Agreement.

(Note: These actions have been consolidated into a single motion for ease of administration. The City Council may take each action separately if it so desires).

Attachments

Site Location Map
Sketch Plan
Additional 60 Day Extension Letter
Anoka County Review
Planning Technical Report
2040 Land Use Map (Comprehensive Plan)
Original Development Agreement

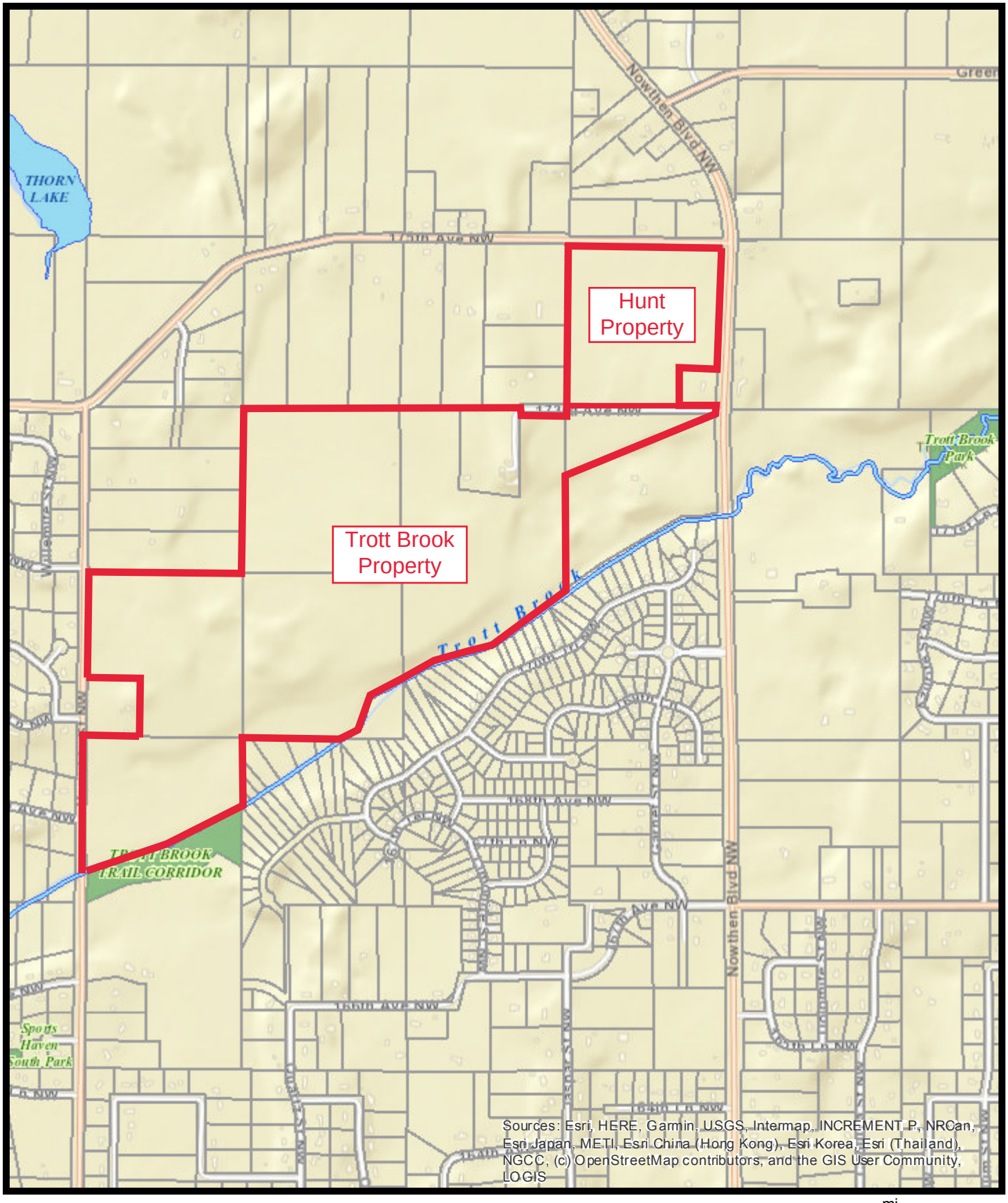
Amended and Restated Development Contract
Resolution #20-075
Staff Comments (Sheet 1)
Staff Comments (Sheet 2)
Resident Comments (Detailed)
Resident's Comments (Concerns Summary)
Change.org Signatures (as of May 5, 2020)
Change.org Comments
Draft Planning Commission Minutes
Planning Commission Presentation
Ordinance 20-07
Density Memo from The Excelsior Group

Form Review

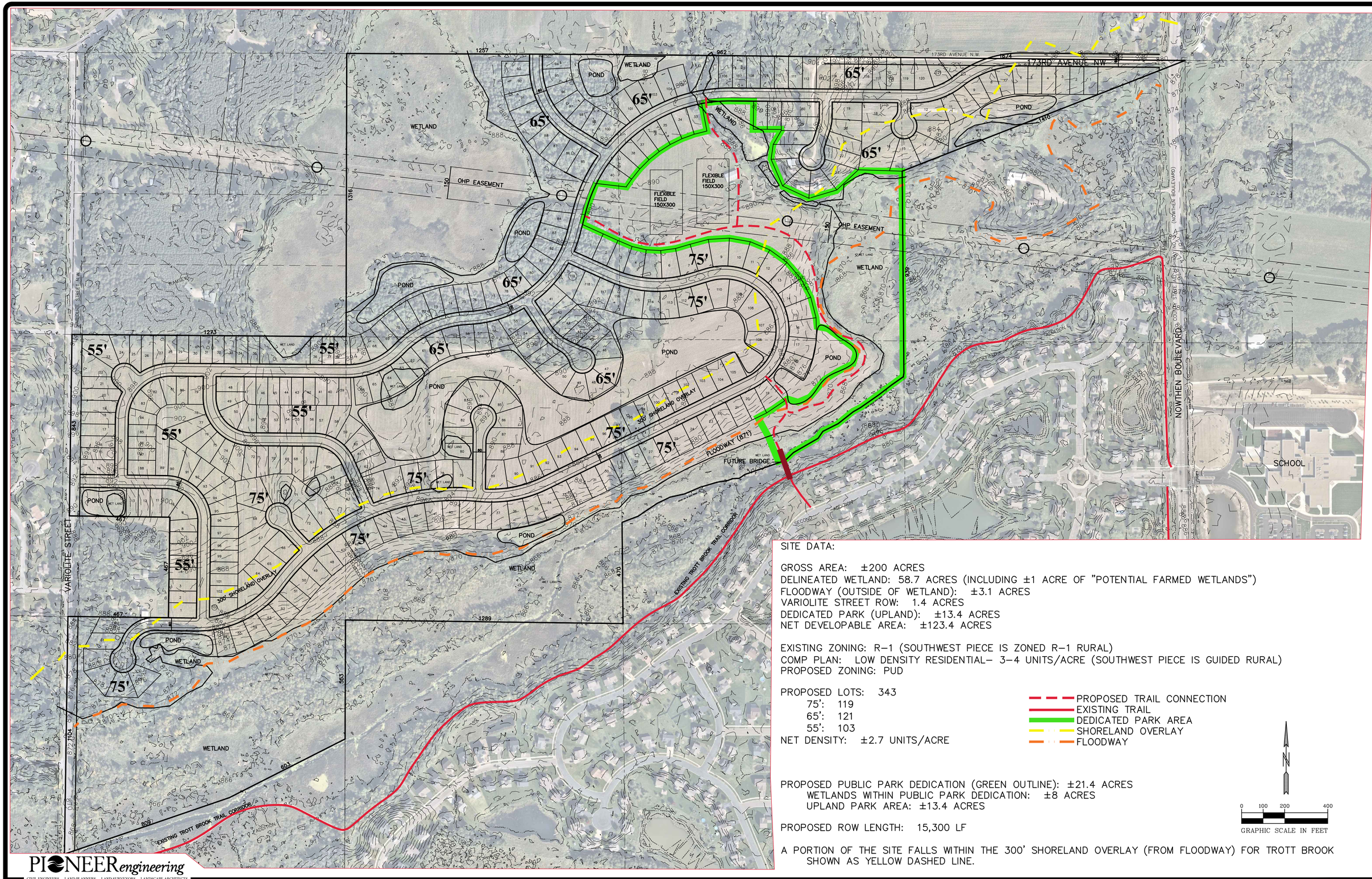
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2020 08:33 PM
Tim Gladhill	Tim Gladhill	05/21/2020 01:03 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:22 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/19/2020 10:10 AM
Final Approval Date: 05/21/2020		

Subject Properties

Trott Brook and Hunt Properties



March 18, 2020



SITE DATA:

GROSS AREA: ±200 ACRES
DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
VARIOLITE STREET ROW: 1.4 ACRES
DEDICATED PARK (UPLAND): ±13.4 ACRES
NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
PROPOSED ZONING: PUD

PROPOSED LOTS: 343
- 75': 119
- 65': 121
- 55': 103

NET DENSITY: ±2.7 UNITS/ACRE

- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

N

0 100 200 400
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions

Date	2-28-2020
Designed	JLT
Drawn	JLT

CONCEPT PLAN 2

EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
RAMSEY, MINNESOTA

1 OF 3

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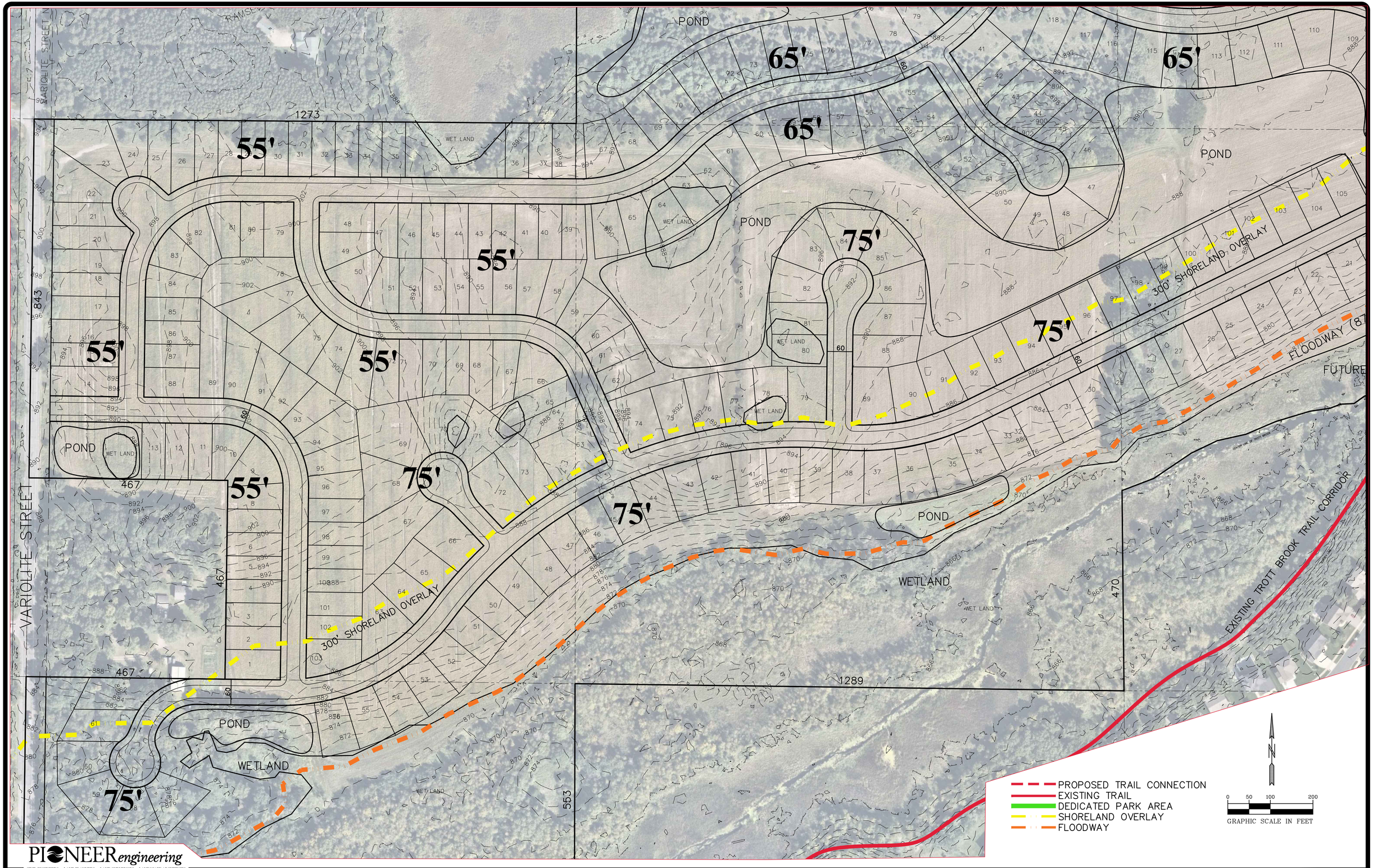

PIONEER *engineering*

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RAMSEY, MINNESOTA

2 OF 3

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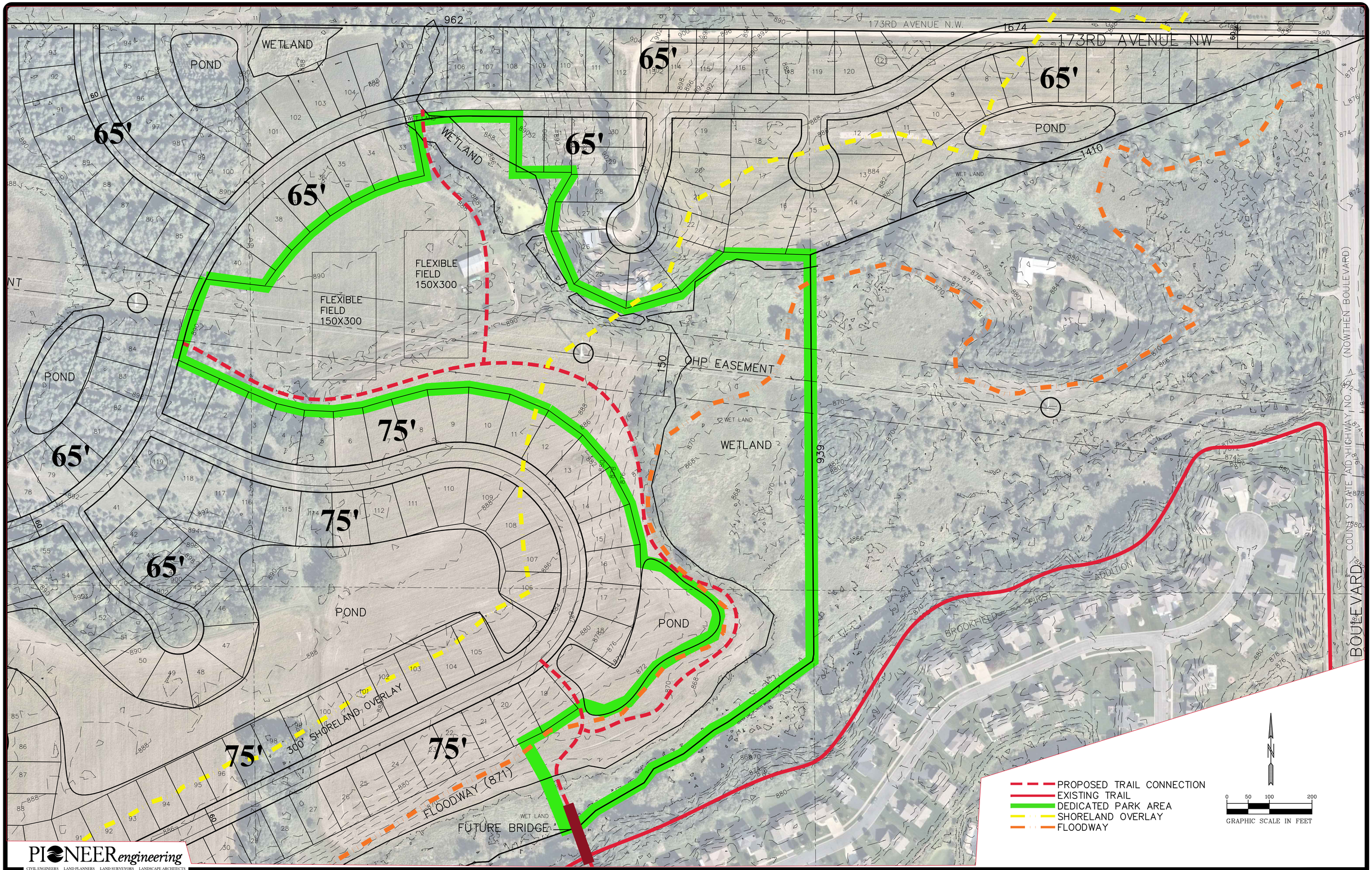

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Revisions

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Designed	JLT
Drawn	JLT

CONCEPT PLAN 2

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SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
RAMSEY, MINNESOTA

3 OF 3

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Chloe McGuire Brigl, AICP
Senior Planner
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

May 4, 2020

Dear Chloe,

On March 5, 2020, The Excelsior Group made application for sketch plan review and rezoning of the Makowsky and Petersen properties for a single-family residential subdivision development.

On March 25, 2020, The Excelsior Group was notified that the City of Ramsey invoked a 60-day extension of our application due to the need to move public meetings online resulting from the COVID-19 pandemic. This extended our review period to July 3, 2020.

Currently, Planning Commission and City Staff believe there may be a potential need to have additional time beyond July 3, 2020 to ensure adequate review time for this development. We acknowledge that the timing of our review process has occurred during an era of unexpected changes in business, and therefore hereby agree to an additional 60-day extension to our application review period.

We look forward to continuing to collaborate with City staff and officials to bring this exciting new neighborhood to Ramsey.

Sincerely,

Ben Schmidt
President, Partner - Residential Land Development
The Excelsior Group
1660 Highway 100 S, Suite 400
St. Louis Park, MN 55416
952-525-3210

Anoka County
TRANSPORTATION DIVISION
Highway

Chloe McGuire Brigl
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

March 24, 2020

Re: Sketch Plan – Trott Brook Property Concept Plan 2

Dear Chloe,

We have reviewed the Sketch Plan for Trott Brook Property Concept Plan 2, to be located west of CSAH 5 (Nowthen Boulevard) and south of 173rd Avenue NW within the City of Ramsey, and I offer the following comments:

The existing right of way adjacent to CSAH 5 should be adequate for future reconstruction purposes (60' feet total right of way width west of CSAH 5 centerline). The sketch plan proposes access for the concept plan onto CSAH 5 via 173rd Avenue NW, which is consistent with county standards and acceptable to this department. It should be noted that there is an existing SB CSAH 5 right turn lane and an existing NB CSAH 5 bypass lane already inplace at 173rd Avenue NW, so there will be no additional required turn lane construction on CSAH 5 for this development. The City/Developer should ensure that clearing and/or grading is completed to satisfy sight distance requirements at the CSAH 5/173rd Avenue NW intersection to the greatest extent possible for this development. Please note that no plantings or private signing will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way so as not to create any new sight obstructions for this section of CSAH 5.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 5 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer should assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 5, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of runoff shall not exceed the pre-developed rate runoff for the 10-year critical design storm. County Ditch #51 runs through the south part of the property line, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer. Contact Michelle Pritchard, Engineer I, via phone at 763.324.3162 or via email at Michelle_Pritchard@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable ACHD Engineering Plan Review fee (fee estimated at $150.00) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, if any work will occur within the county right of way, the ACHD Permit process can begin by the contractor(s) completing the work (fee = $150.00). License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier, Traffic Engineering Technician I at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information regarding the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Jane K. Rose
Traffic Engineering Manager

xc: File - CSAH 5/Plats + Developments/2020
Michelle Pritchard, Engineer I
Chuck Gitzen, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 1, 2020	**PROJECT ADDRESS**	NORTH OF TROTT BROOK BETWEEN NOWTHEN BOULEVARD AND VARIOLITE STREET
PROJECT. TITLE	TROTT BROOK NORTH		
ESCROW #	117442		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Summary

Site Acreage	~200 acres
Proposed Lots	343 Lots
Net Density	2.7 units/acre
Existing Zoning	R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65, 75 foot wide lots

Rezoning

1. Approximately 160 acres of the Site is currently located in the R-1 Residential (MUSA) District that generally allows for detached single-family dwellings on quarter-acre lots at least 80 foot in width. An approximately 22-acre parcel in the southwest of the project site is located in the R-1 Residential (Rural Developing) District, which allows for 2.5 acre lots and private well and septic.
2. The Applicant has proposed a mix 55, 65, and 75 foot wide lots.
    a. 55 foot wide lots: requires rezoning to R-2 Detached Villa
    b. 65 foot wide lots: requires rezoning to R-1 Detached Villa
    c. 75 foot wide lots: requires rezoning to R-1 Detached Villa

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Comprehensive Plan

The site is currently guided for detached single family lots up to a density of 4 units per acre in the 2040 Comprehensive Plan. It does not appear that any one area would surpass the 4 unit per acre maximum, but this will be determined with Preliminary Plat. In other words, the Zoning Amendment is not about a change in planned density, but a policy question about lot size and lot width. The density of the site is naturally kept low due to configuration of the site and significant ecological resources, most notably Trott Brook.

Street and Access
The Applicant has proposed one access onto Nowthen Boulevard and one access onto Variolite Street. The proposal will be reviewed by Anoka County to determine if turn lanes or other upgrades will be required onto Nowthen Boulevard. Staff anticipates that it is likely some upgrades will be required including turn lanes and/or a stop condition. In addition, a traffic study will be required with next steps to determine specific improvements to area roads that will be required. At this time, those improvements will be the responsibility of the Developer.

The Applicant has proposed cul-de-sacs throughout the site. No medians or median planters will be allowed within cul-de-sacs to allow for plowing and turnaround of large trucks.

Landscape Plan
A landscape plan will be required with preliminary plat, which needs to include a tree survey of the site.

Grading
A grading plan will be required with preliminary plat.

Utilities
The site is zoned for municipal water and sanitary sewer (waste water), which are currently south of Trott Brook. Utilities will need to be brought to the site. Existing dwellings in the area will not be required to connect to these utilities. The Comprehensive Plan includes a plan to extend these utilities. In addition, the City's Engineering Department is doing a deeper dive into this plan to ensure the most cost-effective strategy for this extension.

Timeline
It is expected that the soonest this project would commence would be Spring of 2021.

Public Park
The City of Ramsey has projected the need for a future Community Park #6 generally in this area, north of Trott Brook as part of the 2040 Comprehensive Plan. A Community Park is generally defined as a park greater than 40 acres with a variety of attractions that serves multiple neighborhoods. The Applicant has proposed a park in the NE corner of the site which is approximately 13 acres of upland area with two flex fields. The Park and Recreation Commission will work with the Applicant to determine if this is sufficient space for the park, and will determine if/what credits are required. It is possible that this park could serve a portion of the needs identified as future Community Park #6. In addition, the City has received a number of observations from the Brookfield Neighborhood regarding the lack of park and recreation space in this neighborhood immediately south of the project site. Not only will there be park and recreation needs for this new neighborhood, appropriate connectivity, via a pedestrian bridge over the brook could also serve the needs of the neighborhood to the south—as well providing improved trail access to the larger city-wide trail system in this north-central area of Ramsey. This will be discussed in more detail as part of the Preliminary Plat.

Parks Comments
1. Park Dedication Credit is not available for wetland areas. Credit is only given to upland area that is able to be developed for park purposes.
2. Preservation of the existing barn should be explored as part of the park planning effort.
3. A more detailed park concept plan must be included with the Preliminary Plat.
4. The Developer will need to clarify underlying property ownership for the area between the southernmost lots and Trott Brook.

Development Fees
The Applicant will be responsible for paying development fees at time of final plat. The Applicant will also be responsible for signing a development agreement with the City prior to recording and releasing final plat.

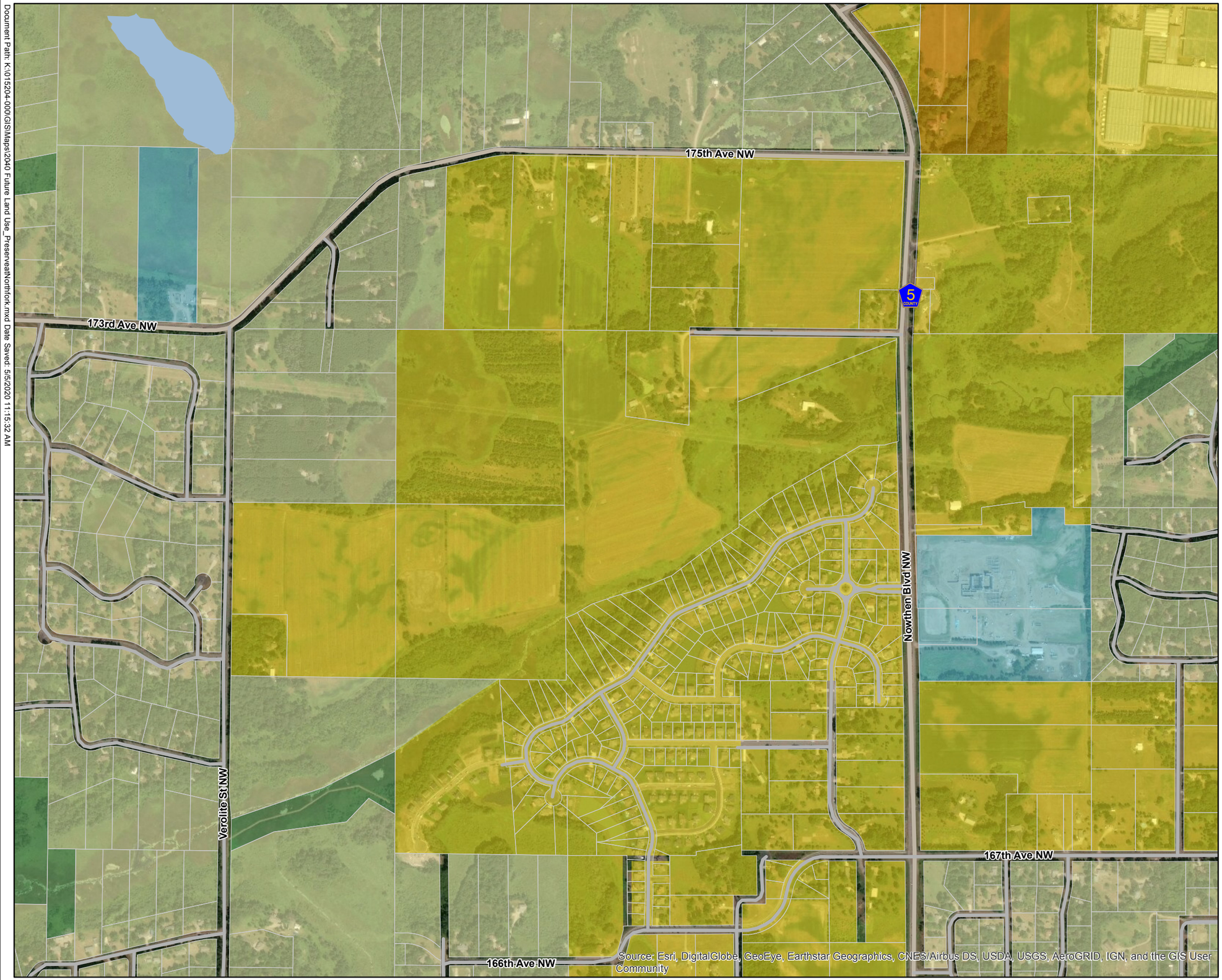
Density Transitioning
1. The City Code requires Density Transitioning between the R-2 Residential District adjacent to existing neighborhoods located in the R-1 Residential District, including both the Metropolitan Urban Service Area (MUSA) and Rural Developing areas.
2. Density transitioning is still required for areas separated by roads, unless major roads (e.g. MSA or County roads).
3. Staff needs to discuss density transitioning with the City Attorney to determine where it will be required onsite.
4. The City does have broad discretionary/legislative authority in this case, as the project requires a Zoning Amendment
    a. Regardless of underlying requirements, there appears to be a cluster of comments along Variolite Street and along Trott Brook; the Planning Commission and City Council should take that into account when designing a density transitioning strategy

Planning Commission and City Council Feedback Needed/Primary Policy Question

1. Staff needs clear direction on lot sizes
    a. Are the Planning Commission and City Council supportive of the project as presented?
    b. Are the Planning Commission and City Council open to a compromise that requires 80 foot wide lots adjacent to key areas while allowing for smaller lots more internal to the site?
    c. Do the Planning Commission and City Council feel that all lots in the project should be 80 foot wide lots?

As this is Sketch Plan Review, this is a work in progress. Staff believes that this project is probably not ready for preliminary plat yet, but need preliminary policy direction first. Staff is hopeful that the Applicant will provide the necessary extension to the 60 Day Rule in order to continue concept planning before applying for Preliminary Plat.

Document Path: K:\015204-000\GIS\Maps\2040 Future Land Use_PreserveatNorthfork.mxd Date Saved: 5/5/2020 11:15:32 AM



City of RAMSEY

Ramsey Comprehensive Plan
2040 Future Land Use
Ramsey, MN

ParcelBoundary

Ramsey Boundary

Lakes and Rivers

Future Land Use Designation

- Business Park (BP)
- Commercial (C)
- Mixed Use (MU)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Rural Developing (RD)
- Park (P)
- Public/Institutional (P/I)
- Closed Landfill (CL)
- Right-of-way (ROW)

0 850 1,700 Feet

N

wsb

ANOKA COUNTY MINNESOTA

Document No.: 2036331.005 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 07/31/2012 10:40:00 AM

Fees/Taxes In the Amount of: $52.65

LARRY W. DALIEN

Anoka County Property Tax Administrator/Recorder/Registrar of Titles

SRM, Deputy

Delinquent Taxes Certified Certificate of Real Estate Value Not Required

Transfer Entered

Record ID: 2517366

Record ID 2517371

2036331.006

CITY OF RAMSEY
DEVELOPMENT CONTRACT
FOR MAKOWSKY FAMILY FARMS METES AND BOUNDS SUBDIVISION

This CONTRACT dated this 12TH day of July, 2012, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**"), and Makowsky Family Farm, LLC, a Minnesota limited liability company ("**PERMITTEE**).

WHEREAS, the **PERMITTEE** is the owner of land legally described as follows:

That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25, thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning.

(the "Property").

WHEREAS, PERMITTEE desires to split the Property into two (2) parcels; and

WHEREAS, on May 3, 2012, pursuant to Resolution No. 12-05-066, the **CITY** approved the subdivision by metes and bounds description (the "**Subdivision**"), which approval is contingent on certain requirements, including **PERMITTEE** and the **CITY** entering into this Contract; and

WHEREAS, PERMITTEE understands that the **CITY** will expend no **CITY** funds until **PERMITTEE** has complied with the relevant escrow requirements in the Code of Ordinances of the **CITY**.

NOW, THEREFORE, the **CITY, PERMITTEE** agree as follows:

1. Conditions of Approval. The **CITY** hereby approves the Subdivision on condition that **PERMITTEE** provide the necessary security in accordance with the terms of this Contract.

2. Permittee Plans. **PERMITTEE** shall develop the Property in accordance with the Permittee Plans, with changes as required by the City Staff Review Letter April 26, 2012. The Permittee Plans shall not be attached to this Contract, but are in **CITY** files.The Permittee Plans as they are:

   - Sketch Plan prepared by Bolton and Menk. dated March 29, 2012

3. Stage I Improvements. The "Stage I Improvements" are described in the Permittee Plans and consist of the following:

   a. None.

4. Stage I Improvement Financial Guarantee. The **PERMITTEE** is not required to submit a Stage I Improvement Financial Guarantee. The **PERMITTEE** is not responsible for installation of Stage I Improvements. The **PERMITTEE** acknowledges that Stage I Improvements shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision.

5. Inspection Fees. The **PERMITTEE** shall be responsible for all City inspection costs incurred by the **CITY** related to the installation of the Stage I Improvements in the amount of No Dollars and No Cents ($0.00), which equals 5% of the City Engineer's estimated cost of the Stage I Improvements. **PERMITTEE** shall deposit said amount as a cash escrow held by the **CITY** at the time of execution of this Contract. **PERMITTEE** agrees that said fees may be used to complete the Improvements in the event of default by the **PERMITTEE**. Upon completion of the Stage I Improvements and final inspection and acceptance by the **CITY**, the remaining balance in the escrow account shall be returned to **PERMITTEE**.

6. Stage I Improvement Installation. The **PERMITTEE** is not responsible for installation of Stage I Improvements. The **PERMITTEE** acknowledges that Stage I Improvements shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision.

7. Time of Performance. The **PERMITTEE** is not responsible for installation of Stage I Improvements. The **PERMITTEE** acknowledges that Stage I Improvements shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision.

8. Stage I Improvement Warranty Financial Guarantee. The **PERMITTEE** is not responsible for installation of Stage I Improvements. The **PERMITTEE** acknowledges that Stage I Improvements shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision.

9. Maintenance Guarantee for Landscaping. The **PERMITTEE** is not responsible for providing a maintenance guarantee for landscaping, as no landscaping is required. The **PERMITTEE** acknowledges that landscaping shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision.

10. Ownership of Improvements. The **PERMITTEE** is not responsible for installation of Stage I Improvements. The **PERMITTEE** acknowledges that Stage I Improvements shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision.

11. License. **PERMITTEE** hereby grants to the **CITY**, its agents, employees, officers and contractors, a license to enter the Property from time to time in order to perform all work and/or inspections deemed appropriate by the **CITY** during installation of the

Improvements. This license shall expire after the Improvements installed pursuant to this Contract have been installed and accepted by the **CITY**.

12. Stage II Improvements. The Stage II Improvements which the **CITY** requires **PERMITTEE** to construct, which are not otherwise included in the Stage I Improvements, are as follows:

    a. Monument stakes for the Plat

    PERMITTEE agrees to construct the Stage II Improvements according to the terms and conditions of this Contract and in accordance with the Permittee Plans, which are subject to revisions per City Staff Review Letter dated April 26, 2012 and which shall be submitted to the City Engineer for review and approval prior to execution by **PERMITTEE** of any such contract and prior to commencement of construction of the Stage I Improvements.

13. Payment for Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for the Stage II Improvements to ensure timely completion of the Stage II Improvements. **PERMITTEE** shall be responsible for a financial guarantee for Stage II Improvements in the amount of 125% of the City Engineer's estimated cost of the State II Improvements. **PERMITTEE** shall deposit said amount as a letter of credit or cash escrow at the time of execution of this Contract.

14. Street and Public Property Cleaning. **PERMITTEE** shall clear any soil, earth or debris from the streets, public property and Stormwater facilities resulting from any construction within the Property. From time to time and upon not less than thirty six (36) hours prior notice to **PERMITTEE**, the **CITY** may remove, at the expense of **PERMITTEE**, accumulations of soil, earth and debris from the streets and Stormwater facilities within the Property resulting from construction of the Stage I Improvements, and **PERMITTEE** shall pay each invoice from the **CITY** to **PERMITTEE** for such costs within fifteen (15) days of receipt of the invoice.

15. Default. In the event of default by **PERMITTEE** as to any of the work to be performed by it hereunder, the **CITY** may, at its option, perform the work and **PERMITTEE** shall promptly reimburse the **CITY** for any reasonable expense incurred by the **CITY**, provided **PERMITTEE** is first given written notice of the work in default, not less than 48 hours in advance. This Contract is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the Property. When the **CITY** does any such work, the **CITY** may, in addition to its other remedies, assess the cost in whole or in part to the benefitted portion(s) of the Property. **PERMITTEE** authorizes reimbursement from any of **PERMITTEE**'s escrows held by the **CITY**.

16. Miscellaneous.

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

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

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

d. Recording; Termination and Release. This Contract shall run with the land and shall be recorded in the office of the Anoka County Recorder at the expense of **PERMITTEE**. After **PERMITTEE** has completed the work required of it under this Contract, as to all or any portion of the Property, at the request of **PERMITTEE** the **CITY** will execute in recordable form and deliver either a termination of this Contract or a release of such portion of the Property from the effect of this Contract.

e. Mailbox Locations. **PERMITTEE** agree that the placement of mailboxes along public streets is subject to the approval by the **CITY**, and location of utilities will be necessary through Gopher State One-Call.

f. Boulevard and Area Restoration. **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards, except as otherwise noted, within thirty (30) days after completion of the street improvements included in the Stage I Improvements, and restoring all other areas disturbed by the Stage I Improvements, in accordance with approved Permittee Plans. **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth or debris from wetlands within and adjacent to the Property resulting from grading in connection with the Stage I Improvements.

g. Construction, Hours and Entrance Signs: The **CITY** restricts construction and delivery hours to Monday through Saturday, 7:00 a.m. to 10:00 p.m. **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

h. Construction Site Maintenance. **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

i. Estimated Cost. It is understood and agreed that cost amounts set forth in this Contract as to the Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. **PERMITTEE** agreeS to pay the entire cost of the Improvements, including interest, engineering and legal fees related thereto.

j. Subdivision Approval Expenses. **PERMITTEE** shall pay to **CITY** all **CITY** expenses incurred in the approval of the Subdivision, including, but not limited to, administration expenses, and engineering and legal fees. Any such expenses incurred after recording of the Plat shall be paid within fifteen (15) days after receipt of an invoice therefor. Failure to pay the **CITY'S** expenses within that fifteen (15) day period will permit the **CITY** to draw for payment upon any of the escrows required by this Contract. The **CITY** agrees to provide to **PERMITTEE**, promptly upon request, an estimate of all such expenses.

k. Reimbursement to the **CITY**. **PERMITTEE** shall reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Contract if the City prevails in such action, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

l. Marketable Title. Prior to recording of the Plat, **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Property, either through a currently certified abstract, registered property abstract or title insurance.

m. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Contract shall be defined as a document issued by the **CITY'S** Building Official, which authorizes a structure to be used for its intended purposes.

n. Proof of Authority. The **CITY** requires **PERMITTEE** to provide proof of authority by its governing board to execute this Contract. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of **PERMITTEE**.

o. Recording of This Contract. See Section 17(d) above.

p. Violation of This Contract. If **PERMITTEE** fail to perform any of the terms of this Contract, the **CITY** shall be entitled to recover, from **PERMITTEE** or the issuer of its financial guarantee, the full amount of any and all financial guarantees or withhold the Certificate of Occupancy as defined in Section 16(m) above. Breach of any of the terms of this Contract by **PERMITTEE** shall be grounds for denial of a building permit for any portion of the Property still owned by **PERMITTEE**.

q. Contract Binding On Successors and Assigns. This Contract shall be binding upon the parties, and their respective successors and assigns.

r. Letters of Credit. All letters of credit presented as a financial guarantee, if required prior to issuance of a Certificate of Occupancy, shall be first approved as to form and content prior to acceptance by the **CITY**.

17. Requirements for Building Permit and Certificate of Occupancy.

a. No building permit for any lot in the Plat shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the proposed structure; (b) a Certificate of Survey, including the survey information required by the **CITY**, has been supplied to the **CITY** Building Official; (c) all the financial guarantees required by the **CITY** have been satisfied; (d) a permit from the Lower Rum River Watershed Management Organization has been obtained; (e) a permit from Anoka County Soil Conservation District has been obtained (if necessary); and (f) this Contract has been signed and received by the **CITY**.

b. No Certificate of Occupancy for any lot in the Plat shall be issued until: (a) vehicular access to the lot is provided, including installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY** in accordance with this Agreement; (c) for lots that have a slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, is provided to the CITY documenting that the flattest grade on the lot is 1% or greater; and (d) boulevard sod and landscape tree, or escrow for same, have been provided.

c. All improvements included in the Permittee Plans, including amendment required of the City Staff Review Letter dated April 26, 2012 are completed, or financial guarantee in the amount of 125% the City Engineer's estimate of the cost of said improvements is secured in the form of cash escrow or letter of credit for the parking lot and related items.

d. Vacant Parcel. The **PERMITTEE** agrees that the vacant 57 acre parcel shall not be considered buildable and shall not be eligble for a Building Permit or Certificate of Occupancy until such time the vacant parcel is subdivided in accordance with City Code requirements to subdivide the parcel by plat. Said platting requirements shall include, but are not limited to, dedicating proper easements, delineating ass floodplain and weltand information, and paying applicable development fees. The vacant parcel shall be subject to applicable processes, application/review fees, and development fees in effect and at the rate in effect at the time said future plat is approved and required agreements are executed.

18. Park Dedication. The **PERMITTEE** is not responsible for Park Dedication Fees, as the net result of the Subdivision does not create an additional buildable lot. The **PERMITTEE** acknowledges that Park Dedication shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision. The rate in effect the time a development contract is

executed for future subdivision shall be collected and paid to the City before release of any future plat.

19. Trail Development Fees. The **PERMITTEE** is not responsible for Trail Development Fees, as the net result of the Subdivision does not create an additional buildable lot. The **PERMITTEE** acknowledges that Trail Development Fees shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision. The rate in effect the time a development contract is executed for future subdivision shall be collected and paid to the City before release of any future plat.

20. Water and Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is not responsible for Trunk Fees, as the net result of the Subdivision does not create an additional buildable lot. The **PERMITTEE** acknowledges that Trunk Fees shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision. The rate in effect the time a development contract is executed for future subdivision shall be collected and paid to the City before release of any future plat.

21. Water and Sanitary Sewer Lateral Fees. The **PERMITTEE** is not responsible for Lateral Fees, as the net result of the Subdivision does not create an additional buildable lot. The **PERMITTEE** acknowledges that Lateral Fees may be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision. The rate in effect the time a development contract is executed for future subdivision shall be collected and paid to the City before release of any future plat.

22. Stormwater Management Fee. The **PERMITTEE** is not responsible for Stormwater Management Fees, as the net result of the Subdivision does not create an additional buildable lot. The **PERMITTEE** acknowledges that Stormwater Management Fees shall be required with future subdivision requests and will be reviewed at the time the **PERMITTEE** submits any request for future subdivision. The rate in effect the time a development contract is executed for future subdivision shall be collected and paid to the City before release of any future plat.

23. Future Development Fees. **PERMITTEE** agrees that none of the above fees are being collected for any of the outlots in the Plat, and therefore said outlots are subject to similar fees at a future date when such outlots are subdivided for development.

24. Trail Construction. The **PERMITTEE** is not responsible for trail construction.

25. Easements. **PERMITTEE** shall be responsible for drafting and recording easement documents for all easements required by this Contract on private property. Said easements shall be executed prior to the **CITY** releasing the Plat for recording and shall be recorded at the same time as the Plat. The **PERMITTEE** shall provide a thirty (30) foot permanent/perpetual road easement along the Northern property line as indicated on the Permittee Plans. Said easement(s) shall be submitted to the **CITY** for review prior to execution of this Contract.

26. Maintenance Agreement. The **PERMITTEE** is not responsible for any additional maintenance agreements.

27. Notices. All notices required or permitted by this Contract to be given to a party shall be in writing, and shall be either personally delivered or mailed by certified or registered mail to such party at the following address or such other address as such party shall specify in a notice to the other party:

William Makowsky
Makowsky Family Farm, LLC
7040 173rd Ave NW
Ramsey, MN 55303

City Administrator
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, the day and year first written above.

City of Ramsey

By: _____
Its Mayor

By: _____
Its City Administrator ✓

Makowsky Family Farm, LLC

By: W M J. Makowsky

Its: Chief Manager_____

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this 17th day of July 2012, before me a Notary Public within and for said County, personally appeared Bob Ramsey and Kurtis G. Ulrich, to me personally known, who each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of Ramsey, the municipal corporation named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

JoAnn E Shaw
Notary Public

JOANN E SHAW
Notary Public
Minnesota
My Commission Expires January 31, 2015

STATE OF MINNESOTA)
)ss.
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this 11th day of July, 2012, by William Makowsky, the Chief Manager of Makowsky Family Farm, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

SUSAN A. BREID
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2015

Susan A. Breid
Notary Public

This Document Drafted By:.
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

This Document Reviewed By:
Randall and Goodrich
2140 4th Avenue
Anoka, MN 55303

CONSENT TO CONTRACT

First National Bank of Elk River, a National Banking Association, the holder of those certain mortgages on the described real estate, dated January 9, 2007, filed for record with the County Recorder for Anoka County, Minnesota on January 22, 2007 as Document No. 1990535.006, as modified, hereby consents to the recording this Contract against the Property and to be bound to the terms of the Contract.

IN WITNESS WHEREOF, First National Bank of Elk River, a National Banking Association has caused this Consent to be executed this 10th day of July, 2012.

First National Bank of Elk River,
a National Banking Association

By: _____
Its: Vice President

STATE OF MINNESOTA)
)SS
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this 10th day of July, 2012 by Andrew Beck the Vice President of First National Bank of Elk River, a National Banking Association under the laws of Minnesota, on behalf of the company.

_____
Notary Public

JANICE HEIKKILA
Notary Public
Minnesota
My Commission Expires January 31, 2015

ANOKA COUNTY MINNESOTA

Document No.: 2036331.006 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 07/31/2012 10:40:00 AM

Fees/Taxes In the Amount of: $46.00

LARRY W. DALIEN

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

SRM, Deputy

Record ID: 2517371

AMENDED AND RESTATED DEVELOPMENT CONTRACT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the real property located in Anoka County, Minnesota, legally described as follows:

Parcel A

That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning.

Parcel B

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

is hereby released from the terms and conditions of that certain Development Contract for Makowsky Family Farms Metes and Bounds Subdivision dated July 12, 2012, filed July 31, 2012 as Document No. 2036331.006, save and except for Paragraph 17(d) which shall survive this Amended and Restated Development Contract.

Signature and Notary Page to Follow.

CITY OF RAMSEY

By: _____
John LeTourneau
Its: Mayor

By: _____
Kurtis G. Ulrich
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____ and _____, the _____ and _____, respectively, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Natalie K. Stubbs
Zappia & LeVahn, Ltd.
941 Hillwind Road NE, Suite 301
Fridley, MN 55432

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

RESOLUTION #20-012

RESOLUTION APPROVING RELEASE OF DEVELOPMENT CONTRACT FOR 7040 173RD AVE NW

WHEREAS, the City of Ramsey, herein referred to as the "City," has approved a development contract for the property generally known as 7040 173rd Ave NW and legally described in Exhibit A (the "Subject Property"); and

WHEREAS, the Subject Property is hereby released from the terms and conditions, save and except for Paragraph 17(d) (Exhibit B) which shall survive this Termination and Release of Development Contract, of that certain Development Contract for Makowsky Family Farms Metes and Bounds Subdivision dated July 12, 2012, filed July 31, 2012 as Document No. 2036331.006.

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

1) That the City, subject to City Attorney review, approves:

   a. Release from the agreement titled Development Contract for Makowsky Family Farms Metes and Bounds Subdivision dated July 12, 2012, as Anoka County Document Number #2036331.006

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:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th of April, 2020.

_____
Mayor

ATTEST:

_____

City Clerk

Exhibit A – Legal Description of Subject Property

Parcel A

That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning.

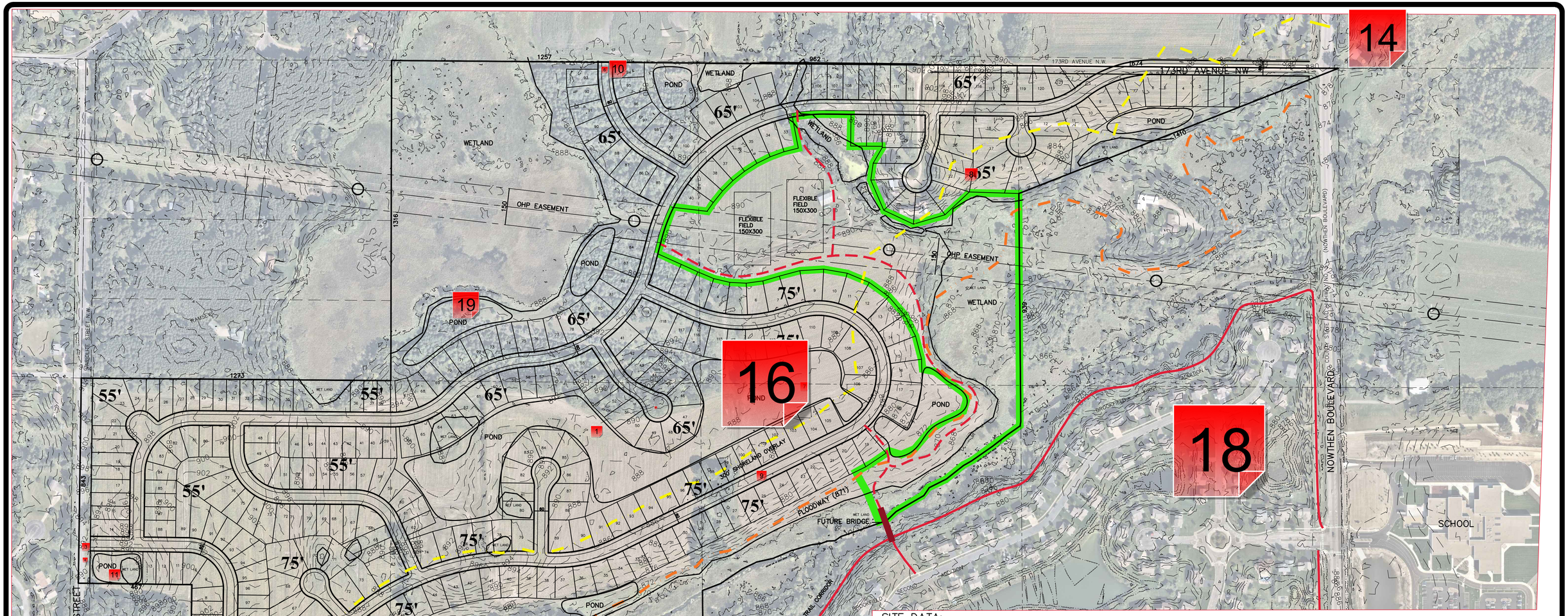
Parcel B

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Exhibit B

Paragraph 17d states:

> "Vacant Parcel. The PERMITEE agrees that the vacant 57 acre parcel shall not be considered buildable and shall not be eligible for a Building Permit or Certificate of Occupancy until such time that the vacant parcel is subdivided in accordance with City Code requirements to subdivide the parcel by plat. Said platting requirements shall include, but are not limited to, dedicating proper easements, delineating ass floodplain and wetland information, and paying applicable development fees. The vacant parcel shall be subject to applicable processes, application/review fees, and development fees in effect and at the rate in effect at the time said future plat is approved and required agreements are executed."



SITE DATA:

GROSS AREA: ±200 ACRES
DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
VARIOLITE STREET ROW: 1.4 ACRES
DEDICATED PARK (UPLAND): ±13.4 ACRES
NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
COMP PLAN: LOW DENSITY RE[illegible]4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
PROPOSED ZONING: PUD

PROPOSED LOTS: 343
75': 119
65': 121
55': 103
NET DENSITY: ±2.7 UNITS/ACRE

PROPOSED TRAIL CONNECTION
EXISTING TRAIL
DEDICATED PARK AREA
SHORELAND OVERLAY
FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

GRAPHIC SCALE IN FEET
0 100 200 400

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions

Date	2-28-2020
Designed	JLT
Drawn	JLT

CONCEPT PLAN 2

EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
RAMSEY, MINNESOTA

1 OF 3

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DL_200320_27996_20984_1296303843_0.pdf - Changemark Notes (19 Notes)

1 - Connect CDS

Created by: Joe Feriancek
On: 03/16/2020 09:05 AM

If possible connecting these cul-de-sacs. CDS are higher maintenance for the City, particularly with plowing.

--------- 0 Replies ---------

2 - Trunk Watermain Loop

Created by: Joe Feriancek
On: 03/16/2020 09:18 AM

The City is planning to extend trunk watermain up Variolite, to loop with the trunk watermain on CSAH 5. We will have to discuss where this trunk WM connects.

--------- 0 Replies ---------

3 - Variolite Street Connection

Created by: Joe Feriancek
On: 03/16/2020 09:20 AM

Most likely a right turn lane will be required off of Variolite Street.

--------- 0 Replies ---------

4 - Variolite Reconstruction

Created by: Joe Feriancek
On: 03/16/2020 09:20 AM

City is currently designing a reconstruction of Variolite Street, this is planned for this summer. Ideally any units built would not be reliant on Variolite Street for access.

--------- 0 Replies ---------

5 - CDS Size

Created by: Joe Feriancek
On: 03/16/2020 09:23 AM

CDS need to have a 50' radius to back of curb.
Engineering Design Standards are available on the City Website Engineering Department Page.

--------- 0 Replies ---------

6 - Future Road Connections

Created by: Joe Feriancek
On: 03/16/2020 09:24 AM

This would require a temporary cul-de-sac. The area of the temporary cul-de-sac will require at a minimum roadway easement for the cds and snow storage.

--------- 0 Replies ---------

7 - Stormwater

Created by: Joe Feriancek
On: 03/16/2020 09:25 AM

The City is part of the Lower Rum River WMO, and all WMO requirements must be met. Contact Engineering Department with questions.

--------- 0 Replies ---------

8 - Reduce amount of CDS

Created by: Joe Feriancek
On: 03/16/2020 10:52 AM

Could this be adjusted to be a small loop, or just one CDS?

--------- 0 Replies ---------

9 - Street Typical Sections

Created by: Joe Feriancek
On: 03/16/2020 11:14 AM

Is this street going to be curb & gutter, or drainage ditches?

--------- 0 Replies ---------

10 - Permanent Cul-de-Sac

Created by: Len Linton
On: 03/16/2020 11:15 AM

This must be a permanent Cul-de-Sac with proper setbacks. If the parcel to the north develops and the road is extended, pavement can be removed and the right of way reduced to follow the curb.

Half cul-de-sacs and temporary cul-de-sacs have not worked well in Ramsey.

--------- 0 Replies ---------

11 - Wetland Delineation required

Created by: Len Linton
On: 03/16/2020 11:20 AM

A wetland delineation will be required. Mitigation may be required if the pond will impact the function of this wetland.

--------- 0 Replies ---------

12 - Enviromental Document Required

Created by: Len Linton
On: 03/16/2020 11:23 AM

This project crosses the threshold for environmental documentaion. The project scheduile must include time for preparation of the environmental document and review by the appropriate agencies.

--------- 0 Replies ---------

13 - Park Dedication

Created by: Len Linton
On: 03/16/2020 11:25 AM

The City does not accept wetlands for park dedication credit. Creditable park dedication must be upland area outside of wetlands.

--------- 0 Replies ---------

14 - Anoka County Review

Created by: Len Linton
On: 03/16/2020 11:26 AM

This plat will require review by Anoka County Highway department.

Turn lanes and bypass lanes will most likely be required.

--------- 0 Replies ---------

15 - Sanitary Sewer Connection

Created by: Len Linton
On: 03/16/2020 11:27 AM

A sanitary sewer stub was provided south of Trott Brook. The stub and lift station down stream may not provide adequate capacity for this development.

The City is requiring construction of a lift station in the southwest corner of this project to serve the site. The City will be extending gravity sewer up Variolite Street to just south of Trott Brook in 2020. This lift station will connect to that gravity line.

--------- 0 Replies ---------

16 - Stormwater Ponds

Created by: Len Linton
On: 03/16/2020 11:35 AM

All stormwater ponds must have a maintenance access covered by drainage and utility easement.

Thie surface should be vegetated with slopes gentle enough for equipment access. Lot spacing must be adjusted to provide this required access route.

--------- 0 Replies ---------

17 - Review Comments

Created by: Len Linton
On: 03/16/2020 11:44 AM

All comments must be addressed on the next submittal in order to keep this project moving forward.

Unaddressed comments may delay approval of the next submittal.

--------- 0 Replies ---------

18 - Stormwater

Created by: Len Linton
On: 03/16/2020 12:21 PM

Stormwater Design must meet Lower Rum River Watershed Managment Organization requirements.
Compliance with infiltration must be demonstrated using the MIDS calculator from the MPCA, P-8 or Win-SLAMM software. Printouts provided must include data input and results including removal efficiencies.

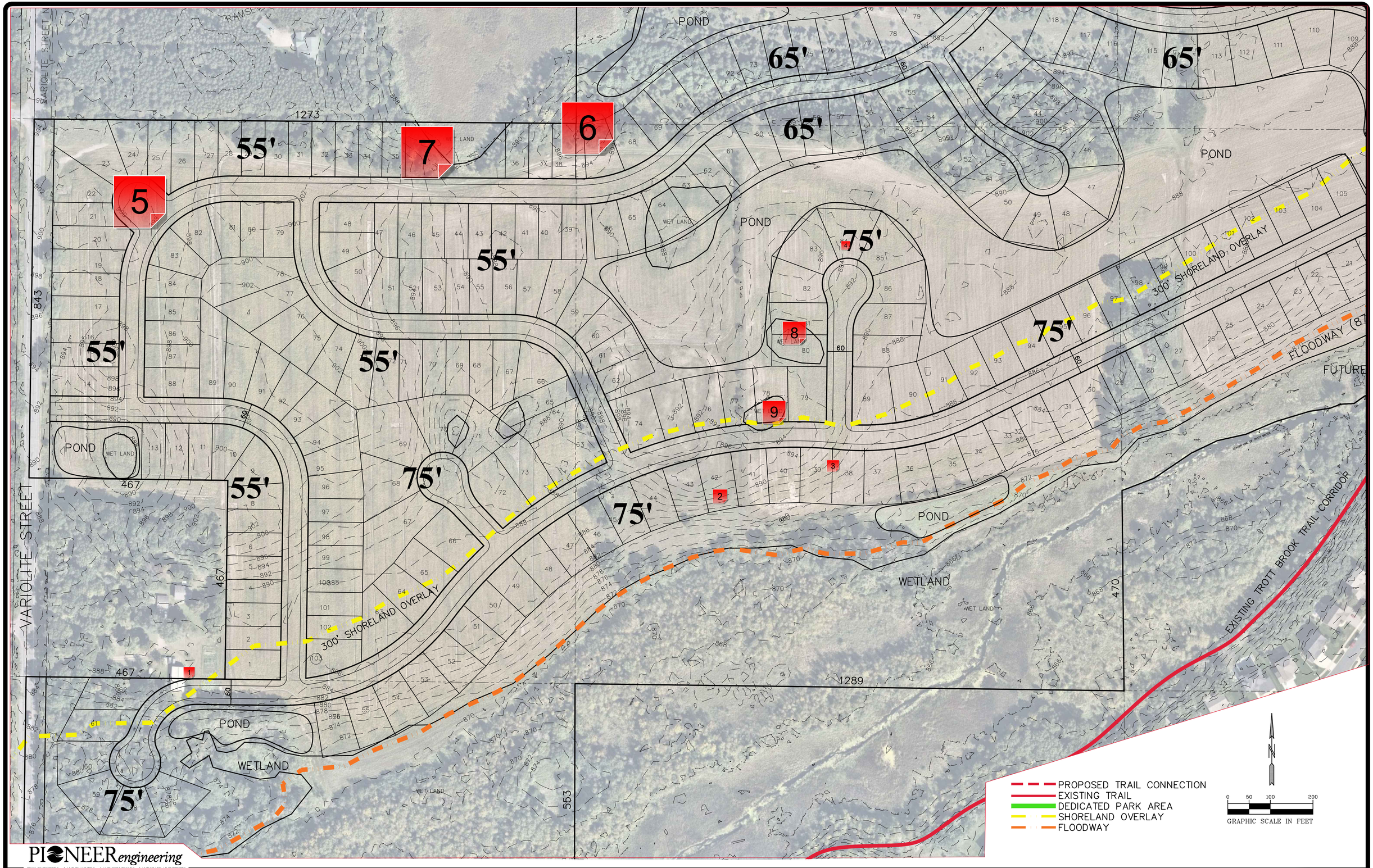
--------- 0 Replies ---------

19 - Wetland Setback and Pond

Created by: Chloe McGuire Brigl
On: 03/19/2020 09:03 AM

16.5 foot d/u easement required from edge of delineated wetland, no ponds in that area.

--------- 0 Replies ---------



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Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions

Date	2-28-2020
Designed	JLT
Drawn	JLT

CONCEPT PLAN 2

EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
RAMSEY, MINNESOTA

2 OF 3

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DL_200320_27996_3860_1296342765_0.pdf - Changemark Notes (9 Notes)

1 - SW CDS - Future Expansion

Created by: Joe Feriancek
On: 03/16/2020 11:07 AM

Recommend leaving enough space before turning this CDS south, so if the remaining lot sells/develops, a row of houses will fit on the east side, to maximize development.

--------- 0 Replies ---------

2 - Grading Plans

Created by: Joe Feriancek
On: 03/16/2020 11:09 AM

When grading these lots, keep in mind lowest floor elevations must be the highest of: 3-feet above groundwater, 2-feet above 100 HWL, or 1-feet above EOF. Max allowable is 1:3, minimum is 2.0%.

--------- 0 Replies ---------

3 - Drainage Easement

Created by: Joe Feriancek
On: 03/16/2020 11:11 AM

Keep in mind drainage easement will be required, if pipe is used, need to be wide enough for safe maintenance, and access to ponds is required.

--------- 0 Replies ---------

4 - Lot Width

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:48 AM

We will measure lot width at the front yard setback (25 feet for detached villas)

--------- 0 Replies ---------

5 - Cul-de-sac

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:53 AM

This cul-de-sac must stay open for plowing, no planted center island

--------- 0 Replies ---------

6 - Standard DU easements

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:54 AM

City will require standard DU easements on each lot

--------- 0 Replies ---------

7 - 16.5 buffer from wetland

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:55 AM

Requirement that 16.5 feet from edge of delineated wetland is encumbered by D/U easement

--------- 0 Replies ---------

8 - Wetland?

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:56 AM

This lot is almost entirely wetland and won't be buildable

--------- 0 Replies ---------

9 - Wetland?

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:56 AM

The wetlands in the front of this lot wil make it difficult to build

--------- 0 Replies ---------

Dear City Officials,

I am writing regarding the proposed rezoning of Project No: 20-105 Hunt Property (Platinum Land) and Project No: 20-103 Trott Brook Property (Excelsior Group). I am asking that you **DO NOT** rezone the land to R-1 detached villa (65 and 75-foot lots) and R-2 detached villas (55-foot lots). Please keep the zoning as is, R-1 detached single family (80-foot lots).

Rezoning of the land to create more homes on very small lots would negatively impact and infringe on the citizens who currently reside on land adjacent to the Hunt and Trott Brook Properties. This would create noise pollution and put added stress on the existing wildlife and failing roads that have not been able to be fixed in the last 30 years (specifically Variolite).

As a resident of Ramsey for most of my life I understand that growth will happen, but it needs to happen proportionally to the existing environments. From the time I was born I grew up and now reside in a home that is adjacent to the Hunt and Trott Brook Properties. As a child I remember seeing cows in the field, corn, soybean and other crops that farmer Brown had planted during my 39 years. I remember watching the tractor till that land and then collect the harvest in the fall. I've seen deer wander from the field into our yard and watched eagles and hawks soar in the air. Listening to the crickets and the frogs croak at night, walking down to the creek to skip rocks, watching the ducks and trying to fish with my Barbie fishing pole, watching the current take my bobber through the culver are some of my fondest memories. This image I have painted is why I, my husband and our 2 children decided to move back into the house my parents built in the 1970's instead of selling it after my father passed away 6 years ago. Ramsey has already changed so much in my lifetime, however this area has a quieter feel. My son loved watching the big tractor last fall, going on walks and spotting turkeys, sandhill cranes, hawks, bunnies, deer and other wildlife is one of my daughter's favorite things to do. She even insists on picking up the litter for the animals which I think is awesome for a 6-year-old to be aware of environmental impact.

The Hunt and Trott Brook Properties are already zoned for 80 ft. lots, which is small in my opinion. This is already going to bring more traffic directly behind my home on a road that has always been riddled with potholes due to the swampy land it crosses. Yes, the road is scheduled to be redone this summer but how long will it last especially with increased traffic flow? This will also bring more people, which unfortunately means more trash on the sides of our road and it will destroy the natural habitats of those deer, turkey's and other wildlife. There is no need to bring hundreds of more people by creating smaller lots. As an existing citizen of Ramsey my quality of life matters too. I don't want a constant stream of traffic behind my home. It will create noise pollution, when I go play with my children I don't want to hear cars, I want to hear the birds chirping, I want to see the wildlife; this is why I chose to live here. These things I value and cherish will be nonexistent if the Hunt and Trott Brook Properties are developed into a high-density housing development with 65-foot and 55-foot lots. The only people rezoning benefits is the developer and the tax revenue. Please be considerate of your existing constituents and DO NOT rezone!

Thank you for your time,
Amanda Shreiner
16931 Willemite St NW

Dear City of Ramsey Officials,

This letter is to express my concern about the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Our property will be affected greatly because of the close proximity of a main entrance to the proposed neighborhood off Variolite Street and our backyard. Vehicles turning south out of the new development will be accelerating past my home and backyard where my kids play. The increased amount of traffic in the area is sure to have a negative effect on our household and our property.

I recently had to explain to my children that the deer, birds and other wildlife in our area will probably not be around anymore after the new houses go in; a sad moment in my parenting life. I am well aware that change happens and feel change is okay as long as it is fitting to the area and environment. In my opinion, high density neighborhoods are a hideous sight to be seen. In my opinion the proposed rezoning of the Hunt and Trott Brook properties is the exact opposite of what I have always considered my vision of Ramsey to be.

Thank you for taking the time to read this e-mail regarding the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Please vote NO to re-zoning.

Thank you,

Andrew Shreiner
16931 Willemite Street NW

Hi,

My name is Brian Walker and I live at 17289 Variolite St NW here in Ramsey.
I was on the webinar last week and we asked bout getting a petition going. We have done that on Change.org, but I need to know the statute that says how many signatures we need and the benchmark that the statute uses.

Please keep me informed so I can rally the neighborhood to stop this disaster of rezoning.

Brian Walker
17289 Variolite St NW

Good morning,

We write to express our opposition to the zoning proposals for the Trott Brook North and Hunt Properties. We understand these properties are currently zoned for as low as 80 foot lots. In accordance with the Ramsey's 20 year plan, that appears appropriate for this plan. However, to re-zone these areas for as low as 55 foot lots no longer adheres to this plan. While we understand the developer intends to leave the wetlands alone, to build up to 450 homes that will potentially house up to 1000 additional people will without a doubt chase the wildlife into another area and do nothing to protect the natural environment. It will create a significant amount of traffic that is also not conducive to maintaining a natural, rural environment. In addition, looking at the developer's plan, the area will be crowded with homes and will be safety hazard as fire trucks will have difficulty manipulating the tight turns and at 55 foot lots, it would take little time for fires to jump from one home to the next. To allow this re-zoning compromises Ramsey's vision and does not respect the balance and connectivity between Ramsey's unique urban, rural, and natural environments. .

Our specific story involves living in the City of St. Paul for over 30 years. In doing a significant amount of research into where we would start the next phase of our lives, we looked at the City of Ramsey's 20 year Plan and chose a home, in part, based on the City's expressed desire to balance the rural areas of Ramsey with urban growth. We chose a home in the northern part of Ramsey believing this area was and would remain the rural part of Ramsey. This plan threatens the natural and rural environment of this north side of Ramsey.

We respect and understand the desire for growth and the need to increase a city's taxpayer base. As referenced in your proposed 2040 plan, there are over 1,000 acres of developmental land in the COR located near U.S. Highway 10 that can accomplish meeting this vision and goal so that the rural Ramsey can remain an area for current homeowners to continue to live within the natural, rural environment that drew us to this great city.

We understand, correctly or incorrectly, from talking with numerous long term residents of Ramsey that it is their belief that both Brookside and Woodlands developments were "crammed" down residents throats, and despite public hearings, their voices went unheard. Whether that is true or just a residual feeling by residents, we hope you consider the voices of those that oppose this development and what we believe would amount to the removal of the rural and natural environment.

Thank you for considering our opposition.

Christine Rued/Brian Walker
17289 Variolite St NW
Ramsey Residents

I am concerned about the proposed land consideration of rezoning parcels A B C D and E to reduce lot sizes.
The first concern is the impact on wildlife and birds. This is a very large development for rezoning and will take away habitats and cause flooding of existing land that remains undeveloped I feel we need an impact study to determine how this change will impact migratory and resident species of birds and animals. Last fall and this spring the flooding we had was high enough to come in contact with the walking path that goes across my property. If we add even more houses by reducing lot sizes I can only imagine that flooding would be worse. I think we need an impact study to determine how this reduction in lot sizes will impact the land and migratory and resident birds and animals.

Second is the impact on our school system. Last year a badly-needed school was completed and it is already at full capacity according to teachers and staff of Brookfield Elementary. The amount of housing proposed will put us right back to overfilling our classrooms and negatively impacting our children's learning. Something I think a city would want to avoid.

Third is police and fire. The high density of housing will put great pressure on roads and impact police ability to maintain safety. High-density housing also increases stress on police force and will negatively impact the city of Ramsey.

Fourth concern is water and sewer. We already have issues with some sources of water due to high levels of manganese and I believe we actually had stop using these sources because they were well above safety standards.

I am not the only resident of Ramsey with concerns. We feel these concerns should be addressed prior to any consideration of rezoning. This land change proposal to shrink the lot size will negatively impact all City of Ramsey residents by overtaxing Schools, Police and Fire, roads and sewers, and migratory and Resident wildlife.
We hope that you will please consider all of these issues before any change is made. We also feel that during these times of the Coronavirus is not the time to be making these changes. This is a big concern and has the possibility of making a big negative impact and we cannot even gather to discuss in a suitable manner. If you do not decide to refuse this rezoning request, we at least ask that you delay it until such a time as we can gather in a normal fashion.

Thank you,
Cynthia Showalter
7341 168th Circle NW
Concerned city of Ramsey resident

Thank you Chloe,
I appreciate all the hard work you did but as you can see we're not real happy about this development being so dense. I didn't share with you before but I backup to Trott Brook and those fields which was the main reason that we bought this house. I appreciated at the time that we purchased that this would eventually be developed but not to this extent. And yes we do want a park out here but not at the expense of looking out at house upon house upon house. I think there needs to be a compromise, in my opinion that compromise is to stick to the 80 foot Lots. Like I said before houses in this neighborhood houses don't last for more than a week or two, we don't need higher density in order to sell properties. But in my opinion a huge development like this is going to detract from all that value and cause the ones that bought in this neighborhood to move, not to mention the fact that people who want higher density living don't want to drive the extra mile. Keep it the way it was zoned please....
Thanks,
Cyndy Showalter

Please keep me informed on this meeting as I will be attending.

This request to leap frog clear across the city with ultra high density housing makes absolutely NO sense other than to line the developers pockets at citizens expense as another fire station may now be needed on northern of city due to density at which homes will be packed together should rezoning be approved.

It also increases safety risks since all services are on southern end of city, where high density housing was always "planned" to occur first before moving further northward.

Depending upon type of homes, it also may run inheritant risk of high crime rates and need for increased law enforcement presence on northern end of city too.

Stick with original plan, which was done with lots of planning and consideration of these factors.

Very Best Regards,
Del Fredricks
7550 158th Ave NW

Followed link in email at 6:30 PM and GoTo claimed meeting had ended, when clearly it hadn't. When I tried to inform this over phone connect, I was muted and then UNABLE to ASK a SINGLE question.

So HOW the heck does it qualify as Public Feedback? More cramming down residents throats and not wanting to here from existing residents to appease foreign developer?

Very Respectively,

Delmont Fredricks

7550 158th Ave NW
Ramsey, MN 55303

I was unable to join since it was after 6:30 and GoTo said meeting had ended!!

Tried phone ,but was UNABLE to speak after chair muted me for trying to inform you of GoTo problem. So HOW does this Qualify as Public Forum meeting when Public is not allowed to enter?

Very Respectively,

Delmont Fredricks
7550 158th Ave NW
Ramsey, MN 55303

Hello Chloe,

I wanted to share my opposition with the rezoning of the Trott Brook North property.

Our home is backed up to Variolite and we moved here in 2016 because we love the rural atmosphere that our neighborhood provides. The volume of traffic that Variolite currently has is tolerable but if the city adds 400+ plus homes to that property that will add a lot more traffic that I prefer not to have. We also ride our bicycles on Variolite to get to various bike paths and it can be a bit dangerous with the amount of traffic the road already has. Please consider keeping the zoning the same.

I also want to add that no matter what, please consider not putting the houses right up to Variolite - it just does not fit into the neighborhood. It may match up to what is off Nowthen Blvd, but Variolite.

Thank you,

Heidi & Matt Miller
16390 Uranimite St NW

Hello Cloe

I am writing to voice my opinion on the zoning of Trott Brooke North, in Ramsey. I vote NO to this rezoning.It is my understanding it has already been zoned for 80 ft lots, but is being looked at to rezone to smaller lots,for more houses which would mean more traffic on Variolite. I live off of Variolite and would not like to see this increase in construction and volume of traffic.

Again, if you are forwarding this information to the planning committee, my vote is NO

Thank you for your time and understanding.

Janelle and Gary Patterson
7881 168th Ln NW

Dear Ramsey City Council members,

Our names are Jeff and Laura Uecker and we have lived at 17121 Variolite St NW in Ramsey since November of 1995. We moved out to Ramsey for the wide-open spaces, and currently live on about 10 acres of land. We have enjoyed the rustic feel and privacy that the Ramsey living community has provided. However, the area we live in has transitioned from a rural preserve to rural residential which, from our perspective, is unfortunate.

Given the direct proximity of our home to the proposed development we suspect it is the property most negatively impacted by this project, though it seems many of our city's other citizens feel they will be also be impacted and have expressed their opposition based on the number of signs and petitions that are circulating. The sketch plan we have seen deliberately maximizes the number of 55-foot lots along our property line and does not match the spirit of Ramsey's rural area. Allowing 55 and 65 lots only benefits the developer's profit margin while destroying the character of the neighborhood which we, along with so many of our neighbors, originally moved here for. The wildlife in the area such as deer, foxes, wild turkeys and endangered Blanding's turtles will be only be more negatively impacted by increasing the lot density as they will be pushed out of the area during the massive amount of construction and continually disrupted with the significant increase in traffic.

We strongly encourage you to keep the existing zoning laws in place and to not allow any 55 or 65-foot lots. We also strongly encourage you to require the full density buffer zone.

Sincerely,

Jeff and Laura Uecker

17121 Variolite St NW

Hi Chloe-

Thank you for all of your work for the City; contributing to a well-thought out and thriving place to live is important work!

I wanted to touch on the thoughts I was having throughout and in response to the public hearing regarding our property and the development proposal for Trott Brook North.

To begin with, I feel that both developers have come up with great layout plans; the plans maximize use of space for building while at the same time, allowing some nice open space areas. As far as lots per acre, both developments are within the allowable numbers, averaging close to 3 units per acre; it really seems like this is the parameter that should matter the most, and for as much as opposition was saying they were not for any smaller lot sizes, ultimately the lots per acre allowed determines the number of dwellings. The number of dwellings is already a decided factor with the current comprehensive plan; current zoning allows this number of homes. It is the environmental factors and including green and open spaces that sometimes make it advantageous to vary the lot widths. I feel that neighbors commenting demonstrated a definite lack of understanding of this aspect in designing a development.

As you know, market conditions are an important aspect contributing to what any developer decides to build; currently villas (slab on grade or with a basement, which ARE single family homes designed to meet various certain needs of home buyers) are a very popular and in demand item. If the City has done market research, I am confident this trend is showing up. What is the benefit of forcing the builder to build more of something that may not have as high of demand? Additionally, it is really nice to have developments encompassing a variety of buyer needs; this creates diverse and interesting developments. Also, I specifically recall the Excelsior Group mentioning the fact that though the street frontage was smaller, more of the lots were deeper, keeping backyards more private and with a view. As a realtor, I know this is an aspect that buyers definitely appreciate!

As I already mentioned to you, though all of the comments/protests were carried forward from the Trott Brook North Development to ours, there are many that feel like they should apply the same. First, the majority of comments were not from people adjacent to our property, and second, with our property running directly next to Nowthen (and with roads on 3 sides), it feels a bit less like you're in a rural place as compared to how it might feel at the west side of the McKowsky property, on Variolite. That said, I still think that people are ultimately upset about the idea of ANY development happening near them (regardless of lot size!); this development has already been determined by the comprehensive plan, one that has been in place for more than a decade. Also, my family has lived in this area for the past 50 years and we have watched development happen over that time; there is plenty of good that comes with new development.

I have to say that when I look at the objectives of both the EPB and the EDA, it is easy for me to see reasons why both would be interested in allowing developments with a higher variety of lot sizes. In terms of the EPB, allowing such a project most certainly enhances preserving as much of the natural environment as possible; by grouping homes tighter, you leave a lot more open space all around the edges of the development, as well as creating open common spaces (park, fields). And in terms of the EDA, growing the City's residential dwellings (making the most of the space available and zoned for development) will provide the base to grow the commercial, retail, and industrial development.

Regarding each of the boards (EPB, EDA, and the PC) which make recommendations to the City Council, I see that the EDA & EPB both have meetings coming up, in addition to the City Council; do you know if any of these meetings over the next week will include discussion about these developments (Trott Brook North & Hunt)? Also, during the hearing on the 7th, it was stated that the matter of the developments would be taken up with the City Council on May 26th; does this mean they will not visit the topic earlier when they meet, May12th?

Finally, I have some questions about how everything falls into place; now that the public hearing is over, and in light of the fact that the PC voted in the affirmative to table the project (in light of an extension) in order to look at coming up with a new plan containing only the lot sizes (65 & 80 feet) that the Planning Commission agreed upon, how does the process proceed from here? And, is final approval of any development plan left up to the City Council?

Thank you for the time, Chloe!

Best,
Jessica

Hi Chloe,
Thanks again for all of your patience with me and all of your help with the webinar, letting us know what in the works that would affect us, etc.

First: Is it possible to ask that these two developers that submitted the application to rezone, if they would consider withdrawing their application and waiting until this whole COVID-19 thing is over. We, as residents, cannot even go door to door to talk about this with our neighbors because of all of what's going on in the 'world' right now. We cannot attend meetings at City Hall to discuss things because what's going on, etc.

Second: Here are our concerns if this application for rezoning goes through:

1. Pedestrian & bicycle safety along Variolite & Cty. Rd. 63 – this one is huge!
2. Increase in traffic and noise pollution along Variolite. It is already really bad much of the time.
3. Heavy gravel truck traveling on Variolite during 'years' of construction. We aren't rated for that kind of weight limit, are we??? Not to mention the extreme noise of dump/gravel trucks – if they use Variolite.
4. Very concerned for our property values going down with small lots and condensed style housing, which is what is really being proposed here, being put across the street from us. Those of us on the west side of Variolite have 1-3 ½ acre lots with our own wells & septic. It just doesn't make sense for our 'rural' area to have such small lot sizes in our area.
5. We want to keep our area feeling as rural and wooded as possible. (My husband does have some ideas on that, but for now, we want this rezoning application to be declined)

Well, I guess that is it for now. Thanks for taking all of our concerns under consideration. Much appreciated.

Sincerely,
Mark and Jill Winger
7610 168th Ave NW

Hey Chloe,

Me again. If I understood correctly, those two huge plots of land are zoned for city sewer and water – so the housing development, I'm assuming, is going to happen at some point. Am I correct in that? If that is the case, then please keep the lots to 80' which is what you said in the letter they are currently zoned for. Please, again, I am asking that Ramsey's Planning Commission decline the rezoning application as that would directly affect us where we live. We are on the corner lot on 168th & Variolite.

Second, at the townhall meeting online, the host of the meeting asked for ideas and suggestions on how we might keep our rural feel. I don't know if there's really any way that can happen, but an idea I had to keep our 'woodsy – rural' feel would be to do what was done along Variolite on the east side of the road, south of 161st. I do really like to walk along that tarred path that runs underneath the trees up by where the gun club used to be. There is a buffer zone of trees which is so nice. It's nice to be off the road as Variolite has become a busy road as well. We've appreciated that.

So, maybe something similar could be done on the east side of the Variolite where that new development is being proposed. You could do that from Trott Brook up to the farm house and do what's necessary to not have to cut down trees along the road. Minimize using the wooded areas and build where it's already wide open with no trees. That way there would be beautiful trees lining Variolite's east side of the road. Does that make sense? It would also give people more of a sense of privacy which is what many of us are used to.

I actually really do love our new wooden walking path on the east side just up from our property on 168th & Variolite and that tarred path that runs under the trees north of us closer to the new development.

I want to help, not complain, and I so I hope that all of you on the planning commission know that. You've got a big job for sure and I'm trusting that you'll have our best interest at the forefront. Thanks for all you do and all the help you've been, Chloe, with all of my concerns and questions.

Sincerely,
Jill Winger
7610 168th Ave NW

Dear Chloe,

Thanks for keeping Mark and I in the loop of this upcoming meeting on Thursday. We will be on the call. I really appreciate all you've been doing on our behalf and letting us have input. I'm writing because we want you and all decision makers serving on our behalf in Ramsey, to know our stand on this proposed application for the Hunt and Trott Brooke properties. Everyone I've spoken with in the Golden Eagle Estates area - via dropping off flyers letting people know what is being applied for - via Ramsey's community Facebook page and anyone I pass while out walking and others who live around here who would be affected by this development all share the same concerns. No one wants this application approved or this type of housing development out here. It certainly will not help our property values to go up nor our taxes to go down.

The more I look at the map of what is being applied for and proposed just doesn't make sense for this area. When you look you see a visual of all of the 2-10 acre lots, *(depending on where you live along Variolite Street north of Alpine Blvd, those of us who live in Golden Eagle Estates and/or along 175th heading to Nowthen Blvd. and looking north and south from the corner of 175th and Nowthen)*, all you see are properties with homes that are 1 to 2 acres and larger – everywhere you turn. Then I look at what this developer wants to put in and it reminds me of a fungus or a destructive ground cover that is trying to takeover where it doesn't belong. That is what comes to mind when I look at the map and see these beautiful existing large lots where people out here are living.

We need to keep rural areas rural! Was that not the original 20 year plan for Ramsey? Rezoning to smaller lots does not fit out here and it does NOT make sense to bring the condensed style neighborhoods out this far. With all of the people that I know have been calling and emailing in their opposition to this rezoning application, my question is this: What is preventing the Ramsey Planning Commission from declining it? Just say no. Honestly, we feel that 1+ acre lot sizes for the Hunt & Trott Brooke properties would be more fitting and have much more appeal to those who are looking to get out of the urban setting and have some space in which to build their home. That's what is to great about living out here.

If people want smaller, condensed more urban type homes and townhomes, they have lots of options along Hwy.10 in and around Ramsey City Center & it appears to me that there are more homes being built every day out in that area with the plan to build even more. There is no need to bring all of that out here. We do not want it nor do we feel that it is in the best interest of those of us who live out here (in and around the Hunt & Trott Brooke properties) to change our whole environment for the City of Ramsey Planners or City Council to even consider rezoning the lot sizes out here and allowing a development such as the one being proposed.

Thank you again, Chloe. Please forward this email to all concerned. Much appreciated.

Sincerely,

Mark and Jill Winger
7610 – 168th Ave NW
Ramsey, MN

Dear Chloe, Tim and City Planning Commission Members,

This is a follow up letter concerning the Thursday, May 7th virtual city planning commission meeting that we were invited to be a part of. We felt we were listened to and heard by many who were on the call and we really appreciated the opportunity to speak and share our input and concerns. We also very much appreciated that our letters, calls and petition were shared with the mayor, all city planners and city council members. Chloe, I think we have you to thank for that, so thank you! I also wanted to thank City Council member Debra Musgrove for taking the time to sit in on this very long meeting and listening to all we had to say. Thank you.

However, we felt that a few members on the planning commission were either not listening, didn't understand our concerns or had already made up their minds.

- For example: One of the planners commented, "But I like small lots." The issue is 'should the 80' lot sizes be rezoned to smaller lots, NOT what is the planner's opinion of what they like or dislike. That is irrelevant. They should be neutral and make decisions based on the information given to them & what is in the best interest of the Residents of Ramsey.
- Another planner said, 'I like having a home owner's association to take care of my yard and snow removal.' Again, this was also an opinion and is an irrelevant point.
- One of the other planners said, 'Some people can't handle a larger lot and shouldn't have one.' I contend that when it comes to taking care of your own property, lot sizes have nothing to do with it. You either do or you don't care for your own property to someone else's standards.
- One of city planners, we felt, refused to consider anything we said. It was obvious, her mind was made up before this meeting. (Conflict of interest???) It certainly does not build an atmosphere of trust.

There were 55 people on that call, I know that many Ramsey residents had written letters, called city planners and city council members and the mayor, letting their concerns known and asking that the application be denied. Many were not on this call. One of the residents on the call, I felt, said it best, "You don't live out here. I don't think you understand what we are trying to say."

A well thought out 20 year plan should be respected and adhered to, especially when the application to rezone the Trott Brook and Hunt properties that was submitted was so far off of the original long range plan. In all seriousness, we feel this application should have been denied out of the box for that reason alone.

Again, we are very thankful that the senior planner brought it to our attention and is allowing us input concerning this application(s) to rezone to such small lot sizes. Most of us weren't even aware of the original plan to zone to 80' lot sizes out here until this all came up a few months ago. We would not have been in favor of that, but we absolutely are NOT in favor of anything smaller than that. What we need city planners to understand is this: All of us asking you to deny the rezoning application to anything smaller than an 80' lot size for the Trott Brook & Hunt properties is already a compromise on our part, if you really think about it.

In closing, we love our rural area and the beautiful feel that we have out here. We appreciate that we have a voice in this. Please deny the re-zoning application and ask the Excelsior builder to work with the 80' lot sizes or better yet, submit ideas for even bigger lot size plans. He seemed like he had a lot of experience and probably has many wonderful and creative ideas on how to keep the rural feel and character in a development. Thanks so much.

Sincerely,

Mark and Jill Winger
7610 – 168th Ave. NW
Ramsey, MN

Hello Chloe & Chris: I live on the west side of Variolite St, directly west of the Trott Brook Property and I would like to express my opposition to the proposed higher density plan. It is shock enough the Ramsey's open space is disappearing, without cramming even more homes into the space than it is zoned for now. I do hope that if the farm is developed, it would not be at a density any higher than the current zoning. I would prefer lot size like Golden Eagle, but I know that will not happen. That is already a loss to our neighborhood.

I listened to the planning meeting of April 2nd and I take issue with a few items mentioned. It was said that the Trott Brook Corridor would protect wildlife habitat. It is a wet land and would only be habitat for wetland creatures. The farm is upland, deer, sandhill cranes live there and they would not move to a wet land.

As to the park area, two fields are not usable if there is no parking. Is everyone supposed to park on the street? Cars would be a half mile a way in the neighborhood to the get teams and fans to two fields with no parking adjacent.

I will be paying attention to the next meeting and do want to see this high density plan get shoved through despite the feeling of the neighbors that it is too much.

I have said for 30 years that if the farm was sold, I would have to move. It will not be the country that we moved out to Ramsey for. The farm was designated "agricultural reserve" in a previous plan and that is what I love to see as my neighbor.

Sincerely,

Kathryn Kloster
17021 Willemite St NW
Ramsey, MN 55303

This is official notification that William J. Holland and Kathleen M. Holland both say NO to the proposed request to rezoning of properties involved in these projects. We were one of the first to buy and build our home at our property in Golden Eagle Estates in 1974 and we remain living here for a reason. We oppose up to 450 homes to even be considered into our nearby area.

Kathy Holland
7701 169th Ln NW

Dear Ramsey Council,

I am writing regarding the proposal for 20-103 Trott Brook Property. I apologize I am not able to make the meeting but I would like to better understand a few things and hopefully provoke a few thoughts for the council to consider.

What is the vision long term for the city of Ramsey? This is a serious question that is asked countless times and there seems to be no answer which leads people to believe it's whoever will give the city money. This is not profitable long term in getting businesses to come or stay. So again I will ask, how does this development fit into the vision.

Second, why build a beautiful new school to surround it by old folk/low income homes? Villas are bought by elderly (snow birds) and low income neither of which will be attractive to look at when new families looking to make Ramsey their home visit the new school.

Finally why is Ramsey considering more detached townhome style living with tiny lots this far out? Families look at Ramsey because they want and are willing to pay for more space/land. Long term these villas will become an eyesore and a drug hub just like bunker and dysprosium st.

Please help me understand, I really do want to understand. As it appears right now you may as well get a Walmart right in the middle of this reckneck, low income, trash town you are creating and make Michael James your Mayor.

Regards,
Linda

I have owned property out at the end of Variolite since 1987. I have sold 5 acres but own 5 acres at the end of Sapphire. This plan is ridiculous, and if you listen to the people of Ramsey and not the developer, you will know that the consensus would be for larger lots in this development. Listen to the people of Ramsey and not the developer who only wants to line his pockets with more money. I have wanted to sell my property for years but had to deal with your minimum lot size. I know you threw that out the window a few years ago. Please do the right thing and make the lot sizes larger to keep with the rural feeling of Ramsey out in that area.

Thanks
Lisa Becker
14614 Quicksilver St NW

I am vehemently against the rezoning of the Hunt property to accommodate high density housing. I am not against development, but this is beyond belief. My concerns are several:

1) The Road system (Nowthen Blvd. and Variolite) are grossly insufficient to handle the increased traffic generated by the number of homes proposed. Even if you keep the zoning the same, it will be questionable as to whether or not the increased traffic is tolerable. Traffic on Nowthen Blvd. even during the Covid shut-in still is very, very heavy. It is currently extremely dangerous to time the exiting of our driveway. A big part of the problem is the speed of vehicles from both directions. My neighbors complain of the same thing. We are of the opinion that it is not a question of "if" we are going to see fatalities, but "when." When businesses re-open, the addition of near 1,000 or more cars from the development will make traffic totally intolerable. Has any traffic studies been done on Nowthen Blvd.? It would be absolutely necessary to do studies AFTER the Covid-19 crisis to witness what I am saying with the addition of 1,000 or more cars into the system. A reduced speed from Green Valley Rd to the new school perhaps further is mandatory! 35-40 mph?

2) The loss of property valuation is also a huge concern. We moved here to enjoy a quasi-rural atmosphere which will be lost with high density housing being adjacent to our property. With high density also comes with possible increase in crime and other factors associated with heavily increased population. If the City of Ramsey is so obtuse to the lifestyle we have enjoyed and the concerns of its residents' objecting to high density housing, then it would be sorely disappointing.

3.) Are the concerns of Ramsey's citizenry more or less important than the developer's desire to make huge profits? What is wrong with keeping the zoning at the current level? There will still be an issue with roadway concerns, but at least it would be lessened greatly.

4) I think much is lost in terms of the Council and Planning Commission witnessing face-to-face emotions and concerns of residents over said project - another loss we suffer from the Covid-19 situation, except this will haunt us far beyond the Covid crisis. I ask for a further delay, so that we can adequately address this important issue.

5) I also ask is this a Metropolitan Council issue of "cultural diversity?" Is there going to be low-income, subsidized housing in any part of the development?

Sincerely,

Lonnie D. Gray
17530 Nowthen Blvd., NW
Ramsey

Dear Chloe,

Re: Hunt Property (Platinum Land) Project No. 20-105

As residents of Ramsey at the above address for 30 years, we are very much against the rezoning of referenced property. We moved to Ramsey from Eden Prairie due to the massive development that was being experienced there. We moved here for the semi-country style of living, and we have enjoyed the semi-rural setting of Ramsey with bountiful wildlife very much. We own 7 acres just across 175th Avenue NW - 2nd property north of 175th. The rezoning of the Hunt Property would result in an abrupt change from the project to our 7 acre parcel bordering it. We are not against development, as we realize that is going to happen, but to rezone so dramatically, and abruptly adjacent to acreages, it is going to impact our lifestyle, and according to a relative in real estate, our property desirability and valuation. We are also concerned about the wildlife we enjoy - sandhill cranes are nesting on the north part of the property in question - the water along the south of 175th Avenue NW.

As I stood in my driveway just past 175th on Nowthen Blvd. (Cty 5) this A.M. at 7:00, I am blown away by the tremendous amount of traffic despite the fact that the majority of business is still shut down by Walz. Semi after semi barrelling by at 60+ mph and car after car. The semi-tractor trailer traffic down Nowthen Blvd (Cty 5) is for the drivers to avoid the weigh station on Hwy 10. I am thinking it is good that I have nowhere to go this morn because it would be near impossible for me to get out of my driveway. The latter is very much like pre-virus shut-in. When the Covid thing is over, I can only imagine AND then I think, OMG! what is it going to be like when the City of Ramsey drops 1000 more cars onto Nowthen Blvd (Cty 5) via the Hunt property development! This project is totally INSANE given the current road system which will not be able to handle it. Obviously, they will have to put lights at the junction on Nowthen and 175th (Cty 73) and they will have to reduce speeds back to at least Green Valley Rd. otherwise they will have a killing field on their hands. We will have "butcher road" right here in Ramsey. And they talk about doing a road study in 2021?? That's kind of like starting birth control after 4 mos pregnant! The developer doesn't care - if he had his way, he would have 3,000 houses in the development -follow the money!! I have listened to developers in other municipalities and they all sing the same song - "you have a beautiful city and we would never do anything to disrupt that."

<u>Bottom line concerns to the development</u>:

1) The current road system will not accomodate the huge number of cars it will dump onto Nowthen Blvd. The road system already doesn't support the current traffic. Our concern over safety upon entering the high speed traffic on Nowthen Blvd. from our property CURRENTLY is tantamount- let alone what we will experience with the grossly increased traffic from the development. I have selfishly expounded upon OUR safety, but the safety of those in the proposed development is notwithstanding. Traffic/speed studies will reveal our concern.

2} Rezoning objection.

Regards,
Lonnie & Denice Gray
17530 Nowthen Blvd NW

April 27, 2020

Matt Woestehoff, Planning Commissioner,

I have been a resident of Ramsey since 1986 and in recent years I've seen some very disturbing decisions coming out of city hall.The government overreach seems to be directed at silencing the community because it sure doesn't feel like we are being heard.

I hope *we* are not silenced when asked the question, 'What do we want in our backyard?'

As you debate the proposal to change the zoning from R-1 detached single family homes to R-1 & R-2 detached villas in the Trott Brook North and the Hunt Property I challenge you to weigh the rural verses urban mission the community of Ramsey has voiced so strongly in the past! I didn't move out to rural Ramsey so I could live the Anoka lifestyle!!

Please do not proceed with this PUD!

Lieutenant Ronald Bouley, Anoka County Sheriff's Office, (Ret.)
7650 – 170 th Avenue NW

Hi,

I tried to listen as best I could on the webinar last night. So correct me if I'm wrong but it's proposed to make some of these housing lots into 1-3acre lots but you want to change that into high density lots and smaller than the ones in the current Brookfield development?

My husband I have been crossing our fingers and hoping that land would get developed into some acre lots as we would love to build our next home. I heard someone say in the meeting that the more high density/smaller lots are more desired for young families and empty nesters, less yard work, etc. I couldn't disagree more! We are a younger family with two kids 8 and 3, the last thing we want is to be so close to our neighbors that you can touch both houses if you stood between them. If someone wants high density they can move downtown. As for the older folks or empty nesters, you really think they're gonna look at developments that are geared towards families when it's right next to a brand new school?

Please listen to your residents, there are so many of us that do not want the high density/extremely small lots and would really love to see some acreage lots with some big beautiful homes on them!!

Thank you,
Meigan Wills
6302 169th Ln NW

Dear Ramsey Planning Commission, City Council and Mayor:

I am writing about the request to rezone the Hunt and Trout Brook Properties to allow for more homes than the current zoning laws allow. I have lived in Ramsey for 43 years, raised my family, and now am blessed to have my grandchildren living in this community. I have seen many changes as the City of Ramsey has grown and developed and realize change in a community has many positives, including improvements and opportunities. However, I am opposed to these requests for rezoning.

I am wondering who benefits if these properties are rezoned to allow more structures? The developer, builder(s), sub-contractors? Certainly! But how does this proposal benefit the residents of Ramsey? Maintaining the current zoning standards allows for growth and development of the property while honoring the vision outlined in the City of Ramsey's Comprehensive Plan, which was adopted by the city and written with input from residents.

The City of Ramsey's mission is to ***work together to responsibly grow our community***? Will changing the rezoning for these properties help responsibly grow our community? In my opinion allowing for rezoning will create more traffic, more noise, more pollution, more crime, and the inability of the schools and other infrastructure to be able to keep pace with the population growth. In my opinion, that is not being responsible.

The City of Ramsey's Comprehensive Plan includes assumptions on physical development throughout the community and is the blueprint for the City over the next 10-20 years. This is an important plan and was established with residents' input and adopted by the city for a reason. It is my understanding that the Comprehensive Plan is to be used to guide public facilities, areas of preservation and development, and development of various zoning guidance. The current plan has this property tagged as R-1 Residential (MUSA) District, or 80-foot side with overall density less than 4 units per acre. The plan also states the City of Ramsey's allocation is 499 new units during this 10-year (2021-2030) period. These two proposals alone show 435+ units to be built. I don't believe the intent of the Comprehensive Plan was to concentrate most of the 499 units in one 240-acre development. Although the plan doesn't specifically state this assumption, I believe a large majority of residents enjoy and moved to Ramsey for the rural environment, and stuffing 435 homes on 240 acres is not most people's definition of ***responsibly growing the community***.

Just because studies show a demand for this type of product (per the Land Use Webinar on April 2, 2020), it does not mean the City is required to meet that demand if the result is not in the best interest of its residents. Again, I ask, who benefits most from this rezoning?

As mentioned above I have many concerns, but the ones I will expand on are traffic (and the concomitant noise) and infrastructure. My home backs up to Variolite. I realize the road from Alpine to 173rd will be improved and reconfigured this summer. However, my main concern is the road is basically a "straight shot" with a couple of hills. **For 43 years** I have seen people speed down Variolite over, and over, and over again. I have seen animals killed, including domestic pets, drag-racing, and issues with maintaining the road my **entire 43 years**. Adding to the traffic is only asking for more problems. **For 43 years**, nothing that has been done to counter these problems has worked; people continue to speed, animals continue to be killed and the road remains in complete disrepair. Just south of where the entrance to this new development would be located there is a stretch of Variolite that has had issues maintaining its integrity due to some type of water presence beneath the road. That stretch has been worked on, repaired and completely replaced countless times in additional to all the times the rest of the road has been fixed. To date there has not been a single attempt to repair that spot in the road that has been successful for more than 2-3 years. Let's just say that it **is 40 years of trying** to maintain the integrity of the road and every attempt has failed—putting more traffic on that stretch doesn't help infrastructure that has a history of repeated failure.

I hope you will consider my input as a long-time resident of this community. I pride myself if being adaptable and learning from change. However, unless you have a solid reason to deviate from the Comprehensive Plan that was adopted by the City and can provide information on how the community benefits from this deviation, I hope you deny the rezoning request.

Pauline Knox
16931 Willemite St NW

Matt and Dan,

For the record, here were my comments at the online meeting tonight. The first listed was a written comment, which was not read aloud.

"I struggle with the size of the current R1 lot widths, so I clearly oppose any rezoning to reduce this width. I believe that approving these rezoning requests opens the door for many more attempts to rezone lot sizes for reasons that are purely motivated by financial gain by the developer.....which I assume is why they are pursuing a rezoning and not a variance. PLEASE provide actionable items the city staff and council has moved upon to PRESERVE the rural feel, per the comp plan. I see it in word and in writing, but not in action."

My spoken question was about whether or not this zoning amendment had any predetermined requirements to be met in order for the request to move forward. As you know, the variance process has a three factor test for practical difficulties, and if the request does not meet ALL three, the request is denied. Tim Gladhill did not readily know if the zoning amendment process had any minimum requirements to be considered, but thought it was a good question and needed to be looked into.

My goal when moving to Ramsey was to enjoy the second half of my life, happily from the sidelines. However, the explosion of high density residential and smaller (than I support) R1 lot sizes has me much more fired up than I wish to be. I would be happy to discuss these current, and I would assume, future high(er) density projects with you.

Thank you,

Richard Sonterre

7911 152nd Ln NW

Planning,

What is the best way to explain that me and my wife are totally against the rezoning of this development to jam in high density housing in our area. We have lived here since 1994 and love the wide open woodsy setting where we live off of 168th Ave and Variolite on a culdesac. We only see added unwanted traffic and noise down our street. We have been very disappointed with the decisions made by the planners of the Ramsey town center since it began. We were imagining some of the nice services that the Maple Grove area provides, such as good restaurants and retail. We have been waiting patiently but only have one Mexican restaurant and a subway. We are not ones to complain, but we will have to consider moving out of here, as this would be the worst decision by the planners yet. It is great to hear they finally decided to repair variolite after it has been way over do. You should add the central park road also. Hope there are finally some safe paths for biking and walking for the residents.

Thanks

Rob Ollila
7880 168th Ln NW
Ramsey Resident

My name is Robert Tomaszewski and I live at 17220 Tiger Street, and I want to voice my displeasure with your reducing the lot sizes for new homes in Ramsey. I feel that the two and a half acre limit was plenty sufficient instead of cramming all these houses into little spaces and crowding people into minute lots. So I wish you wouldn't do that and return to the two and a half acre lots where people can enjoy their yards. Goodbye.

I would like to state that as a Ramsey resident for the last 31 years, I am totally against re-zoning residential lots less than 2 1/2 acres. Ramsey, as we know it, has always been an "open air" residential area in the Northwest suburbs. It has long been known as a rural, country residential area. People here love their space and do not want high density lots which will cause extreme traffic changes and overall crowding.

An example of overcrowding is found in the area of Bunker Lake Road and Dyprosium Street NW which has high density housing where residents share driveways. Someone on the City Council thought that was a good idea and it was allowed.

I think it's about time the City Council started listening to WHAT THE RESIDENTS WANT and help protect the vision of Ramsey we all have.

Thank you for listening and please keep Ramsey rural.

Robert Tomaszewski
17220 Tiger Street NW
Ramsey, MN 55303

Hello. Please add me to the list of residents opposing both high density projects in Ramsey. In particular the ones near Variolite.
Respectfully
Ronald Brokhausen
8211 157th Ln NW, Ramsey, MN 55303

I'm emailing in regards to the rezoning for the Trott Brook North concept. There are many reasons I believe this should not be rezoned to high density residential.

The infrastructure in the area is currently stretched to near the limit. Adding the traffic signal at Nowthen & 170th Ave have helped some. Adding several hundred more vehicles per day in the area could cause additional headaches.

The city seems intent on attracting/approving high density and multi-family residential construction. While I believe there is a place for this sort of development, it is not suitable for all areas of the city. The city should instead focus more on attracting retail and eating establishments. While there are a few options, there is a lack of such businesses for a city with a population of our size. Continuing to stack the city with high density residential will only exacerbate this problem.

By allowing high density residential in this area of the city it will destroy some of the natural beauty and and open space that the city of Ramsey has to offer. The reason many people choose to live this far away from the urban center is for the openness and to not see houses, townhomes, and apartments stacked on top of each other. The area for this proposal seems much more suited for low density. Single family homes, with 2 acre lots, or agricultural seems more appropriate for this land.

It seems it would be a bigger benefit to city residents if the city encouraged (and even proactively sought out) development of retail, dining, and the like. Further, it would benefit the city's tax base to have additional tax income, other than residential tax rates. It would also allow residents to spend money within their own city, instead of forcing residents to surrounding cities for shopping.

Please do not allow this development in this area of the city. There may be other areas of the city this development would make sense, but not on the proposed land.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

I was under the belief that land was zoned for 2.5 acre lots, which would help maintain the slight rural feel of the area . While I understand by definition it's not "high density", packing 343+ more detached houses/villas in that area would drastically change the entire area, both in appearance and traffic patterns. I live in the Brookfield development, and I have not heard of a single person who is in favor of this potential project. We have a beautiful area by us, with a good mix homes, wooded and open areas. I do sincerely appreciate you responding to me, but also understand if this is what members at city hall want, it will inevitably happen.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

We love the country feel that surrounds our neighborhood. We like the path by Trott Brook, and all the open land to the North of the brook. We like the wood walking path over the wetlands that connects the path to Variolite. We like the wildlife that surrounds us. In short, the things we like would all be gone, or drastically change with this addition. I understand you're taking in people's considerations, and think if you're set on developing the land it should be with larger lots, leaving wooded and open areas for habitat (not just wetlands that can't be built on). I personally think .25 acre lots are too small for that area, and don't know why that was ever zoned that way.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

Dear City of Ramsey Planning Commission,

We are writing to let you know how we feel about the Project No: 20-103.

We like the thought of the park and walking trails. Within that park we would like to see a playground for the children of the neighborhood. With the Hunt property we would also like to see a park with a playground area. It would also be nice to have a walking trail that attaches the two communities. The playground for the children is something we have missed seeing in the neighborhood of Brookfield.
The concern we have for both sites is the size of the lots. We use to live in Coon Rapids and there is a neighborhood named Shannon Park which has lot sizes of approximately 55 X 110 feet. We have attached an overview of the neighborhood and the plat map. I would highly recommend that the planning commission take a drive around that neighborhood and decide if that is what you would like to see here in Ramsey. We would not like to see that type of neighborhood on these properties. I would also recommend talking to the Coon Rapids Police department about the amount of calls and types of calls they receive for that neighborhood. Also, please check to see the time frame for buy and resale for the houses in that neighborhood.

One thing we have noticed is a lot of time these small lot size houses are bought and then turned around as rentals.

With the normal set back of 35 feet and with the smaller lots what styles of houses would be appropriate? The more the set back the smaller the house.

One of the thoughts we had for Verolite Street was the application of roundabouts to slow the traffic down. It would also be nice to have biking and walking trails at the side for the protection of the public.

At the next meeting would you be able to show us some of the nature based parks that are being developed for the City of Ramsey? We are worried that we will lose the habitat for the Sandhill Cranes and do not want to see that happen.

We would like to see, at both sites, lots that are 80 to 85 feet across and at least 135 feet deep. We feel that it would be better to keep the area conformed to the same standards as Brookfield since the neighborhoods are close together. This lot size is more in keeping with the country feel of Ramsey as compared to city feel of smaller lots.

One of the reasons we moved to Ramsey was to leave the traffic and congestion of Coon Rapids. We moved here for the serenity and calm of the neighborhood and are hoping this can be continued with the new sites.

Sincerely,
Stan and Rebecca Johnson
6905 170th Ave NW

Dear Sirs and Madams,

My family moved to Ramsey in 2011 for the explicit reason of the rural environment. We recognized, of course, that over time development occurs and that things change somewhat. However, because all of the lots in our vicinity either had some acreage, or at a minimum were single family homes with fair-sized yards, we expected that future growth would follow those established patterns.

We are opposed to the proposal of the Trott Brook North/Hunt Properties project being rezoned as high density and ask that you not rezone this land.

In the letter we received from you, you say that you value our input in this important 'neighborhood decision'. I can tell you that not one person I've heard from in my neighborhood is in favor of this rezoning. Every family I know chose to settle in Ramsey BECAUSE of the rural environment. It's why we purchased homes in an area that was zoned the way it was.

To be blunt, if we wanted to live in Coon Rapids, or even somewhere like Maple Grove...we'd have purchased homes there. Please stop trying to make Ramsey into something it's not. If your family wants to live in a more crowded city...you should move.

Do not rezone this land.

Thank you,
Susan Landry
17349 Sapphire St NW

What will be the proposed starting price point?
Will there be shared driveways?

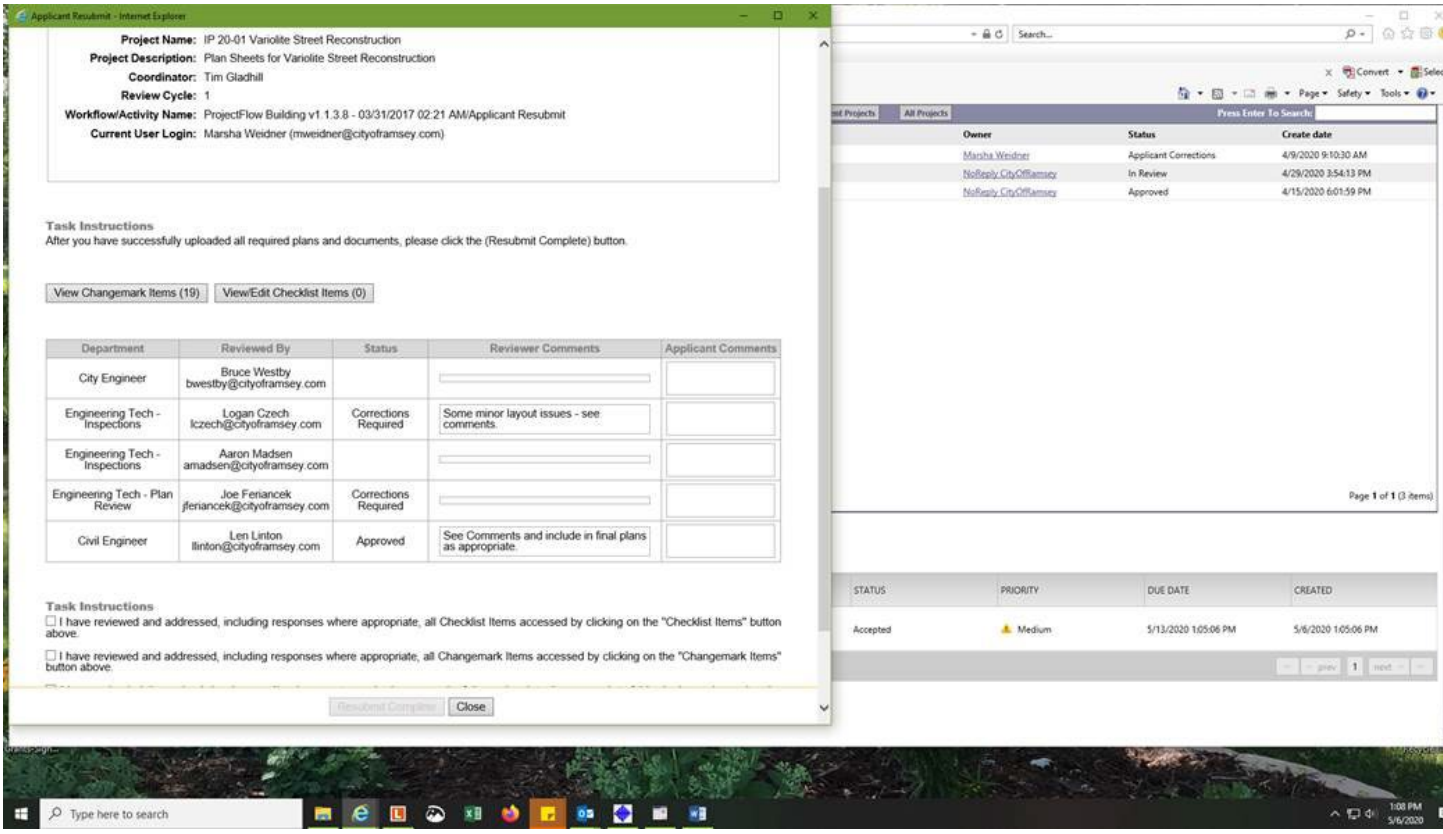
T Williams

I have been a resident of Ramsey for 12 years. I movex to Ramsey for ghe country feeling anx larger lot sizes. I totally disagree with rezoning anx absolutely 100% against the proposed "Cluster Housing". Our roads near this proposed area near Variolite cannot support 400+ houses. Co Rd 5 cannot support it either. Proven fact of cluster housing will create more crime also. Our city does not need this. I understand the city needs and wants the taxes but thats just greed. Think about the current residents for once. We dont want this cluster housing. I live near Variolite and 173rd. Very peaceful, crime free, and desirable. If this housing goes in it will be a greedy and shameful decision. I own a Landscape company in Ramsey. I probably would benefit from Landscape projects. BUT, I dont think its the best interest of our neighborhood and other Ramsey residents. I OPPOSE THIS.
Thank you for your time,
Tom Marks
17631 Chameleon St NW Ramsey MN

Resident Comment Summary – Trott Brook North

The City has received 30 letters in response to 20-103: Trott Brook Property (Excelsior Group). Nearly all of the letters are against the proposal, and the following are summaries of the letters in terms of points presented:

1. Opposition of rezoning (26 letters)
2. Layout of the development/density (22 letters)
3. Preservation of rural character (19 letters)
4. Transportation infrastructure problems (17 letters)
5. Safety hazards (12 letters)
6. Environmental degradation (11 letters)
7. Decreasing property values (7 letters)
8. Support of park/trail (4 letters)
9. Noise pollution (4 letters)
10. Business attraction (2 letters)
11. Higher demand on schools/institutions (2 letter)
12. Rental properties (1 letter)
13. Setback regulations (1 letter)
14. Petition of development (1 letter)
15. Limited public input due to pandemic (1 letter)



Name	City	State	Postal Code	Country	Signed On
Brian Walker	Ramsey	MN		US	4/2/2020
Christine Rued	Anoka	MN	55303	US	4/3/2020
Heidi Miller	Ramsey	MN	55303	US	4/3/2020
Jenna Rued	Duluth	MN	55812	US	4/3/2020
Justin Ternus	Ramsey	MN	55303	US	4/3/2020
Amanda Jongewaard	Minneapolis	MN	55404	US	4/3/2020
Scott Wik	Anoka	MN	55303	US	4/3/2020
Trista Williams	Ramsey	MN	55303	US	4/3/2020
Pauline Knox	Ramsey	MN	55303	US	4/3/2020
Nick Bakken	Saint Paul	MN	55130	US	4/3/2020
ted kuklock	Ramsey	MN	55303	US	4/3/2020
Amy Benedict	Andover	MN	55304	US	4/3/2020
Kali Yeager	Ramsey	MN	55303	US	4/3/2020
Taylor Yeager	Anoka	MN	55303	US	4/3/2020
Cory Williams	Ramsey	MN	55303	US	4/3/2020
Mandy Wilson	Anoka	MN	55303	US	4/3/2020
Julie Melland	Ramsey	MN	55304	US	4/3/2020
Cody Saloka	Ramsey	MN	55303	US	4/3/2020
Ryan Kelly	Minneapolis	MN	55407	US	4/3/2020
Tyler Carter	Ramsey	MN	55303	US	4/3/2020
Mary Clasemann	Ramsey	MN	55303	US	4/3/2020
Mike Saloka	Minneapolis	MN	55406	US	4/3/2020
Kyle Mitchell	Ramsey	MN	55303	US	4/3/2020
Brandon Saloka	Ramsey	MN	55330	US	4/3/2020
Jeremy Benedict	Minneapolis	MN	55425	US	4/3/2020
Nicole Yantes petersen	Minneapolis	MN	55408	US	4/3/2020
Elisabeth Saccoman	Anoka	MN	55303	US	4/3/2020
Meigan Wills	Ramsey	MN	55304	US	4/3/2020
Tyler Thesing	Ramsey	MN	55303	US	4/3/2020
Ashley Blanchette	Maple Grove	MN	55369	US	4/3/2020
Amanda Myers	Andover	MN	55304	US	4/3/2020
John Wilson	Ramsey	MN	55303	US	4/3/2020
Konnor Torkelson	Colorado Springs	CO	80922	US	4/3/2020
Jonathon Kawlewski	Minneapolis	MN	55424	US	4/3/2020
Joe Hazeman	Minneapolis	MN	55330	US	4/3/2020
Victoria Smith	Minneapolis	MN	55429	US	4/3/2020
Tony Hansen	Ramsey	MN	55303	US	4/3/2020
Bob Cheney	Minneapolis	MN	55411	US	4/3/2020
William Rybak	Ramsey	MN	55303	US	4/3/2020
Lourdes Fuentes	Cochabamba			Bolivia	4/3/2020
Stacy Carlson	Elk River	MN	55330	US	4/3/2020
Carrie Gleason	Sedalia		80135	US	4/3/2020
Brett Reshetar	Andover	MN	55304	US	4/3/2020
Jena Meyer	St. Francis	MN	55070	US	4/3/2020
Seth Wilson	Anoka	MN	55303	US	4/3/2020
Jessica Otten	Anoka	MN	55303	US	4/3/2020

Karmella Thompson	New York Mills	MN	56567	US	4/3/2020
Leslie Clark	Ramsey	MN	55303	US	4/3/2020
Rodney Hanson	Anoka	MN	55303	US	4/3/2020
dan payne	Minneapolis	MN	55421	US	4/3/2020
Pat Williams	Ramsey	MN	55303	US	4/4/2020
Denice Gray	Ramsey	MN	55303	US	4/4/2020
Verna Goor	Minneapolis	MN	55406	US	4/4/2020
Rocio Jimenez	Anaheim		92805	US	4/4/2020
Gabriel Benitez	Ramsey	MN	55303	US	4/4/2020
Amanda Shreiner	Ramsey	MN	55303	US	4/4/2020
Amy F	Zimmerman	MN	55398	US	4/4/2020
Damon Boje	Minneapolis	MN	55449	US	4/4/2020
Kyle Swenson	Ramsey	MN	55303	US	4/4/2020
Reid Welker	Ramsey	MN	55303	US	4/4/2020
Nicole Murawski	Minneapolis	MN	55303	US	4/4/2020
Kody Mitchell	Ramsey	MN	55303	US	4/4/2020
Sarai Konerza Gorman	Ramsey	MN	55303	US	4/4/2020
Catherine Knapp	Anoka	MN	55303	US	4/4/2020
Matt Knapp	Ramsey	MN	55303	US	4/4/2020
JoDell Seaman	Anoka	MN	55303	US	4/4/2020
Katherine Johnson	Minneapolis	MN	55406	US	4/4/2020
Kali Gardner	Ramsey	MN	55303	US	4/4/2020
Christine Berndt	Ramsey	MN	55303	US	4/4/2020
Rebecca Johnson	Anoka	MN	55303	US	4/4/2020
Stan Johnson	Anoka	MN	55303	US	4/4/2020
Adrian Steinbach	Minneapolis	MN	55405	US	4/4/2020
Katie Steinbach	Saint Paul	MN	55112	US	4/4/2020
Joel Trutwin	Ramsey	MN	55303	US	4/4/2020
Ashley Swanson	Anoka	MN	55303	US	4/4/2020
Joshua Swanson	Ramsey	MN	55303	US	4/4/2020
Shawna Swartz	Ramsey	MN	55303	US	4/4/2020
Nicole Trutwin	Ramsey	MN	55303	US	4/4/2020
Eric Eckman	Minneapolis	MN	55406	US	4/4/2020
Lane Johnson	Ramsey	MN	55303	US	4/4/2020
tess g	Frisco		75034	US	4/4/2020
Ramon Bolanos	Burbank		91505	US	4/4/2020
Wambui Mwangi	Vienna		22180	US	4/4/2020
Talyia Gulley	Highland		92346	US	4/4/2020
Edgar Parra	Escondido		92026	US	4/4/2020
Cora Miller	Greensboro		27406	US	4/4/2020
Arshad Abilas	Brooklyn		11237	US	4/4/2020
Ann Colford	Minneapolis	MN	55429	US	4/4/2020
Kendal Payne	Minneapolis	MN	55303	US	4/5/2020
Mara Gross	Ramsey	MN	55303	US	4/5/2020
Bryan Wiltfang	Ramsey	MN	55303	US	4/5/2020
Amanda Hora	Anoka	MN	55303	US	4/5/2020
Melissa Langmade	Ramsey	MN	55304	US	4/5/2020

Desi Alexander	Anoka	MN	55303	US	4/5/2020
Matt Gibart	Ramsey	MN	55303	US	4/5/2020
Cindy Jackson	Minneapolis	MN	55432	US	4/5/2020
Kathryn Anderson	Anoka	MN	55303	US	4/5/2020
Linda Wubbena	Ramsey	MN	55303	US	4/5/2020
Michael Wubbena	Anoka	MN	55303	US	4/5/2020
David Gilbertson	Minneapolis	MN	55433	US	4/6/2020
Jennifer Moberg	Ramsey	MN	55303	US	4/6/2020
Janet Laurent	Ramsey	MN	55303	US	4/6/2020
Dan Langton		MN		US	4/7/2020
Audra Wander	Ramsey	MN	55303	US	4/7/2020
Joseph Boyd	Anoka	MN	55303	US	4/7/2020
Chris Brown	Ramsey	MN	55303	US	4/7/2020
Cody Lindahl	Ramsey	MN	55303	US	4/7/2020
Branden Ebert	Ramsey	MN	55303	US	4/7/2020
Ryan Pflager	Saint Paul	MN	55116	US	4/7/2020
Brady Doble	Ramsey	MN	55303	US	4/7/2020
Andrea Case	Chicago	IL	60647	US	4/7/2020
Randin McNamara	Anoka	MN	55303	US	4/7/2020
Greg Stellick	Anoka	MN	55303	US	4/7/2020
Sean Grady	Anoka	MN	55303	US	4/8/2020
Andy Dreier	Ramsey	MN	55303	US	4/8/2020
Jennifer Mann	Ramsey	MN	55303	US	4/8/2020
Christine Huberty	Minneapolis		55406	US	4/8/2020
Jan McDougle	Saint Paul	MN	55105	US	4/8/2020
Nick Berndt	Ramsey	MN	55303	US	4/8/2020
Aaron Backman	Ramsey	MN	55303	US	4/8/2020
Kathryn Waldera-DeRosa	Minneapolis	MN	55419	US	4/8/2020
Breana Weakly	Anoka	MN	55303	US	4/8/2020
Amy Hemsworth	Ramsey	MN	55303	US	4/8/2020
Brian Wetterlind	Anoka	MN	55303	US	4/8/2020
Tom Johnson	Andover	MN	55304	US	4/8/2020
Christine Walsh	Anoka	MN	55303	US	4/8/2020
Brandon Johnson	ramsey	MN	55303	US	4/8/2020
Scott Shoemaker	Anoka	MN	55303	US	4/8/2020
Jeff Nielsen	Andover	MN	55304	US	4/8/2020
Bryan Muller	Ransey	MN	55303	US	4/8/2020
Jacob Myslicki	Saint Paul	MN	55116	US	4/8/2020
Joy Chrest	Ramsey	MN	55303	US	4/8/2020
Michael Perry	Ramsey	MN	55303	US	4/8/2020
Lori Smith	Ramsey	MN	55303	US	4/8/2020
Brandon Bottita	Minneapolis	MN	55416	US	4/8/2020
Brittany Marcroft	Minneapolis	MN	55414	US	4/9/2020
Samantha Sodergren	Minneapolis	MN	55405	US	4/9/2020
Shredder Hawes	Anoka	MN	55303	US	4/9/2020
Robert Bouten	Saint Paul	MN	55104	US	4/9/2020
Shannon Bakken	Anoka	MN	55303	US	4/9/2020

Cory Anderson	Ramsey	MN	55303	US	4/9/2020
Amber Anderson	Ramsey	MN	55303	US	4/9/2020
Kris Johnson	Ramsey	MN		US	4/9/2020
Angela Bosshart	Anoka	MN	55303	US	4/9/2020
Joshua Fuhreck	Minneapolis	MN	55433	US	4/9/2020
Katy Jo Johnson	Anoka	MN	55303	US	4/9/2020
Ron Hustvedt	Anoka	MN	55303	US	4/9/2020
Kathleen Gilbert	Ramsey	MN	55303	US	4/9/2020
Laura Uecker	Ramsey	MN	55303	US	4/9/2020
Terri Hitchings	Ramsey	MN	55303	US	4/9/2020
Olivia Hoffman	Saint Paul	MN	55118	US	4/9/2020
Weston Johnson	Minneapolis		55414	US	4/9/2020
Randi Johnson	Andover	MN	55304	US	4/9/2020
Alan Mattson	Andover	MN	55304	US	4/9/2020
Tracie Block	Andover	MN	55304	US	4/9/2020
Peggy Johnson	Saint Paul	MN	55303	US	4/9/2020
Lindsey Didion	Ramsey	MN	55303	US	4/9/2020
Lori Casper	Anoka	MN	55303	US	4/9/2020
Jackie Botnen	Anoka	MN	55303	US	4/9/2020
Paul Lunseth	Ramsey	MN	55303	US	4/9/2020
James Barker	Zimmerman	MN	55398	US	4/9/2020
amber havelak	ramsey	MN	55303	US	4/9/2020
Nichole Belleavoine	Anoka	MN	55303	US	4/9/2020
Casey Freeman	Minneapolis	MN	55404	US	4/9/2020
Julie Hammel	Ramsey	MN	55303	US	4/9/2020
Greg Peterson	Saint Paul	MN	55109	US	4/9/2020
Cory Josephs	Ramsey	MN	55303	US	4/9/2020
Alice Johnson	Saint Paul	MN	55104	US	4/9/2020
Paul Johnson	Saint Paul	MN	55104	US	4/9/2020
Jill Morris	Minneapolis	MN	55411	US	4/9/2020
Sarah Morris	Minneapolis	MN	55419	US	4/9/2020
Ashley Olson	Anoka	MN	55303	US	4/9/2020
Kristina Olson	Anoka	MN	55303	US	4/9/2020
James Sullivan	Anoka	MN	55303	US	########
Tricia Olson	Ramsey	MN	55303	US	########
Mason Waldera	Minneapolis	MN	55430	US	########
mike hunt hurtz	Anoka	MN	55303	US	########
Austin Esposito	Minneapolis	MN	55423	US	########
Trinity Gillen	Anoka	MN	55303	US	########
Dan Shep	Minneapolis	MN	55449	US	########
Kayla Hopkins	Minneapolis	MN	55412	US	########
Trevor Larson	Andover	MN	55304	US	########
Jeff Clough	Champlin	MN	55316	US	########
Evan Cox	Minneapolis	MN	55449	US	########
Joseph Opsal	Anoka	MN	55303	US	########
Deborah Carlson	Ramsey	MN	55303	US	########
Derek Lenz	Andover	MN	55304	US	########

Zachary Boehmer	Minneapolis	MN	55449	US	########
Logan Olson	Anoka	MN	55303	US	########
Ben Uecker	Anoka	MN	55303	US	########
Christine Finnamore	Anoka	MN	55303	US	########
Richard Sonterre	Minneapolis	MN	55414	US	########
Kendra DeRosa	Ramsey	MN	55303	US	########
David Landborg	Ramsey	MN	55303	US	########
lanie donahue	Maple Grove	MN	55311	US	########
Matt Miller	Minneapolis	MN	55303	US	########
Andy Dardine	Saint Paul	MN	55105	US	########
Joe Pederson	Anoka	MN	55303	US	########
Joyce Adelmann	Minneapolis	MN	55422	US	########
Aiden Jouppi	Andover	MN	55304	US	########
Donald Ness	Ramsey	MN	55303	US	########
ian blaine	Minneapolis	MN	55433	US	########
Brian Henderson	Ramsey	MN	55303	US	########
Laura Zaworski	Minneapolis	MN	55434	US	########
Michon Kieper	Ramsey	MN	55303	US	########
Irene Alexander	Anoka	MN	55303	US	########
Kaleb Arradondo	Minneapolis	MN	55414	US	########
Theresa Heggem	Rogers	MN	55374	US	########
Kathleen Berg	Saint Paul	MN	55122	US	########
Amy Omtvedt Siems	Nowthen	MN	55330-7713	US	########
Emily Lowry	Quinnesec	MI	49876	US	########
Carla Biederman	Saint Paul	MN	55104	US	########
Tristan Carlson	Anoka	MN	55303	US	########
Peggy Chapman	Champlin	MN	55316	US	########
Kathleen Rosenow	Ramsey	MN	55303	US	########
Richard Borchert	Ramsey	MN	55303	US	########
Nick Heinemann	Anoka	MN	55303	US	########
Sarah Blanchard	Brooklyn Park	MN	55443	US	########
Jodi Streetar	Ramsey	MN	55303	US	########
charlie lindberg	Minneapolis	MN	55433	US	########
Del Fredricks				US	########
Chad Alexander	Minneapolis	MN	55412	US	########
Wendy Penna	Ramsey	MN	55303	US	########
Patti Gudmundson	Naperville	IL	60565	US	########
Sheena Alexander	Woodbury	MN	55125	US	########
Alena Hunter	Champlin	MN	55316	US	########
Sheena Atchison	Ramsey	MN	55303	US	########
Jill Winger	Andover	MN	55304	US	########
Robert Knapp	Ramsey	MN	55303	US	########
Brian Willie	Saint Francis	MN	55070	US	########
Jean Kingren	Minneapolis	MN	55303	US	########
Roman Montik	blaine	MN	55449	US	########
Blake Smith				US	########
Ashley Christensen	Saint Paul	MN	55116	US	########

Marnie Zak	Anoka	MN	55303	US	########
Rae Shaw	Minneapolis	MN	55433	US	########
Lori Myhre	Minneapolis	MN	55303	US	########
Janell McFarlane	Bemidji	MN	566001	US	########
Andrea Spencer	Ramsey	MN	55303	US	########
aliceter feind	anoka	MN	55303	US	########
Linda Eidem	Anoka	MN	55303	US	########
Tom Marks	Minneapolis	MN	55303	US	########
McKenzie Eidem	Ramsey	MN	55303	US	########
Douglas Pries	Saint Paul	MN	55104	US	########
Judy Pries	Anoka	MN	55303	US	########
STANLEY GLIDDEN	Andover	MN	55304	US	########
John Lekkas	St Francis	MN	60651	US	########
Mark Winger	Ramsey	MN	55303	US	########
George Grabrick	Saint Paul	MN	55108	US	########
Charles Giddings	Ramsey	MN	55303	US	########
Cindi Heying	Ramsey	MN	55303	US	########
Margaret Olson	Ramsey	MN	55303	US	########
Erin Clements	Stillwater	MN	55082	US	########
Ronald Brokhausen	Andover	MN	55304	US	########
Kim Sandoz	Ramsey	MN	55303	US	########
Chaz Gryz	Ramsey	MN	55303	US	########
Michael Brandt	Ramsey	MN	55303	US	########
Kelly Anderson	Ramsey	MN	55303	US	########
David Richards	Ramsey	MN	55303	US	########
Shan Herbst	Anoka	MN	55303	US	########
Mark Garpetti	Ramsey	MN	55303	US	########
Josh Nelson	Ramsey	MN	55303	US	########
Chris Hagel	Ramsey	MN	55303	US	########
Terry Perkins	Thurmont		21788	US	########
Peter Myers	Zimmerman	MN	55398	US	########
Kathy Hedden	Keansburg		7734	US	########
Diana Rivas	Miami		33147	US	########
Manuel Rodrigues	Atioch		37013	US	########
Julia Widtfeldt	Nashua		3064	US	########
Tamie Stanley	Honolulu		96818	US	########
Ibrahim Ahmed	San Jose		95118	US	########
Alyssa Lee	Booneville		41314	US	########
Adam Muscovitz	Champlin	MN	55316	US	########
Tammy Hinojosa	Grove City		43123	US	########
Richard Endris	Bridgewater		8807	US	########
Muhammad Jamal	Richardson		75082	US	########
Richard Bertoncini	Providence		2908	US	########
Pierre Faucher	West Chester		19382	US	########
Kathryn Marko	Somerset		8873	US	########
Ravi Nadagatti	Hoffman Estates		60194	US	########
Gia Ehrhardt	Boon		7005	US	########

Sarah Sakr	Westfield		7090	US	########
Michael Kenny	Portage		49024	US	########
kristina stark	Hillsboro		62049	US	########
Erin Gravdal	Minneapolis	MN	55011	US	########
Lizz Lange	Ramsey	MN	55303	US	########
Jim and Mary Green	Ramsey	MN	55303	US	########
Brooke Beaton	Minneapolis	MN	55410	US	########
keith pechan	Ramsey	MN	55303	US	########
Aubree Hunter	Anoka	MN	55303	US	########
Dave Mihlbauer	Minneapolis		55486	US	########
JB Bendtsen				US	########
Cyndi Steinke				US	########
Amber Pederson		IL		US	########
Brad Olsson	Anoka	MN	55303	US	########
Michelle Nelson	Anoka	MN	55303	US	########
Janelle Craft	Ramsey	MN	55303	US	########
Jerad Dixon	Chicago	IL	60624	US	########
Jaimie McKinney				US	########
Sonya Conroy	Anoka	MN	55303	US	########
Jenny Madison	Anoka	MN	55303	US	########
Allie Taylor	Minneapolis	MN	55303	US	########
Alex Tivis	Minneapolis	MN	55416	US	########
Jan Paulsen	Ramsey	MN	55303	US	########
Meghan Zacharias-Buck	Ramsey	MN	55303	US	########
Todd Walton				US	########
Barb Hagel	Minneapolis	MN	55304	US	########
David Graves	Anoka	MN	55303	US	########
Nick Madison	Ramsey	MN	55303	US	########
Katie Dreier	Anoka	MN	55303	US	########
Jacqueline Lamb	Minneapolis	MN	55434	US	########
Sandy Birosh	Minneapolis	MN	55418	US	########
Tom French	Minneapolis	MN	55406	US	########
Judy Claremboux	Stanchfield	MN	55080	US	########
Tyler Eiffler	Minneapolis	MN	55432	US	########
Danielle Duerr	Minneapolis	MN	55412	US	########
Michele Kohner	Andover	MN	55304	US	########
Dan Torgerson				US	########
Sandra Beseth	Minneapolis	MN	55404	US	########
Carrie Pramann	Ramsey	MN	55303	US	########
Tara Koziol	Anoka	MN	55303	US	########
Suzanne Richards	Anoka	MN	55303	US	########
Justin Logeais	Minneapolis	MN	55406	US	########
Tammy Dvorak	Saint Francis	MN	55070	US	########
Lori Charleson	Anoka	MN	55303	US	########
Christina Mariette	Minneapolis	MN	55433	US	########
Cindy Albertson	Ottertail	MN	56571	US	########
Marie Harter				US	########

Kathryn Kloster	Ramsey	MN	55393	US	########
Kristy Young holkestad	Minneapolis	MN	55416	US	########
Courtney Bailey	Minneapolis	MN	55303	US	########
DeNita Umland	Ramsey	MN	55303	US	########
Briana Blackstad	Saint Paul	MN	55113	US	########
Katie Hamilton	Minneapolis	MN	55432	US	########
Alexis Leppo				US	########
Eldin Music	Le Sueur	MN	56058	US	########
Bobby Slate	Seymour	TX	76380	US	########
Colin Wiegman	Anoka	MN	55303	US	########
George Linngren	Minneapolis	TX	55448	US	########
Nicole Carnes	Anoka	MN	55303	US	########
Paul Landberg	Saint Paul	MN	55130	US	########
Trianna Driscoll	Minneapolis	MN	55423	US	########
Raoul Anderson	Saint Paul	MN	55014	US	########
Mike Lehmann	Elk River	MN	55330	US	########
Pamela Graunke	Saint Paul	MN	55104	US	########
Sharon Christian	Ramsey	MN	55303	US	5/1/2020
Josh Judisch	Anoka	MN	55303	US	5/1/2020
Abby DiPasquale	Minneapolis	MN	55427	US	5/1/2020
Cheri Ruffin	Minneapolis	MN	55443	US	5/1/2020
Brandy Satzinger	Ramsey	MN	55303	US	5/1/2020
Marlene Lee	Anoka	MN	55303	US	5/1/2020
Cynthia Kleven				US	5/1/2020
Zina Bureac	Minneapolis	MN	55408	US	5/1/2020
Nicole R	Andover	MN	55304	US	5/1/2020
Michelle Ihnot	Ramsey	MN	55303	US	5/1/2020
Shelley Vopava				US	5/1/2020
Jennifer Thoennes	Ramsey	MN	55303	US	5/1/2020
Tamara Bjornrud	Ramsey	MN	55303	US	5/1/2020
Deb Mokszycke				US	5/1/2020
Jeff Johnson	Ramsey	MN	55303	US	5/1/2020
Patricia Johnson	Andover	MN	55304	US	5/1/2020
capri mikula	Centerville	MN	55038	US	5/1/2020
Laureen Diederich	Andover	MN	55304	US	5/1/2020
Kollman Christina	Anoka	MN	55303	US	5/2/2020
Jesse Lang	Anoka	MN	55303	US	5/2/2020
Jessica Lingbeek				US	5/2/2020
Steve Hilary	Andover	MN	55304	US	5/2/2020
Derek Foley	Minneapolis	MN	55426	US	5/3/2020
Cindy Lindberg				US	5/4/2020
Amber Lueders	Andover	MN	55304	US	5/5/2020
Paul Sorteberg	Andover	MN	55304	US	5/5/2020
Robert Collier	Chicago	IL	60614	US	5/5/2020

Count: 372 Signatures

change.org

Recipient: City of Ramsey Minnesota Planning Commission, Ramsey Minnesota City Counsel

Letter: Greetings,

Stop Rezoning of Trout Brook North Subdivision and the Hunt Property

Comments

Name	Location	Date	Comment
Amanda Jongewaard	Minneapolis, MN	2020-04-03	"The Hunt Property sits on two sides of our lot. So, we share the same property line ."
Trista Williams	Ramsey, MN	2020-04-03	"Ramsey does NOT need more high density housing, especially in the proposed area. The wetlands, trails, Trott Brook, and all the mature trees are the best part of living in this area of Ramsey and this will take away from that."
Cory Williams	Ramsey, MN	2020-04-03	"The Ramsey city council claims to value the rural feel and heritage of the community, but takes every opportunity to act otherwise. This rezoning would result in environmental destruction, traffic congestion, lower property values, school overcrowding, and an unnecessary urbanization of what was once a good blend of suburban and rural character."
Konnor Torkelson	Colorado Springs, CO	2020-04-03	"With the current social distancing guidelines in place, high density land development sounds like a really bad idea. Vote NO Ramsey city counsel!!!"
Bob Cheney	Minneapolis, MN	2020-04-03	"Chances are the land has already been purchased by a big developer and they're probably going to bring jobs to the area which is great because my friend Cody is a total bum and lives there. I think our best bet is to run around naked and try to scare people from moving in. It might actually do more than signing a petition on a website probably owned by the same guy. FIGHT THE POWER"
Kendal Payne	Minneapolis, MN	2020-04-05	"Preserve the land for the wildlife!"
Dan Langton	Minnesota	2020-04-07	"I do not want to see more high density housing."
Cory Anderson	Ramsey, MN	2020-04-09	"We didn't move out here to become a part of that high density life"
Terri Hitchings	Ramsey, MN	2020-04-09	"Terrihitchings@yahoo.com"
Mason Waldera	Minneapolis, MN	2020-04-10	"My girlfriend loves this place"
Tricia Olson	Ramsey, MN	2020-04-10	"My daughter and son-in-law bought their lot backing up to this for the reason it existed. Don't allow it to be destroyed"
Evan Cox	Minneapolis, MN	2020-04-10	"It means something to someone, gotta help the best i can"
Aiden Jouppi	Andover, MN	2020-04-10	"I want it to still be like Ramsey not Andover"
Carla Biederman	Ramsey, MN	2020-04-10	"We live here because we like living in the country. My signature represents two more people who live in our home."
Nick Heinemann	Anoka, MN	2020-04-11	"Ramsey resident opposed to this potential change, keep Ramsey rural."

Name	Location	Date	Comment
Jodi Streetar	Ramsey, MN	2020-04-11	"Please do not rezone, most residents chose Ramsey because it is in the outskirts of the suburbs keep the wide open spaces"
charlie lindberg	Minneapolis, MN	2020-04-11	"Keep Ramsey country. Worry about the core and building that up. We will remember this when elections come around. The mayor needs to go!"
Del Fredricks	US	2020-04-11	"Already seen destruction of Variolite as part of the Woodlands (old gun club) division, along with years of listening to hammering and other construction noise from dawn to dusk!Also seen increased traffic in Traprock division as traffic diverts to avoid Variolitd from 158th Ave to Alpine. They RIP through neighboorhood at 40+ mph despite limit being 30 mph because Traprock is residential division, NOT a Variolite by-pass road. There is NO need to rezone if they plot the new divisions at semi-rural with large 2+ acre lots. Also reduces overall traffic and increases safety for Variolite as well as Nowthen, which has a new elementary school on it just south of where new development is proposed. Lots could be laid out like those south of Central Park where future subdivision into higher density can occur. This provides improved safety on todays roads and possibility to expand when newer roadways are available in future.Do NOT build today and force need for infrastructure update as a result, but build go fit or"
Wendy Penna	Ramsey, MN	2020-04-11	"I do not want to live in the middle of a crowded polluted crime-ridden 'big city". We lived on 26th and Knox, now known as Murderopilis, and moved to get away from that, but I hate to think it followed us here!"
Marnie Zak	Anoka, MN	2020-04-14	"Our roads and schools do not have the capacity to add that many houses. The number of residents you propose adding by decreasing lot size, and increasing the number of houses, requires infrastructure; police and services Ramsey does not have in place. Our traffic is already ridiculous due to only having single lane highways. This is simply a bad idea and short-sighted"
aliceter feind	anoka, MN	2020-04-16	"We moved out to country to be in the coutry and these developers think they can through up housing anywere they please they havent even filled up were housing in the old st. Anthony gun club these people need to be stop this is our city and they go from city to city throwing up house anywere they want this is pathetic"
David Richards	Ramsey, MN	2020-04-25	"The current zoning is presumably based on community values and it seems wrong to change it for the sake of money. Not to mention it feels like a bit of bait and switch after moving here because of the slightly more rural feel."
Chris Hagel	Ramsey, MN	2020-04-27	"I moved to Ramsey 10 years ago. because of this area and the beauty. Wildlife in my yard. Farm land. Adding these houses would absolutely destroy Ramsey it would absolutely destroy the already under repaired and over busy roads"
Brooke Beaton	Minneapolis, MN	2020-04-27	"We moved to northern Ramsey for bigger yards.I am not a fan of this detached villa/small lots plan. It's ok to have a pace for grass to

Name	Location	Date	Comment
			grow and wildlife to use. Aren't there a bunch of empty villas and townhomes and apartments that were recently built?"
keith pechan	Ramsey, MN	2020-04-27	"We have enough high density housing around the cor with the apts and townhomes leave out here rural ..,2 1/2 acre lots are just fine out here .... leave the crap by the cor"
Aubree Hunter	Anoka, MN	2020-04-27	"Too much traffic!"
JB Bendtsen	US	2020-04-27	"The rezoning to significantly increase the density will also significantly accelerate the decline in quality of life in Ramsey."
Sonya Conroy	Anoka, MN	2020-04-27	"Sonya Conroy"
Jenny Madison	Anoka, MN	2020-04-27	"We moved to Ramsey because it’s peaceful and rural. Please don’t ruin that by building ALL these houses."
Alex Tivis	Minneapolis, MN	2020-04-27	"Keep residential. And open areas of land to own"
Todd Walton	US	2020-04-27	"Too much traffic on 5."
Suzanne Richards	Anoka, MN	2020-04-28	"I moved to Ramsey for the space. I don't want to see more housing and traffic. If the land was zoned for 2 and 1/2 acre lots then it should stay that way. That would be in keeping with the neighborhood. The developers knew that and now they want to get greedy and change the rules. No!"
Justin Logeais	Minneapolis, MN	2020-04-28	"I am so sick and tired of Ramsey being turned into another uptown ghetto. Enough! Enough packing dense housing into smaller and smaller lots! The COR area is a colossal cluster fuck. This is not an urban decay Minneapolis neighborhood! What a disgrace to what used to be a good city."

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 7, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson City Councilmember Debra Musgrove City Councilmember Jeff Menth Planning Consultant Eric Maass

Section 1.0 – 5.02 and 5.05 – 8.0 deleted

5.03: Public Hearing: Consider Recommendations Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group

- **Public Hearing: Consider Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villas) District**
- **Review Sketch Plan**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:57 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that since this is a legislative (policy) decision of the City due to the fact that the request requires a zoning amendment, staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in

the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs expense of detailed civil engineering drawings. Staff does believe there is room to compromise on the mix of lot sizes. Based on the 60 Day Rule, Ordinance #20-07 does need to move forward to the City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission would request that the applicant provide an additional 60 Day Extension to provide additional time for discussion, negotiation, and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer would be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Deputy City Administrator Gladhill noted that there will be additional public hearings with the City Council and opportunities for residents to provide comments.

Senior Planner McGuire Brigl stated that she received four emails after the 4:00 p.m. deadline that will be a part of the record.

Commissioner Woestehoff asked if comments had been received from the DNR.

Senior Planner McGuire Brigl noted that the DNR confirmed that they received the plans and noted that procedurally because there will likely be additional changes to the plan, the DNR will provide comments at a later time.

Commissioner VanScoy asked if staff received responses from the three residents that they reached out to directly.

Senior Planner McGuire Brigl confirmed that targeted communications were sent to the residents more interior to the site. She stated that one resident responded that he did not feel a special meeting was necessary and was not going to attend tonight. The resident commented that he was aware development would come and hoped that additional homes in the area would lower his taxes. She stated that staff would still recommend density transitioning around the existing lots.

Commissioner Woestehoff asked if staff received input from the developer related to their willingness to provide another extension.

Senior Planner McGuire Brigl confirmed that the developer has signed another 60-day extension that was not included in the case and are willing to work with the City and do not want to pressure the decision.

Commissioner Peters asked if staff has reached out to the school districts and whether they have support for that level of development. He noted that within Brookfield the school district line occurs within the neighborhood.

Senior Planner McGuire Brigl stated that the site is divided by school district boundaries and therefore half the neighborhood would go to Ramsey and half would go to Elk River. She stated that the school district has stated that they sized Ramsey Elementary to prepare for the projected growth in the community.

Deputy City Administrator Gladhill stated that following the US census, redistricting occurs across the country. He stated that the City has expressed a desire to likely have a third elementary school at some point and would love to have a middle school as well. He stated that much of the Anoka High School population is Ramsey residents. He stated that the City hopes to continue to work with the school districts in looking forward at the future.

Commissioner Woestehoff asked for staff to provide input on the comments received from public safety.

Senior Planner McGuire Brigl confirmed that the entire public safety team reviewed the request and did not have any concerns at this time with the exception of plowing related to the cul-de-sacs. She noted that those departments will continue to provide input throughout the review process.

Citizen Input

Ben Schmidt, Excelsior Group, stated that he was present to address any questions. He commented that they understand that during these times things may not move as smoothly as they typically would and would be willing to grant the additional time for input. He stated that he can also reach out to neighbors individually to address questions as desired as well. He understood that neighbors can have concerns when property is proposed for development from farmland. He noted that they will be completing an EAW and advised that this is just the start of the process.

Commissioner Woestehoff stated that based on the public comment there is concern with the proposed density and asked if the applicant would be willing to explore an option more in line with the current zoning restrictions.

Mr. Schmidt replied that staff put together a number of 80-foot lots that could be developed, while they believe additional 80-foot lots could be developed. He stated that they are not attempting to increase density over what is allowed, but simply to provide a variety of housing types. He stated that big lots are less favorable in today's market. He stated that they have heard that people do not care as much about the distance between the side neighbors but prefer to have a larger backyard and therefore they have attempted to provide that situation. He stated that not every person wants a big yard and therefore they attempt to provide a variety of housing types to appeal to different people and families. He stated that the plan was not put forth to create extra density and explained that they believed that the plan met the housing goals of the City and the needs of the community. He confirmed that they welcome input.

Commissioner Woestehoff asked for additional details on the variation in housing products and price points.

Mr. Schmidt stated that for every one foot of street frontage equates to about $600 in terms of infrastructure and therefore taking out some width helps to reduce the price. He stated that the smaller lot size does not always equate to the less costly option because often empty nesters are choosing those lots and choosing high end options inside. He explained that while the smaller lots often appeal to empty nesters, they can also appeal as more start up housing for families. He

reviewed the ranges of pricing from $300,000s to $500,000s. He stated that they see Ramsey as a wonderful community with a lot of City amenities and that can be relatively affordable compared to other areas in the metro where houses cannot be built for under $500,000.

Commissioner VanScoy asked if the 55-foot lots would have a homeowners' association.

Mr. Schmidt replied that similar to the last case, the homeowners' association would maintain the common space within the entire development and then would also provide yard and snow service to the 55-foot lot homes.

Councilmember Musgrove stated that there is a variety of housing in Ramsey and asked staff for input on the market for the different housing types.

Senior Planner McGuire Brigl stated that developers have stated that the villas continue to sell well in Ramsey, but there has also been development of 2.5-acre homes which also sold well. She stated that Ramsey is a desirable place to live. She commented that the middle section lots may have a harder time selling. She stated that the housing study stated that there is a demand for a variety of housing types in Ramsey. She stated that the demand is there but that does not mean that the City needs to allow it.

Deputy City Administrator Gladhill stated that the City has seen requests for the villa product with a few development requests of the larger 2.5 acre lots. He stated that the 80-foot lot developments are more challenging because of the lot price and related increase in pricing. He used the example of the previous municipal center site which began with 80-foot lots in the first phase and changed to 65-foot lots in the second phase.

Chairperson Bauer stated that within the Riverstone development the narrow lots continue to sell as quickly as they are built. He stated that he also appreciates that he does not have to shovel snow or mow grass.

Commissioner Woestehoff asked if there is any estimation on the timeline or how that may have to be shifted because of COVID-19.

Mr. Schmidt stated that COVID-19 has had an impact, noting that they planned to construct 700 lots this year but will probably shift that to 300. He stated that the homes are still selling, although at about half the rate as expected. He stated that they perhaps would have pushed to begin in 2020 but are now planning to begin in 2021. He noted that this would be a seven-year project for full completion.

Commissioner Peters asked when the park would be constructed, that if this moves forward and the park is included.

Mr. Schmidt replied that they are still early in the process so he is unsure on the phasing or when the park could be accessed. He noted that they would want the park as soon as possible as that would be a selling tool for the development. He stated that they are building a similar project in Hugo that has a City park in the middle and they worked hard to have the park constructed sooner

rather than later. He stated that they are about halfway through that project and the park will open this summer.

Deputy City Administrator Gladhill stated that staff would follow the model of Riverstone, where the park is constructed as part of the early stages.

Chairperson Bauer noted that a number of letters and emails were submitted prior to the meeting and have become a part of the record. He stated that several of the comments requested to keeping the lots at 2.5 acre lots but noted that the property is not zoned for 2.5 acre lots. He noted that some of the comments referenced opposition to a requested change to high density and clarified that this request is not to change the density but to change the lot size requirements.

Trista Williams, 7060 168th Ln NW, stated that her biggest concern is the number of homes proposed. She stated that she has concerns with the impact to traffic and to the schools.

Lonnie Gray, 17530 Nowthen Blvd NW, stated that his property is seven acres in size and was concerned with the negative impact to property values that this type of development could have. He stated that he has enjoyed the rural character of the area in the years he has lived at his home. He understood the desire for development and smaller lots sizes but did not want to see that number of homes constructed. He agreed that there would be an impact to traffic in the area. He stated that he does not want to see low income housing, as that would also impact the existing property values.

Chris Hagel, 16650 Dolomite St NW, echoed the comments of the previous speaker related to the impact to traffic that this development would have. He asked how the school would support additional students.

Cynthia Showalter, 6967 170th Trail NW, stated that she moved to her property because it is a rural area. She asked how 55- and 65-foot lots would fit with the adjacent properties. She stated that homes in her neighborhood sell in less than one week and therefore did not believe the statement to be accurate that 80-foot-wide lots are not selling. She did not want to see her neighborhood connected to this development.

Amanda Jongewaard, 6841 173rd Ave NW, stated that she is one of the internal lots. She stated that she supports development, but couple with the Hunt property and Trott Brook North, this would be a lot of development in the area. She commented that traffic is already busy in the area and the impact that these three developments would have would be intense. She stated that while she is excited to have neighbors, she would not want the development to be of this size. She stated that her property would be internal and has farm animals and would be concerned with how her property would mix with the development and homeowners' association.

Chairperson Bauer asked for details on the keeping of farm animals within Ramsey.

Senior Planner McGuire Brigl stated that three acre lots and larger are allowed to have additional animals, as larger lots are allowed more animals. She stated that she understood that new residents

may experience a different character, but existing residents should not feel pressure to live differently.

Ms. Jongewaard stated that she is not the only one in the area with farm animals. She asked how that would fit with a neighborhood of this type. She stated that perhaps not all the properties be developed at once as that will be a huge impact to the area.

Senior Planner McGuire Brigl stated that she would love to connect to Ms. Jongewaard following the meeting to continue discussions.

Chairperson Bauer stated that many of the comments have been related to traffic and asked staff to provide information on the traffic studies that are completed to determine the potential impact.

Deputy City Administrator Gladhill stated that a traffic engineer would need to assist with that level of detail. She stated that staff could complete some preliminary forecasts if desired, but otherwise that information would be developed through the full traffic study required for preliminary plat.

Steve Gronke, 17220 Nowthen Blvd NW, stated that when he moved to his home there were two farms and now there would be 1,600 homes if this moves forward. He stated that he is concerned with property value impacts, traffic increases and is also concerned with children in the new development that could wander onto his property. He asked if there would be fencing or signage to control children from wandering onto adjacent properties.

Mr. Schmidt stated that they are early in the process, but staff mentioned the idea of buffering between the proposed development and the existing homes. He stated that his company recognizes the need to engage with adjacent farm properties to ensure that their activities are not disturbed. He stated that they call out in the homeowners' association documents the activities that occur on the adjacent farm properties to ensure that new homeowners are aware that there is active farm active adjacent. He stated that in another instance they paid and constructed a fence on the farm property to prevent residents from spilling onto the adjacent property.

Mr. Gronke stated that he has a creek on his property and would be concerned with liability from children wandering onto his property.

Mr. Schmidt stated that the natural elements are part of what make the property appealing, noting that the creek also runs through the subject property.

Kim Salocka, 7230 175th Ave NW, stated that people choose this location for a specific reason, to enjoy the rural character. She stated that people hunt in her backyard and she enjoys the wildlife in the area. She stated that the homes in the area tend to sell quickly and wondered if the developer has considered other types of development for the property, such as higher priced homes. She asked if a study was done to determine the type of development that would be desirable in the area.

Mr. Schmidt stated that they have not completed a market study in Ramsey, although the City has completed a series of studies on housing within the community. He stated that the property is

guided to support three units per acre, as the property is zoned to support sewer. He stated that the proposal is for 2.7 units per acre. He stated that if the property were developed with all 80-foot lots in a different configuration, they could still fit about the same number of homes as proposed. He stated that in terms of values the proposed homes would range from $350,000 to $650,000 and therefore would not be low income housing but would still serve a wide variety of residents that want to live in Ramsey.

Ms. Salocka, referenced the Maxfield study and asked if residents can access that information.

Senior Planner McGuire Brigl stated that she can share that information with anyone that requests it. She noted that she could also place that information on the project website.

Ms. Salocka asked at what point residents would be able to meet with the developer to discuss their concerns, such as buffering.

Ms. Schmidt stated that it would depend upon the development and the process of the city. He stated that this meeting is a good start to gather input from residents. He stated that following this meeting they would start to meet with the residents most directly impacted to develop a plan that would work for both parties.

Ms. Salocka stated that ultimately this product seems to be a detached townhome.

Mr. Schmidt stated that he does not like the term detached townhome as this is a single-family home on a single-family lot. He stated that the only difference is the inclusion of a homeowners' association that would provide yard and snow service.

Ms. Salocka asked if the homes would all look the same.

Mr. Schmidt stated that even within the villa product there would be different product types and would not be the same style of home one after the other.

Peter Meyer, 7190 175th Ave NW, referenced the wetland and specifically the pond shown to be on the high ground and asked for details on the runoff plans for the site.

Deputy City Administrator Gladhill stated that all projects need to go through the Lower Rum River Water Management Organization to address water management.

Senior Planner McGuire Brigl stated that the pond is likely setup in that location to support runoff from the adjacent proposed homes. She noted that she could follow up with the resident after the meeting to further discuss the pond.

Mr. Meyer stated that there is currently a marker from the WPA on the corner of his property.

Deputy City Administrator Gladhill stated that once a plat is approved, a survey is completed of existing monuments and set new monuments with the property lines. He stated that surveys would be set appropriately.

Mark Winger, 7610 168th Ave NW, stated that he has lived at his home for over 40 years and the zoning was originally setup to create zones of density. He stated that this property was zoned for 80-foot lots, which he still believes to be too small and the developer is requesting even smaller lots. He stated that this would be a perceived density between this development and other recently proposed developments among more rural properties. He asked the Commission not to rezone the property as this seems to be an aggressive amount of development. He stated that from his perspective taxes will not decrease from this development and could increase because of the increased pressure on the school district.

Jill Winger stated that she understands that development will occur but believed that a different type of development could occur on this property to better fit with adjacent properties. She commented that their taxes increased by $600 this year because of the Elk River School District and did not want to continue to see those increases because of additional pressures on the schools. She stated that they love their property and the walking trails and did not see this type of development as a benefit for the existing residents.

Courtney (last name not stated), resident on 167th, commented that the City holds The Draw concert series for another development and asked if the developer would have plans to hold community type events or features.

Deputy City Administrator Gladhill stated that the Park and Recreation Commission will also review the plans to provide input on the desired features.

Senior Planner McGuire Brigl stated that residents can provide input on the park elements that they would like to see on this property through email.

Courtney stated that she believes that the boardwalk would be eliminated and some walking trails.

Senior Planner McGuire Brigl stated that the boardwalk would remain and provided additional details on pedestrian connectivity.

Courtney asked the type of personality the park would have, whether the natural elements would be preserved, or whether the area would be restructured for the entire area.

Deputy City Administrator Gladhill stated that the Wetland Conservation Act protects the wetlands and their delineated boundaries. He stated that Trott Brook is also a protected element in the City and its natural corridor.

Senior Planner McGuire Brigl summarized the comments of the resident that she would prefer a more rural character type of park, rather than the rural feel of The Draw. She stated that she could connect the resident with Parks staff to provide additional input.

Pauline Nocks, 16931 Willemite St NW, stated that she interpreted the Comprehensive Plan to designate 499 new residential units during the next ten-year period. She stated that the Hunt and Trott Brook proposals would include 435 units, without counting the residential development

included in the previous case. She asked the purpose of projecting growth in the Comprehensive Plan if the City is already proposing to exceed that projection within tonight's cases. She commented that this is too much density too far outside of the The COR and Highway 10 corridor. She explained that residents in this area purchases their property in order to remain in a more rural type of development. She stated that change is an opportunity for growth but believed that the City must also consider pleasing the existing residents and not just attempting to attract new residents. She confirmed that she was referencing the Comprehensive Plan which runs through 2030.

Chairperson Bauer noted that the plan that runs through 2040 is in draft format and once adopted will be the path the City plans to follow.

Deputy City Administrator Gladhill explained that these projects will not build 400 lots at one time, noting that 20 to 40 lots would be built per phase. He explained that Brookfield took 10 to 15 years to complete its phasing. He confirmed that the growth fits within the forecasts for 2030 and does not even reach the full growth anticipated for 2040. He stated that more aggressive proposals have come through that staff has pushed back on in the past as well. He stated that he would welcome additional conversations with the resident to help explain the previous and current Comprehensive Plans.

Norm Novak, 7041 175th Ave NW, stated that this is too many homes for that size property. He stated that this would add 1,800 to 2,000 more people (estimating four to five people per home) with multiple vehicles per home. He stated that he has reached out to staff through telephone. He expressed concern with the tree removal and replacement. He stated that he does not want to see villas, which he believes to be detached townhomes. He asked if the homes would have basements or be on slab and whether they would be single- or two-story homes. He asked for details on the tree size for front yards and the landscaping and fencing. He asked how City sewer and water would be connected to the site avoiding Trott Brook. He stated that putting homes this close together is not the way it should be done. He stated that he moved to this area 17 years ago. He stated that when his neighbor sold their 35 acres, he attempted to purchase five acres, but the City would not allow the subdivision. He stated that it is sad that he was denied the ability to purchase additional property, but the City is not allowing this type of subdivision.

Senior Planner McGuire Brigl commented that staff could follow up with the resident to address his concerns and comments.

Chairperson Bauer briefly recessed the meeting.

Chairperson Bauer reconvened the meeting.

Trista Williams stated that she has concerns with a pedestrian bridge linking the neighborhoods together. She stated that her neighborhood enjoys the walking trails, which are not crowded, and believed that this additional development would crowd the existing trails.

Commissioner Peters stated that considering the number of residents in Brookfield it does not seem that crowded on the trails and noted that the proposed development could perhaps be more concerned with existing residents coming onto their trails to use that park.

Deputy City Administrator Gladhill stated that Brookfield neighborhood originally included plans for a park, but the developer defaulted on that and therefore this neighborhood would propose to include a park that could be enjoyed by the public.

Senior Planner McGuire Brigl read aloud comments received related to the zoning of the property. She stated that the property has been zoned for City utilities going back before 2000 and has been zoned in this district since 2012. She referenced another resident comment she received related to speed increases from increasing traffic and asking why the City is considering the zoning request and responds to development requests where they occur. She clarified that the City legally has to respond to any application requests.

Deputy City Administrator Gladhill stated that the City is planning to reconstruct Variolite this year with State dollars, noting that elements are being added to slow the speed of traffic on Variolite.

Commissioner Woestehoff commented that the Variolite reconstruction is well overdue. He commented that the additional elements added should help to slow the speed of traffic.

Chairperson Bauer stated that the City's long-range plan identifies the zoning that specifies the type of development that would be allowed on parcels, but the requests come forward at the will of development. He stated that this proposal would continue the density allowed on the parcel but would request an amendment to the lot width.

Brian Walker, 17289 Variolite St NW, stated that even with the poor condition of Variolite there are cars drag racing side by side in front of his home. He believed that additional residential development would only increase those traffic problems. He stated that most of the residents that have spoken in opposition live on lots ranging in size from one acre to ten acres. He stated that he is relatively new to the area and purchased the home based on the Comprehensive Plan the City had. He asked how the City can not justify allowing 55 wide lots in an area that is rural.

Chairperson Bauer commented that the Comprehensive Plan identifies this parcel with zoning that allows 80-foot lot and this request is simply for smaller width. He stated that this parcel is not zoned for 2.5 acre lots.

Christine Reud commented that she understands that the Comprehensive Plan speaks of balancing the rural character of the community with growth and asked how the City justifies the proposed development on the agenda tonight that detracts from the rural character of this area of the city. She stated that she would prefer to have 80-foot lots and less homes.

Senior Planner McGuire Brigl identified the areas of the City marked for development with City sewer and water and those areas identified for well and septic.

Deputy City Administrator Gladhill commented that a balance of urban growth and rural character was an overarching theme of the Comprehensive Plan and noted that the majority of the City is still planned to remain rural with larger lots and sewer and well. He noted that the urban growth follows the availability of City utilities (sewer/water). He stated that the question before the Commission tonight is related to the lot width.

Ms. Reud asked if the developer commented that the smaller lots would sell from $250,000 to $650,000.

Mr. Schmidt replied that the finished homes would range from $350,000 $600,000 noting that the smaller lot homes would begin at the lower price and the larger lots would have the higher priced homes.

Ms. Reud asked if the $350,000 range is the product that the developer believes that empty nesters and first-time buyers would select.

Mr. Schmidt confirmed that it is difficult to build a new home for less than that price in today's market. He stated that when the home value averages $400,000 that does not devalue the existing property values.

Chairperson Bauer stated that he has seen virtually no teenagers in the Riverstone development, noting that the development primarily has empty nesters in the villas and young families in the larger single-family homes which fits with the market projection that the developer suggests.

Mr. Walker asked how many of the Commissioners live on larger lots and could understand the concerns of the existing residents tonight.

Commissioner Peters commented that he lives on an 80-foot lot in Brookfield that will neighbor this development.

Chairperson Bauer noted that his neighbor's home is ten feet from his house in Riverstone.

Commissioner Woestehoff stated that he is on an 80-foot lot in the Woodlands neighborhood and joined the Commission because there are a lot of homes on 80-foot lots and he wanted to be that voice. He stated that his wife is excited that they could have six chickens on their lot.

Mr. Walker commented that he raises horses and is concerned with the impact that this level of development would have on his horses and the wildlife in the area. He recognized that it could be hard for others to imagine how the residents in this area live if they do not live in that manner.

Chairperson Bauer commented that the same wildlife would not remain whether this is developed with 80-foot lots of smaller lots.

Commissioner Peters stated that he has woods backing to his home and has deer, turkey and sandhill cranes in his yard. He stated that he sees the wildlife and therefore the lot size does not always make that go away. He noted that the deer often eat his wife's hostas in the front yard.

Ms. Reud stated that if the pine trees are removed where the wildlife live, that will cause those animals to leave.

Cyndy Showalter stated that people do not drive to this area to look at homes. She stated that people that want smaller lots are not going to want to drive out this far. She stated that the majority of residents in this area do not want this type of development in this area and moved to the area to see and be a part of the natural setting. She stated that while they understand that the property will develop, it was intended to support 80-foot lots. She did not think the plan should be changed to accommodate development because the residents of this area purchased their homes based on the development plans of the City.

Jill Winger stated that although the property is zoned for 80-foot lots, she would believe that there are people that want to see larger lots.

Mark Winger stated that the plan to specify a density rating and lot width is to ensure that only a certain number of homes could be constructed. He believed that the original plan for development of this parcel should be followed with less homes allowed.

Senior Planner McGuire Brigl referenced a resident comment received asking where the developer is from and that the City is not Minnetonka where homes are built close together. She commented that Excelsior Group is based out of Saint Louis Park.

Mr. Schmidt stated that his office is in Saint Louis Park and he lived in North Oaks.

Norm Novak stated that he believes that this is too much density. He stated that if this moves forward, he wants to ensure that the developer does not take shortcuts and wants to make sure the development is done right.

Chairperson Bauer commented that he understands that the developer has agreed to another 60-day extension and asked the applicant for feedback on what may be recommended in terms of modifications.

Mr. Schmidt stated that he would want to get further into the process before he looks to modify the plan. He recognized the comments of the existing residents and stated that while he would like to be mindful of their concerns, he has experience in development and knows that things change. He stated that the Comprehensive Plan allows three units per acre for this site, as that would be the only way to make a development would from an infrastructure standpoint with urban utility services. He stated that he is sympathetic to the comments and concerns and will continue to listen and have more dialogue, which is why he agreed to the additional 60-day extension to continue the process.

Chairperson Bauer referenced some of the comments recommended by staff and the Commission and asked if the developer would be open to tabling the request tonight to allow additional time for the developer and staff to review those suggestions and come back in June.

Mr. Schmidt stated that they are not opposed to spending additional time discussing but would not want to see an indefinite tabling of the request. He confirmed that they are open to continued discussions but would want to get a vote at some point.

Chairperson Bauer explained that if the City does not take action after the 60-day extension, the request would automatically be approved, which prevents the issue of indefinite tabling.

Mr. Schmidt commented that staff has been professional, and they appreciate the time they have been given tonight and looks forward to continuing discussions.

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

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye
Commissioner Peters	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 10:06 p.m.

Commission Business

Deputy City Administrator Gladhill stated that if the Commission tables the request, staff would still appreciate direction as to whether there is an appetite towards a mix of lot sizes.

Chairperson Bauer stated that if the Commission feels that 80-foot lots would be the choice, that recommendation should be made tonight. He stated that if the Commission is open to a mix of lots, that direction should be provided along with additional elements for the developer and staff to work on.

Commissioner Anderson stated that the City worked hard on the draft Comprehensive Plan and would not support anything other than 80-foot lots as anything else would not support the character of the neighborhood.

Councilmember Musgrove asked if the Brookfield development has only 80-foot lots.

Senior Planner McGuire Brigl confirmed that Brookfield has 80-foot lots.

Councilmember Musgrove referenced the comment made by a resident that density ranges from denser in The COR and then moves towards wider lots as you go out from there. She stated that she would also support 80-foot lots.

Commissioner VanScoy asked if Councilmember Musgrove is speaking as a member of the Council or whether that is her personal opinion.

Councilmember Musgrove stated that is her personal opinion. She stated that the Council has had recent discussion related to housing and density. She stated that her comment was not meant to sway the Commission but felt that was an important comment made by the residents.

Commissioner VanScoy echoed the comment that there was a lot of intent in developing the draft Comprehensive Plan and zoning in order to support a transition in zoning. He stated that he would support the 80-foot lot size and would not support smaller lot sizes on the property.

Commissioner Gengler stated that she is open to smaller lots sizes in the development. She understands the intent of the zoning but feels like there have been some changes to what consumers desire in the housing market. She stated that it does not seem that 80-foot lots are as popular as they once may have been. She stated that she understands the idea of changing a neighborhood is scary and therefore would support the idea of surveying residents to gather additional input and clarify some misunderstanding that may exist. She stated that perhaps the 55 lots against Variolite would be an issue and would encourage 80-foot lots and buffering in that area.

Commissioner Peters stated that he lives in Brookfield, noting that the previously existing homeowners' association has been disestablished. He stated that he has lived in a range of housing products and in different areas and therefore has a wide understanding of different living arrangements. He commented that some people desire different things. He stated that sometimes an 80-foot lot is more than some people can handle and maintain. He commented that you are not able to pick your neighbors and sometimes smaller lots are easier for some to maintain in a well-kept manner. He stated that perhaps a single parent desires a smaller lot with less maintenance.

Commissioner Woestehoff stated that he finds himself in a position of compromise quite a bit and supports the element of affordable housing. He stated that the more different the people around you are, the better person you ultimately become. He stated that to say that a home valued at $350,000 is low income housing is absurd and it is helpful to have variety in housing. He commented that he does not believe that an R-2 zoning would be appropriate but would continue to support R-1 zoning. He commented that he wants to see the park and other elements remain. He stated that he would love to see a compromise to bring diversity to the development.

Chairperson Bauer clarified that R-1 villas would support 65-foot lots, rather than the 55-foot lots supported by R-2.

Commissioner Woestehoff encouraged the Commission to remember that a lot of time has been spent on this case and he would encourage a decision rather than tabling.

Senior Planner McGuire Brigl stated that regardless of the direction tonight, staff plans to bring this forward to the City Council at the May 26th meeting for input.

Commissioner VanScoy asked if input has been received from all the Commissioners.

Commissioner Johnson commented that he would be in favor of smaller lots but in respect to the Comprehensive Plan and comments of the neighbors he would support 80-foot lots. He stated that he lives on a 66-foot lot in the Woodlands and loves it, often seeing wildlife in his yard. He stated that based on the feedback and intent of the Comprehensive Plan he would support 80-foot lots.

Commissioner VanScoy stated that he has no problem with smaller lots in certain areas, closer to Highway 10. He commented that as you move out from that corridor and into the rural area, the intent for the parcel was to have 80-foot lots and he would support that. He stated that this area is intended to transition to rural and he would like it to remain that way.

Motion by Commissioner Johnson, seconded by Commissioner VanScoy, to recommend that City Council deny Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group.

Further discussion

Commissioner Gengler asked the ramifications of denying this amendment. Chairperson Bauer noted that this is a recommendation to the City Council, who will make the ultimate decision. Senior Planner McGuire Brigl stated that if the City Council denies the application, a period of one year would need to pass before the City would consider it again but a modified application could be submitted. Deputy City Administrator Gladhill clarified that if the motion passes by the City Council, the zoning would default to the standard R-1 MUSA District. Commissioner Woestehoff clarified to those attending the meeting, supporting the motion of denial means the member is supporting 80-foot lots while opposing would support lesser sized lots.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Johnson	aye
Commissioner Gengler	nay
Commissioner Anderson	aye
Commissioner Woestehoff	nay
Commissioner Peters	nay
Commissioner VanScoy	aye
Chairperson Bauer	nay

Motion failed.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council table Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group with the direction that staff work with the developer to develop another plan with a combination of 75- and 80-foot lots.

Further discussion

Commissioner Woestehoff asked if an amendment could be made to the motion to allow a mix of 65- and 80-foot lots, which would still remain within the R-1 district. Commissioners Anderson and VanScoy confirmed to allow that amendment.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to amend the motion to recommend that City Council table Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group with the direction that staff work with the developer to develop another plan with a combination of 65- to 80-foot lots with the recommendation that the 65 lots are no more than 30 percent of the lots.

Further discussion

Commissioner Johnson asked the ratio of 65-foot lots that would be allowed and commented that he believed the maximum percent of 65-foot lots should be 30 percent. The Commission confirmed consensus. Commissioner VanScoy stated that he would also like to see what the density transitioning would be. Commissioner Anderson stated that he would prefer the smaller lots to be in the interior of the development, similar to the Paxmar request. Councilmember Musgrove asked what would be presented to the Council on the 26th if this motion passes. Senior Planner McGuire Brigl stated that the information from tonight's meeting would be presented. Deputy City Administrator Gladhill stated that the input would be gathered from the Council as well, before the developer attempts to amend their sketch plan.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	nay
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion carried.

5.04: Public Hearing: Consider Recommendations Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC

- **Public Hearing: Consider Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-1 Residential (Detached Villas) District**
- **Review Sketch Plan (Major Subdivision)**

Public Hearing

Chairperson Bauer called the public hearing to order at 10:34 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that since this is a legislative (policy) decision of the City due to the fact that the request requires a zoning amendment, staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs expense of detailed civil engineering drawings. Staff does believe there is room to compromise on the mix of lot sizes. Based on the 60 Day Rule, Ordinance #20-08 does need to move forward to the City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission would request that the applicant provide an additional 60 Day Extension to provide additional time for discussion, negotiation, and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer would be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Commissioner VanScoy asked the purpose of comments through a citizen survey.

Deputy City Administrator Gladhill stated that the idea of surveying residents is to make sure the right question is asked, and the addresses are known. He stated that the existing petition struggled to identify the addresses and proximity to the project location.

Commissioner VanScoy clarified that it would be a voluntary survey online where residents could input comments.

Deputy City Administrator Gladhill stated that this would be another method to provide assistance and validate that the input is from Ramsey residents as door to door action is not allowed in terms of forming a petition.

Commissioner Gengler asked the zoning of the parcels to the west.

Senior Planner McGuire Brigl commented that the property to the west is zoned R-1 (MUSA) as well.

Commissioner VanScoy asked if transitioning would be required.

Senior Planner McGuire Brigl confirmed that density transitioning would be required because of the existing rural residential use, rather than the R-1 (MUSA) zoning.

Jason Bebo, applicant, stated that when he looks for property to develop, he looks for the highest and best use and to provide diversity, which is why he desires different lot sizes. He stated that the diversity in lot sizes allows different consumers to purchase the homes.

Citizen Input

Chairperson Bauer commented that the written comments received become a part of the record of tonight's meeting along with the verbal testimony on the previous case that also apply to this case.

Ryan Hunt, 1755 Nowthen Blvd NW, stated that the plan submitted by the developer looks like a nice mixed layout. He recognized that some residents are concerned with the size of the lot frontage, but the request meets the density of the Comprehensive Plan. He stated that if the City restricts itself to a larger frontage it would be hard to meet that density and reduce the ability of the developer to provide a creative layout. He stated that the property will be developed and will be different than farmland. He stated that the developer should be given the freedom to use creativity and make this a good development. He stated that the concept of form-based code is to think of the result that you want and work backward from that. He stated that he has grown up in Ramsey and watched development occur, making Ramsey less rural. He stated that Ramsey will continue to develop and wants to see the development occur smartly and look good. He asked people to let go of the psychological hurdle of 80-foot lots and allow the developer to have freedom and creativity to make this a good development.

Amanda Jongewaard, 6841 173rd Ave NW, asked what the transitioning would look like, whether it would be fencing or trees and landscaping.

City Planner Anderson replied that density transitioning is typically done with landscaping in a mix of different styles of trees.

Ms. Jongewaard asked if the developer would need to install their own transitioning rather than counting the trees on her property.

City Planner Anderson confirmed that the developer would need to incorporate the transitioning on their property as part of their project.

Ms. Jongewaard asked the proposed price point for this development.

Mr. Bebo replied that his project would begin around the $300,000s for the villas and $350,000 for the larger lots.

Ms. Jongewaard asked if there is typically an issue with homes ranging from $300,000 to $600,000 within the same development.

Mr. Bebo replied that he will not have $600,000 homes in his development.

Ms. Jongewaard stated that she is excited to have neighbors and additional children in the area but just wants to ensure that the development occurs in the correct manner and that that mix of development is right. She noted that this case and the previous case would share a street and become a large neighborhood.

Deputy City Administrator Gladhill replied that the City can regulate aesthetics but cannot regulate price. He stated that a reasonable goal would be to have a range of housing products from starter to executive, which these two products would provide.

Ms. Jongewaard stated that she would want to ensure that there is a sense of community within the range of different priced homes.

Chairperson Bauer stated that is a decision the developer makes, and they do their research to ensure that the mix of homes would be cohesive.

Mark Winger, 7610 168th Ave NW, stated that he is bothered by the statement that the developer needs to make the lot sizes smaller in order to meet the density for the site. He stated that this request includes every home with a smaller lot size than originally guided for.

Deputy City Administrator Gladhill reviewed a resident comment stating that the resident was opposed to 55- and 65-foot-wide lots and requested a berm along 165th with a ten-foot privacy fence.

Norm Novak commented that this is too many houses in a small area. He stated that if approved he would like the berm and privacy fence to provide a buffer but noted that he would also support nice trees and grass and sod that provide a nice aesthetic buffer. He stated that he would like the development to look nice if it moves forward.

City Planner Anderson provided details on density transitioning and tree size requirements. He stated that an agreement is also recorded against the property in terms of maintaining and warrantying the transitioning area, which is meant to remain in eternity. He stated that the City also has a nuisance code to address weeds and vegetation concerns, should that not be maintained. He provided details on the tree inventory that would need to be completed and replacement that would be required depending upon the proposed removal. He noted that he could follow up with Mr. Novak to provide additional details.

Deputy City Administrator Gladhill reviewed a comment from a resident related to traffic on 175th and Nowthen Boulevard.

Kim Salocka, stated that she was curious as to how the utilities would be brought to the site.

Senior Planner McGuire Brigl advised how the water and sewer would be brought to the site.

Deputy City Administrator Gladhill referenced a comment from a resident related to how the City would ensure that well water supply would not be impacted. He stated that the City is involved in two water studies at this time and provided additional details on how the City monitors water usage and future options. He stated that the City would ensure that private wells continue to operate properly.

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

A roll call vote was performed by the Deputy City Administrator:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Commissioner Anderson	aye
Commissioner Johnson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 11:05 p.m.

Commission Business

Deputy City Administrator Gladhill summarized the decision of the Commission on the last case and noted that a similar action could carry over for this case.

Commissioner Woestehoff stated that the last case was voted to table with comments but noted that this case does not have a written extension from the developer and asked if the Commission would therefore need to make a decision tonight.

Senior Planner McGuire Brigl stated that the developer is open to granting an extension, similar to the previous request.

Commissioner Anderson stated that he cannot support a 55-foot lot. He stated that while he would rather have 80-foot lots, he would be open to 65-foot lots. He stated that he would like to follow a similar direction from the last case with a mix of 65-foot lots and 80-foot lots.

Deputy City Administrator Gladhill stated that if similar direction is made from the previous case, that could be done.

Mr. Bebo stated that he does agree with the 60-day extension and sent an email to staff stating such. He stated that the villas are an in-demand product and stated that he would be willing to work between 55 feet and 80 feet because he likes to have diversity within the development. He stated that he would like to have some 55-foot lots but would like the ability to have that flexibility.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council table Ordinance #20-08 approving a Zoning amendment for the Hunt Property for Platinum Development, LLC with direction for staff and the developer to work together on a plan that includes diversity of lots between 65- to 80-foot lots with a small percentage of 55-foot lots in the interior.

Further discussion

Commissioner Woestehoff stated that he would not feel comfortable with that as the Commission just told the last developer that 55-foot lots would not be allowed on a larger piece of property. Commissioner VanScoy echoed those comments and noted that he would like to see 80-foot lots. Commissioner Anderson stated that he would be open to an amendment to the motion. Commissioner Woestehoff suggested that the minimum lot size be 65-foot wide. Commissioners Anderson and Peters agreed to the amendment.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to amend the motion to recommend that City Council table Ordinance #20-08 approving a Zoning amendment for the Hunt Property for Platinum Development, LLC with direction for staff and the developer to work together on a plan that includes diversity of lots between 65- to 80-foot lots.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion carried.

Trott Brook North Sketch Plan

Applicant: The Excelsior Group

MN Statute 15.99 (60 Day Rule)

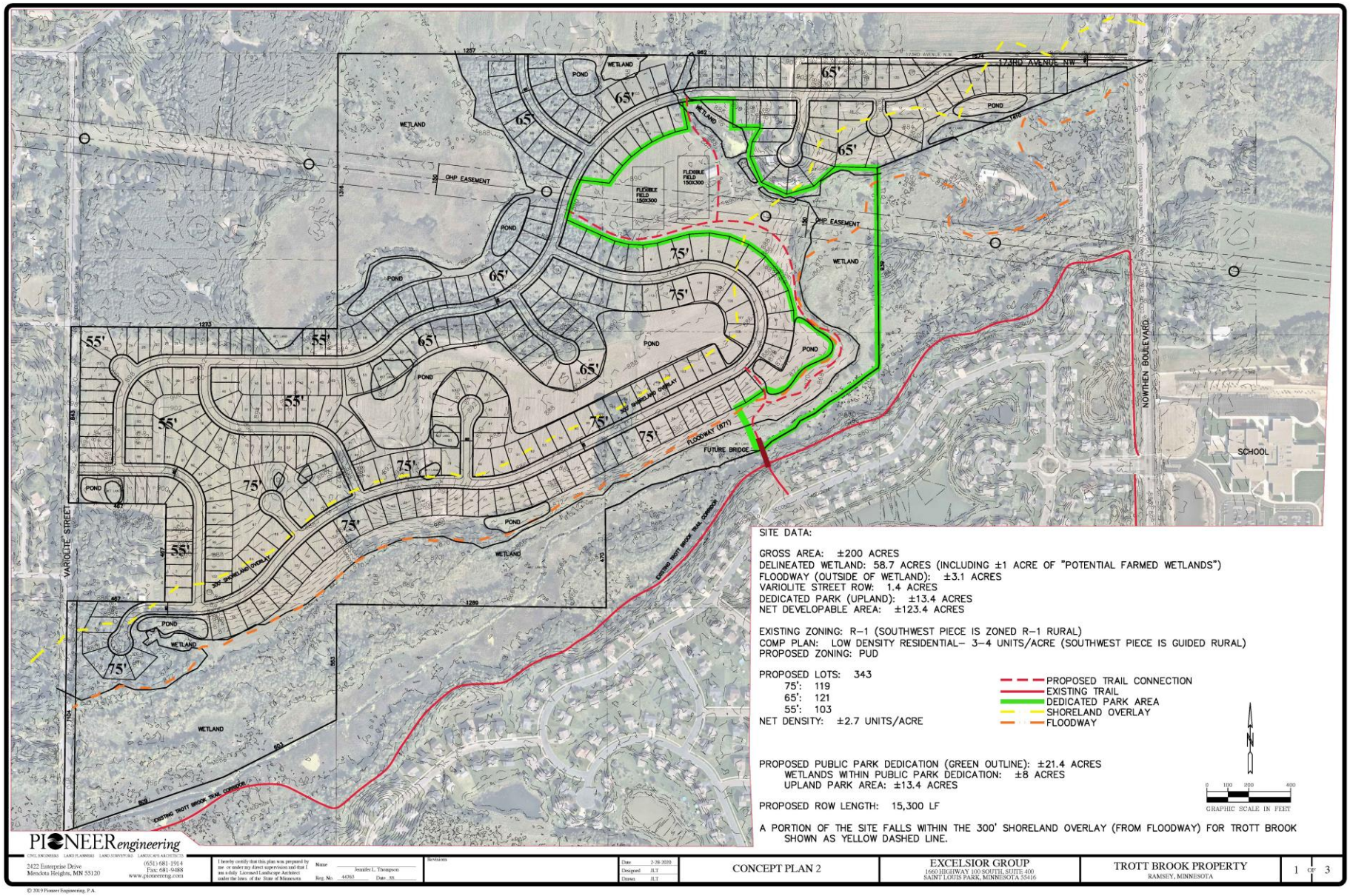
Submittal Date	March 5, 2020
60 Day Deadline	May 4, 2020
120 Day Administrative Extension	July 3, 2020

- Action within 60 Day or Automatic Approval
- Multiple Applications – not full project approval
- Developer can agree to additional extensions

COVID-19

- Public Comment during Stay at Home Order
  - Postponed cases
  - Hosted preparatory webinars
  - Placed videos online
  - Extended public comment periods
  - Did more focused outreach
  - Suggested alternative means to provide comment

SKETCH PLAN



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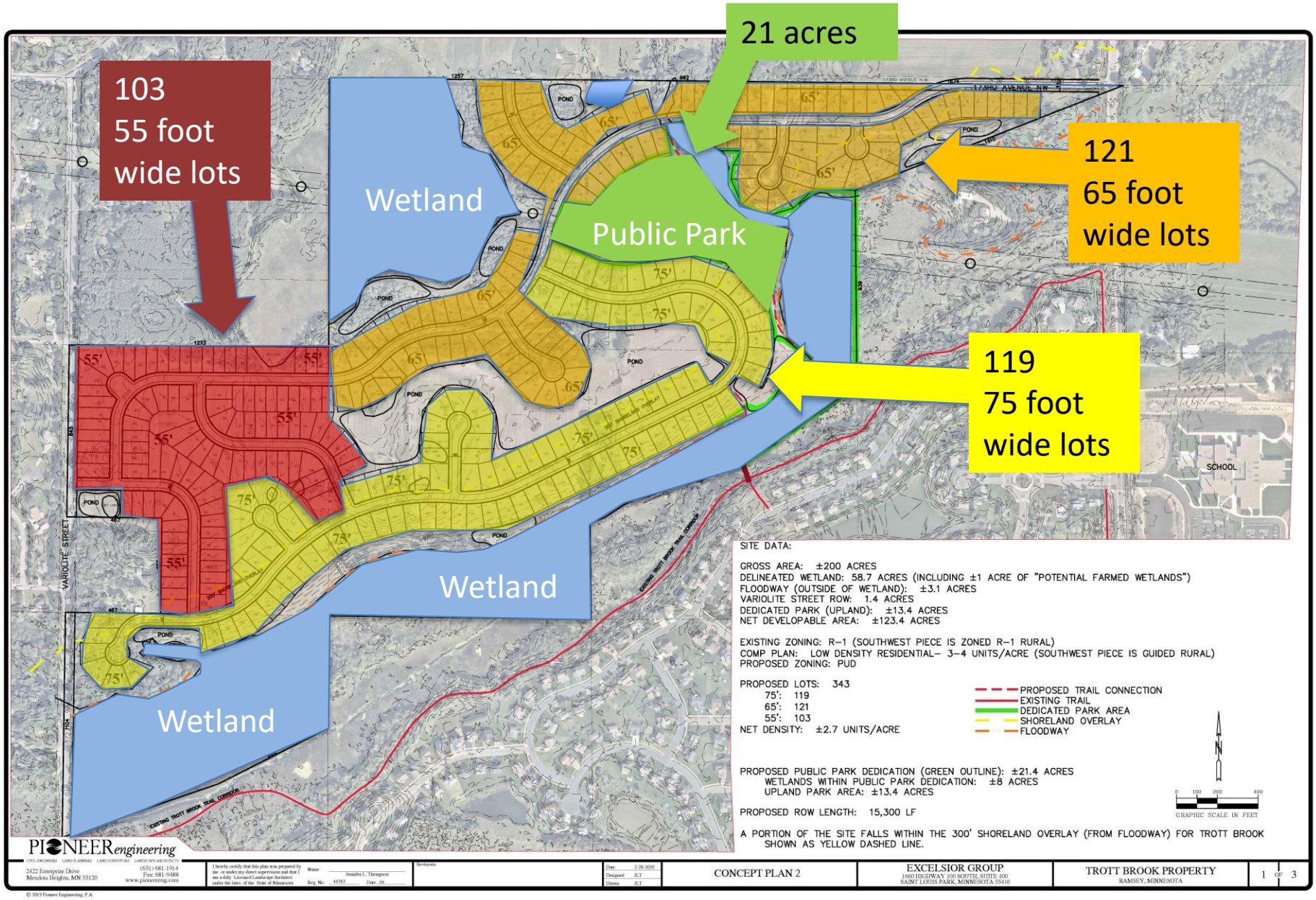
SKETCH PLAN


21 acres
103
55 foot
wide lots
121
65 foot
wide lots
119
75 foot
wide lots
Wetland
Public Park
Wetland
Wetland
SCHOOL
VARIOLITE STREET
EXISTING TROTT BROOK TRAIL CORRIDOR
SITE DATA:
GROSS AREA: ±200 ACRES
DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
VARIOLITE STREET ROW: 1.4 ACRES
DEDICATED PARK (UPLAND): ±13.4 ACRES
NET DEVELOPABLE AREA: ±123.4 ACRES
EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
PROPOSED ZONING: PUD
PROPOSED LOTS: 343
75': 119
65': 121
55': 103
NET DENSITY: ±2.7 UNITS/ACRE
PROPOSED TRAIL CONNECTION
EXISTING TRAIL
DEDICATED PARK AREA
SHORELAND OVERLAY
FLOODWAY
PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
UPLAND PARK AREA: ±13.4 ACRES
PROPOSED ROW LENGTH: 15,300 LF
A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.
GRAPHIC SCALE IN FEET
PIONEER engineering
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com
CONCEPT PLAN 2
EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416
TROTT BROOK PROPERTY
RAMSEY, MINNESOTA
1 OF 3

SUMMARY

Site Summary	
Site Acreage	200 acres
Proposed Lots	343 lots
Density	2.7 units/acre*
Existing Zoning	• R-1 Residential (Rural Developing) District; and • R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65, 75 foot wide lots
Proposed Zoning	• R-1 Residential (Detached Villa) District; and • R-2 Residential Detached Villa (District)

*Calculated by dividing the number of lots by the total buildable acreage, wetland and park space are excluded from the buildable acreage. Internal roads are included in buildable acreage.

City of RAMSEY

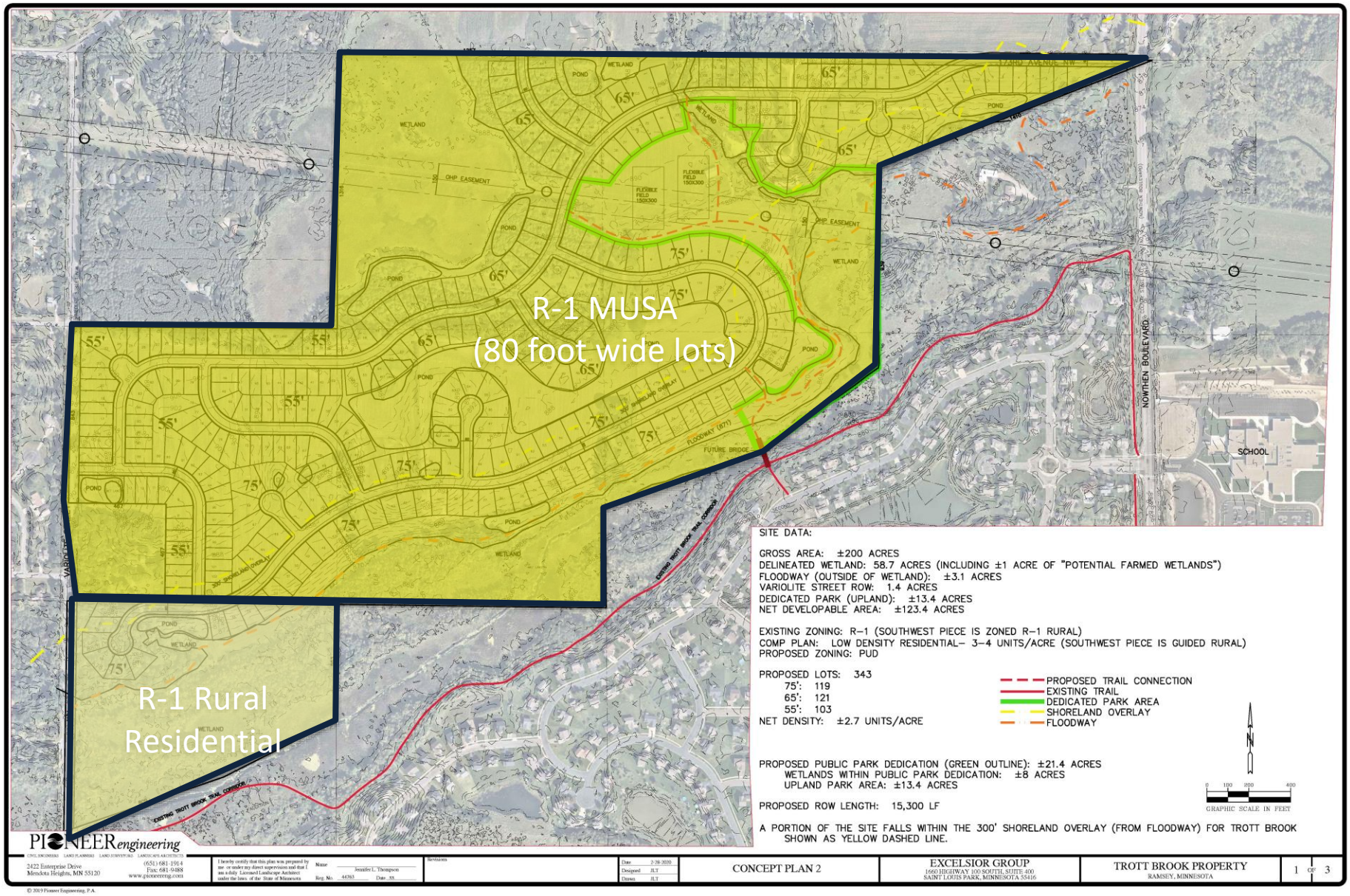
Summary Continued

- Current Zoning (80 Foot Wide Lots)
  - 274 lots at 80 foot wide (current zoning)
  - 343 lots at 55, 65, 75 lots (proposal)
  - Zoning Amendment would add 69 additional lots

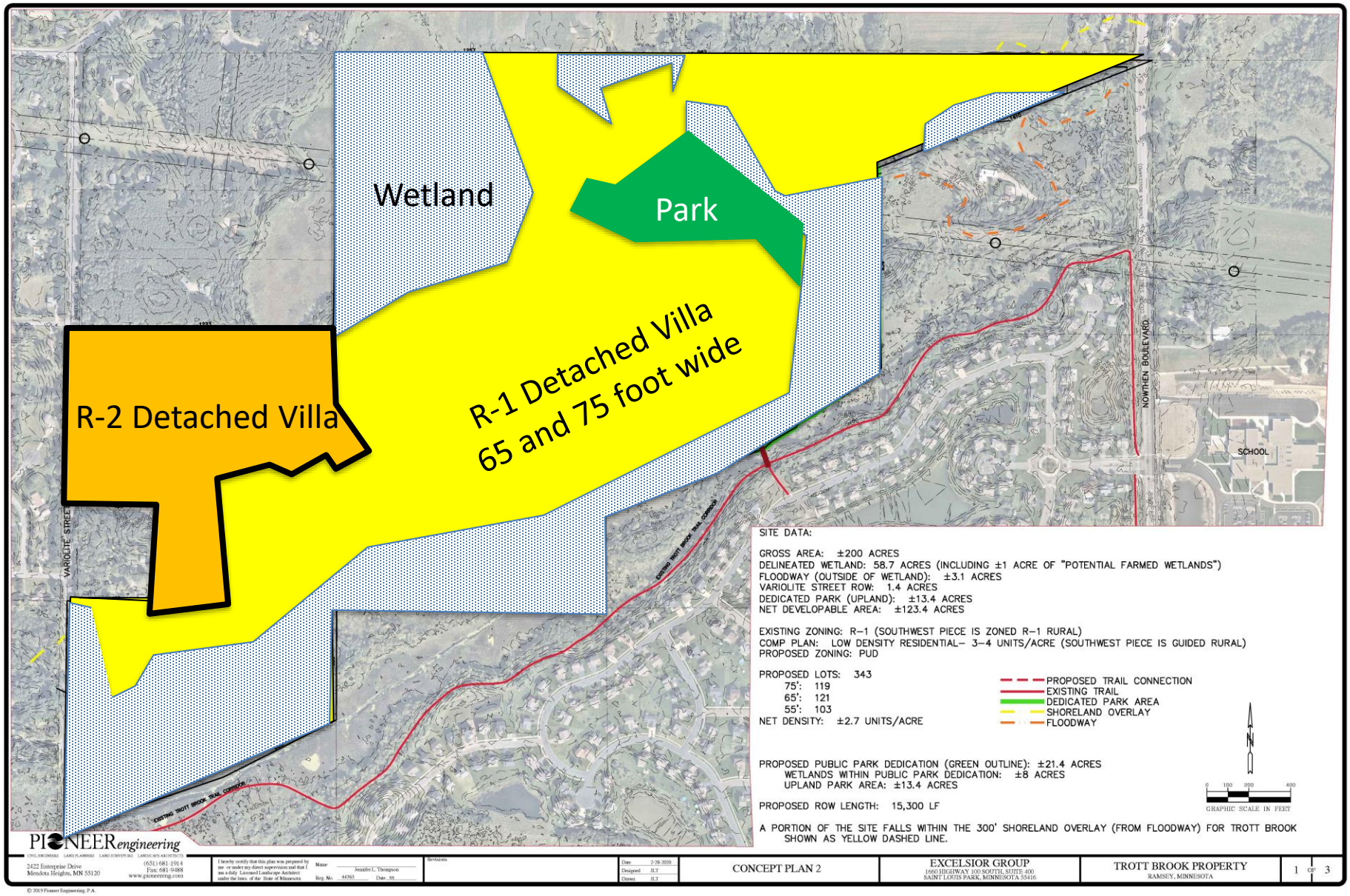
*Note: this was drawn utilizing the same internal roads, a different configuration of lots and roads could result in a different number of 80 foot wide lots

City of RAMSEY

EXISTING ZONING



PROPOSED ZONING



Environmental Protections

- The City requires a delineated wetland at time of preliminary plat and requires a **16.5 foot setback under easement from any wetland** to protect them
- This project is large enough that it will require an **Environmental Assessment Worksheet (EAW),** DNR has seen Sketch Plan
- The City Council has included in their 2020 Strategic Plan an action to complete **a Corridor Study of the entire Nowthen Boulevard Corridor**. Staff is working with Anoka County to advance this study later in 2020 or in early 2021
- Tree survey required onsite, City Staff includes a Certified Arborist

Density transitioning required
No density transitioning required but recommended

Public Comment Summary

- Opposition of rezoning (21 letters)
- Layout of the development/density (20 letters)
- Preservation of rural character (16 letters)
- Transportation infrastructure problems (14 letters)
- Environmental degradation (10 letters)
- Safety hazards (10 letters)
- Decreasing property values (5 letters)
- Support of park/trail (4 letters)
- Noise pollution (4 letters)
- Business attraction (2 letters)
- Rental properties (1 letter)
- Setback regulations (1 letter)
- Petition of development (1 letter)
- Limited public input due to pandemic (1 letter)
- Higher demand on schools/institutions (1 letter)

City of RAMSEY

PUBLIC COMMENT CONTINUED

- Update on Change.org Petition
  - Potential Citizen Survey with current info and request for addresses
- Individual resident comments
  - Staff sent letters to three homes that are ‘internal’ to the site to set up individual meetings

FAQ

Why would the City allow more residential? We want to see more retail.	This area is guided for residential. The City has approximately 100 acres of undeveloped retail land. Retailers have responded that they are looking for additional population and traffic counts.
Is this high density residential?	No – the proposal is still for detached single-family homes, on smaller lots.
Does this proposal require a Comprehensive Plan Amendment?	No – despite the smaller lot sizes, the overall density is less than 3 units per acre.
Is the City or the Metropolitan Council driving this Application?	No – the City is responding to an official Application. The Applicant is responsible for the costs of processing the Application.

City of RAMSEY

Next Steps/Policy Questions

- Is the Planning Commission supportive of the City initiating a Citizen Survey for the project?
- What is the Planning Commission's recommendation for this area?
  - All 80 foot wide lots? (Current Zoning)
  - 65 and 80 foot wide lots? (Compromise)
  - 55, 65, and 75 foot wide lots? (Proposal)
    - Could 55 foot wide lots be relocated away from existing residential and Variolite Street?

City of RAMSEY

ORDINANCE #20-07

CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described property or portions thereof, are hereby rezoned from R-1 Detached Single Family Homes (MUSA) and R-1 Rural Residential to R-1 Detached Villa and R-2 Detached Villa:

Parcel A:
That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning. EXCEPTING THEREFROM the following described parcel:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 1O; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel B:
That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running

South 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

Parcel C:
The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

Parcel D:
The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

Parcel E:
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 1O; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel F:
The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 33 feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 66 feet of the West

330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the_____day of_____, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

City of Ramsey

Dear Council Members,

After the Planning Commission meeting where our concept plan was reviewed, city staff requested that we submit our rationale for lot sizes. We are pleased to be able to describe why we submitted what we did.

I can understand why neighbors are initially concerned with the proposed changes to their neighborhood. As rural areas develop there are bound to be conflicts, but more importantly there will be change, and change is hard. Much of what we heard the other night was not so much about lot sizes, but instead the change from rural to urban. Any urban type (sewer & water) development is going to have a density that is significantly different than what exists today, regardless of the lot sizes. The resistance to this change is understandable, but as a city you have laid out sensible development plans that have been consistently published for years. Change is hard, but it is inevitable and many times once we get over our fear of change, change is good.

As for the specific lot sizes, we have seen a steady move across all areas of the metro towards narrower lots. The reasons for this are simple and I think well established, cost and consumer preference. The cost to install a typical urban road section (sewer, water, stormwater, streets, sidewalk) is about $600 per lineal foot. These costs add up quickly and coupled with all the other costs of development (land, grading, impact fees, landscaping) makes it very difficult to produce lots under $100,000. Historic percentages dictate that a lot that costs $100,000 should have a total package price (lot and house) of $400,000. We can quickly see how it becomes difficult to build houses that average people can afford. Therefore, we look at making lots with less road frontage to keep the lot costs down, thereby making the houses affordable for average people. The housing study commissioned by the city explicitly noted the difficulty in providing housing that was priced to meet the demand for housing in the city. The Met Council “dictates” that all new sewered development be at a density of 3 units per acre. This mandate is because they have determined that densities below 3 units per acre do not utilize the infrastructure efficiently; it is too costly to provide infrastructure to developments that are less than 3 units per acre. Our Concept plan is at 2.7 units per acre, demonstrating that we are not trying to increase density, but instead trying to contain costs, allowing our builders to provide housing that meets the demands for housing in the city. At the Planning Commission meeting there was much talk about the strain that new development will put on infrastructure. The city planned for 3 units per acre, our development, at 2.7 units per acre, will not unduly strain the existing infrastructure.

The second reason for smaller and varied lot sizes is to meet consumer preferences. Generally speaking, consumers do not necessarily desire smaller lots, but they definitely desire less maintenance. This desire for less maintenance make the smaller lots appealing. Our experience has shown that consumers are not concerned with how close their side yard neighbors are, neither does this impact their happiness. What does have a real impact on their enjoyment is how close their backyard neighbors are. This is why we work very hard to design plans that create lots with no backyard neighbors, through placement around ponds, wetlands, parks, and other open space. This is what is meaningful to our customers and ultimately makes our neighborhoods sought after places to live. Continuing on the theme of reduced

maintenance, the “Villa” product type, a house where the yard work and snowplowing are handled through an HOA, have proven to be very popular and quite resilient to economic fluctuations. This is the type of housing that we have proposed on the 55 foot wide lots. Again, the reasoning for the narrower lots is to keep the price down. Many of these buyers are empty nesters and are looking to trade their big house for a smaller house with less maintenance. And less expense to allow them to travel or have a vacation home. Further, if the yards are bigger the yard maintenance costs will drive up the HOA dues making it less affordable.

In reviewing the hosing study commissioned by the city, my greatest takeaway was “choice”. The study referenced the need for a variety of housing types to give residents choices. I am very proud of our concept plan and the choices it represents. We did not propose all 55 foot lots or all 75 foot lots but instead a mix of lot types that will lead to a mix of hosing types that will give residents choices. I would be delighted to show members of the City Council and Planning Commission some of our current developments where we have utilized a similar mix of lot sizes to create diverse and dynamic neighborhoods that protect, preserve and enhance the natural attributes of the land.

CC Regular Session **8. 4.**

Meeting Date: 05/26/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Consider Actions Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC

- Introduce Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District
- Review Sketch Plan (Major Subdivision)

Purpose/Background:

The purpose of this case is to review an application from Platinum Land LLC (the "Applicant") for a Zoning Amendment and Sketch Plan Review for a 101 lot residential subdivision (detached single-family) of the property generally known as the Hunt Property, a 38 acre site located west of Nowthen Boulevard and between 173rd Avenue and 175th Avenue (the "Subject Property").

The Applicant is looking for feedback on:

- Sketch Plan: The Sketch Plan application allows the Planning Commission, City Council, and staff to identify high level red flags with the proposal, outline next steps, and garner feedback from the community. Staff is looking for feedback from the Planning Commission on the proposed sketch plan (attached), which includes 55- and 65- foot wide lots.
- Zoning Amendment: The Applicant has applied for the zoning amendment at this time to get feedback from residents, Staff, Planning Commission and City Council prior to investment in a preliminary plat. Staff is supportive of this approach (discussing rezoning prior to preliminary plat) and has also started seeking feedback from community members since the proposed sketch plan would be a change from what is currently allowed onsite.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's Official newspaper. The City also sent an invitation for an online open house hosted before the April Planning Commission Meeting to provide additional preparation for this meeting. Staff has also extended the typical public comment period from 2 weeks to 4 weeks.

Notification is not required for this current step, however additional notice was provided.

Observations/Alternatives:

Summary

Site Acreage	38 Acres
Proposed Lots	101
Proposed Lot Sizes	55 foot wide lots (27) 65 foot wide lots (74)
Proposed Density	2.7 units/acre
Existing Zoning	R-1 Residential (MUSA) District (80 Foot Wide Lots)

Net Proposed Change in Number of Lots

	Proposed	Allowed	Difference
Hunt	101	85	+16

The City requires a Sketch Plan for any major plat in order to provide the Applicant high-level feedback before investing in the expense and time of a Preliminary Plat. The Sketch Plan also provides the residents of the community an opportunity to weigh in on the project before the Preliminary Plat, when the City will hold a formal public hearing on the project itself. The City wants to reiterate that if the project moves forward, there will be future opportunities for residents to weigh in on the project. Please note that it is very likely that the project name will change throughout this process. A webpage is dedicated to this project at http://www.cityoframsey.com/749/Hunt-Property.

Two adjacent projects have come forward for sketch plan at the same time - this project and a sketch plan for the Makowsky Property from The Excelsior Group. Staff has attempted to combine these two applications to the extent possible by combining mailings and the public open house is scheduled to discuss both projects. For that reason, public comments attached are the same for both projects.

Zoning Amendment
The Subject Property is all currently located in the R-1 Residential (MUSA) District, which generally allows detached single family dwellings with 80-foot wide lots. The Applicant has proposed a mix of 55 and 65 foot wide lots.

- 55 foot wide lots: requires rezoning to R-2 Residential (Detached Villa) District
- 65 foot wide lots: requires rezoning to R-1 Residential (Detached Villa) District

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Traffic
Many residents expressed concerns over increased traffic in the area. Nowthen Boulevard is a County Road, so Staff sent to Anoka County for review. The Anoka County Highway Department Review Letter is attached. If the project moves forward, the Applicant will need to work with the City's Engineering Staff and the County's Engineering Staff to propose a solution that accommodates the traffic forecasts. Staff is also requiring that the road entrances between the two projects (Trott Brook North and this project) align. Additionally, the combined projects will require the Developers to prepare an Environmental Assessment Worksheet (EAW) that will include detailed traffic forecasts and recommended areawide traffic improvements. Finally, the City Council has included in their 2020 Strategic Plan an action to complete a Corridor Study of the entire Nowthen Boulevard Corridor. Staff is working with Anoka County to advance this study later in 2020 or in early 2021. Based on public comment, it is hereby reiterated that a traffic study will be required as part of this approval process. In addition, a broader study of the corridor will be considered for 2020 or 2021 for broader impacts stemming from the broader community.

Utilities
This area is guided for municipal water supply and sanitary sewer (wastewater) in the City's Comprehensive Plan. Zoning Code requires that **new** lots created in this District connect to the municipal system. Staff would like to note for the record that just because utilities are in the area, individual property owners on well and septic will not be forced to connect to City utilities per the City's Charter.

Lot Sizes
The Applicant is proposing 55 and 65 foot wide lots. The City recently completed a Housing Study with Maxfield Consulting that indicated there is a demand for this type of product. Staff has heard from the development community that the market is demanding more of this product with smaller lots due to development costs and lifestyle choices. The market for 80 foot wide lots has decreased significantly in the past 5 years, as evidenced by Ramsey's own permit data. are Staff would like to note that just because there is a demand for this type of product,

and it is likely it will sell, that does not mean the City is required to allow them in every location.

Changes to Typical Process Due to the Stay at Home Order

- Planning Commission meetings have been moved online, which changes our typical engagement process.
- Postponed cases
- Hosted preparatory webinars
- Placed videos online
- Extended public comment periods
- Did more focused outreach
- Suggested alternative means to provide comment

60 Day Rule
The City has invoked 60 day extensions for the above projects due to the current State of Emergency related to COVID-19 and to provide the City additional time to further evaluate the proposal for compliance with applicable regulations and provide reasonable public input. The Applicant has agreed to an additional 60 day extension allowing review into September 2020, though City Staff still recommends firm direction tonight on lot sizes to allow time for revisions and public hearings during that time frame.

Public Comment
Written Comments Received:All written public comments have been attached to this case and shall be considered part of the formal public record. Staff has also attempted to summarize comments received in an attached document to note the most significant areas of concern from residents.

Discussions with Residents: For the last two months or so, Staff has been speaking with residents about this project one-on-one and attempting to clarify the proposal, summarize the public hearing process, and provide opportunities for comment. While many telephones calls were followed up with formal letters or emails, some were not. Staff estimates that approximately ten (10) calls took place with residents who were opposed to the project. Reasons varied but the majority of reasons were: lack of rural character with project, project is too dense, traffic concerns, and environmental concerns. Calls came from residents throughout the City, but most were from those along Variolite or in the Brookfield neighborhood.

The City also met with the homeowner of the property in the SE corner of this site. The Subject Property and neighboring property are a total of 40 acres, and the adjacent property would abut new residential homes on their north and west boundaries. Staff appreciates the time and thought that the homeowner has given to the project. They are concerned about the change to the character of the neighborhood, but understood that development was likely. They have requested that the Applicant provide them utility stubs to their property and line the adjacent road up to provide them an option for future development (subdivision) if they ever wish to sell. Staff feels this is a very reasonable request to plan for future growth. The homeowner is also concerned about density transitioning, which the City can require on the shared property lines, and Staff supports requiring the density transitioning. The homeowner is also concerned about traffic in the area.

Change.org Petition:A resident of Ramsey has created a Change.org petition as an advisory petition against the project with 325 signatures. The signatures from the petition are attached for reference as well as comments that some signers left. It does appear that the original petition page, which received over 100 signatures, was written as petitioning Low Density Residential to High Density Residential, which is not correct. The owner of the petition has since changed to accurately reflect the project. An advisory petition of this nature is not typical with these projects, but will likely become a more standard tool as the City practices social distancing measures. For future petitions, residents should sign with their names and addresses so that Staff can ensure they are Ramsey residents. Staff attempted to match names from the County GIS File. Staff would estimate that up to 25% of the responses came from non-Ramsey Residents. Staff has not been able to verify the address of nearly half of the signatures, although it is assumed that many, if not most are truly Ramsey Residents. Regardless, there appears to be a clear indication of a cluster of signatures along Variolite Street. In response, Staff suggests a City initiated survey to ensure proper data is provided in terms of existing vs. proposed conditions and ensure addresses are included in the response.

City Code Sections

- Section 117-111: R-1 Residential (Existing Zoning and Partial Proposed Zoning)
- Section 117-111: R-2 Residential (Partial Proposed Zoning)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

Preliminary Plat/Next Steps

At time of Preliminary Plat, the City requires: Grading Plan, Landscape Plan, Tree Inventory and Preservation Plan, Utility Plan, and Preliminary Plat. At this time, the Applicant and Staff are looking for high level review of the project as opposed to going into detailed engineering plans which takes place with the Preliminary Plat. It is likely that this project will need to be coupled with The Excelsior's Group project for the required Environmental Assessment Worksheet (EAW) as they are clearly connected decisions.

Planning Commission Meeting (May 7, 2020)

The draft minutes for the Planning Commission meeting are attached. The Planning Commission met and held a public hearing for the proposed project. After numerous resident comments and thoughtful discussion with residents, the Planning Commission recommended Alternative 2 below, with a majority of the lots at the allowed 80 foot wide size. The written comments that the Planning Commission received are also attached for reference. The Planning Commission was held fully online due to Covid-19 and the Stay at Home Order. Staff attempted to work with residents who struggled to call in or connect via the computer, though some reported technical difficulties. For that reason, Staff does encourage the City Council to receive any new comments on this item at their meeting, noting that residents who have already commented via written comment or at the public hearing have had their comments incorporated via the attached documents (draft minutes, written comments, summary comments, and Change.org petition and comments).

Alternatives

Alternative 1 (Current Proposal): Recommend approval of Ordinance #20-08 rezoning the Subject Property contingent upon preliminary plat approval by the City. This would allow 55 and 65 foot wide lots on the Subject Property. The Zoning Amendment would not be finalized before a preliminary plat is approved. Recommend the Applicant move forward with developing a preliminary plat as the sketch plan indicates.

Alternative 2 (Compromise Scenario): Recommend modifications to Ordinance #20-08 allowing 65 and 80 foot wide lots on the Subject Property and recommending the Applicant keep 80 foot wide lots and abutting existing residential homes, while putting smaller 65 foot wide lots interior to the site to create a natural density transition. Recommend the Applicant modify the Sketch Plan to remove 55 foot wide lots. This would keep the entire site zoned Low Density Residential and each lot size would fit within the City's current set of zoning standards. The Planning Commission supported this decision.

Alternative 3 (Existing Zoning): Recommend denial of Ordinance #20-08 rezoning the Subject Property and recommend that the Applicant makes major changes to the sketch plan to comply with existing zoning (80 foot side lots) before moving forward with preliminary plat.

In either case, Staff would recommend continuiing a conversation about appropriate development in this area and work to see if a compromise can be reached. It is possible that a scenario exists that maintains the same number of lots allowed by Code but clusters certain parts of the Development to maximize density transition and development creativity.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Since this is a legislative (policy) decision of the City due to the fact that the request requires a Zoning Amendment, Staff needs broad policy direction before formulating a recommendation.

The Planning Commission recommended that the Developer remove the 55 foot wide lots Staff is looking for confirmation on this direction. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs the expense of detailed civil engineering drawings. Staff does believe there is room to compromise on a mix of lot sizes.

Action:

Motion to introduce/deny/postpone Ordinance #20-08 approving a Zoning Amendment for the Hunt Property and direct the Applicant to revise the sketch plan consistent with Planning Commission direction (Alternative 2).

Attachments

Site Location Map
Sketch Plan
Anoka County Review
Planning Technical Report
Resident Comments (Full Written)
Applicant Narrative
Summary of Resident's Comments
Resident Comments (Detailed)
Change.org Comments
Change.org Signatures (as of May 5, 2020)
Draft Planning Commission Minutes
Ordinance #20-08
Planning Commission Presentation

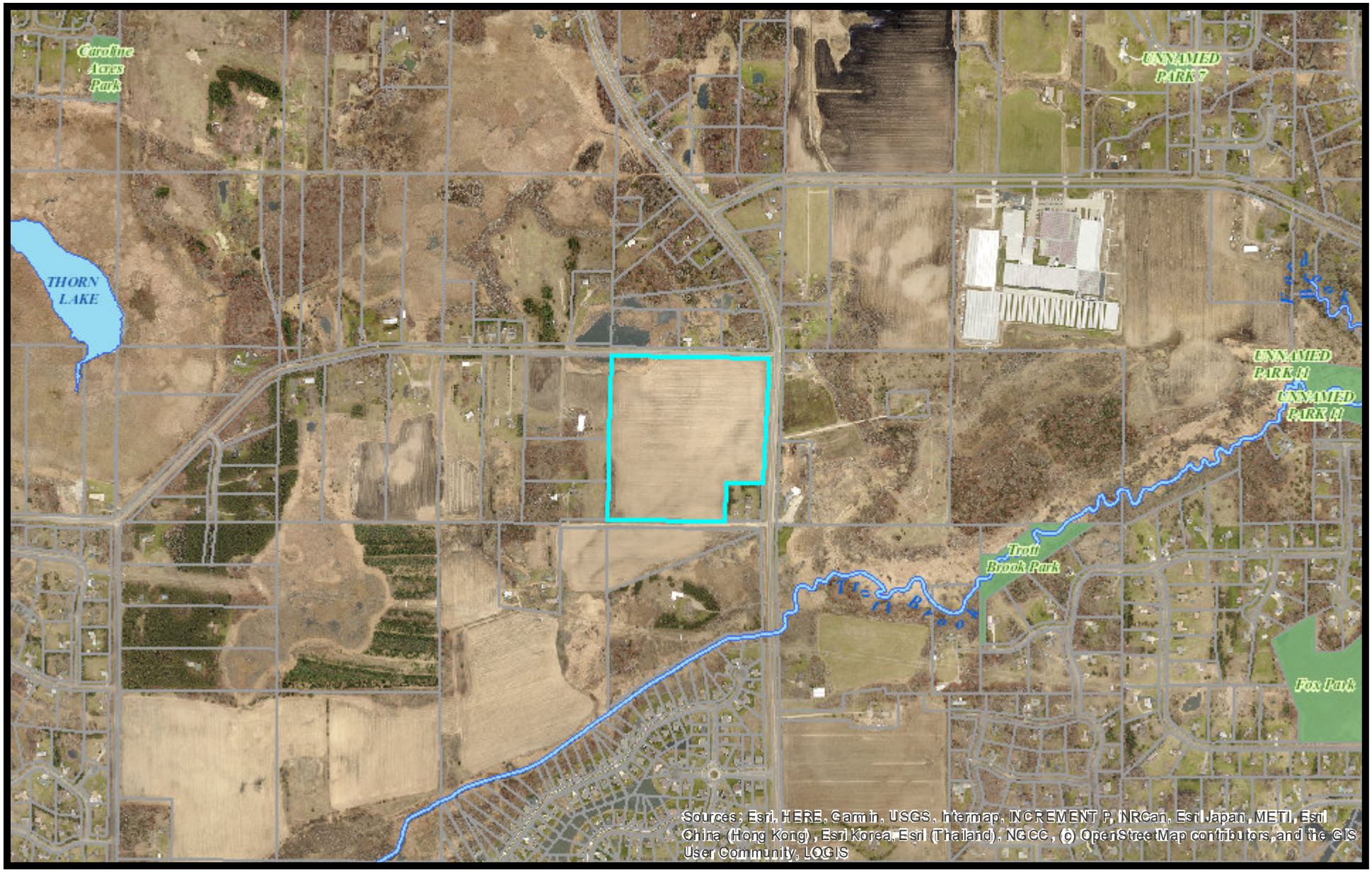
Form Review

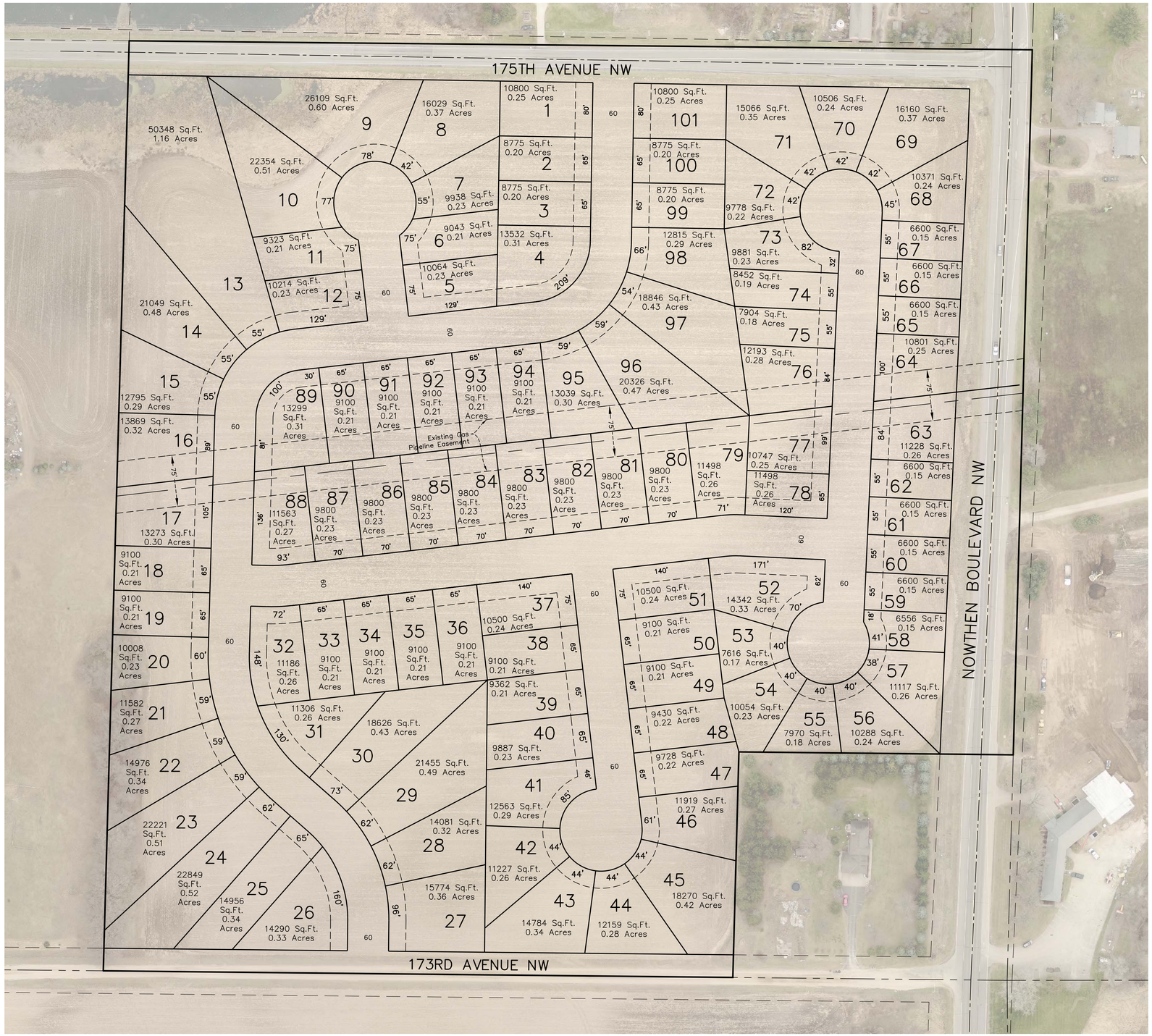
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2020 08:52 PM
Tim Gladhill	Tim Gladhill	05/21/2020 01:03 PM
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:45 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/19/2020 02:09 PM
Final Approval Date: 05/21/2020		

Subject Property

Hunt Property

Hunt Property





Municipality:	City of Ramsey
Existing Zoning:	R–1 MUSA
Proposed Zoning:	R–2 Medium–Density Residential
Proposed Use:	Urban Residential
Road Mileage:	0 LF or 0.00 Miles
Street Lighting	as required
Proposed Utilities:	
	Sewer: Municipal (Needs Extension)
	Water: Municipal (Needs Extension)
Plat Area:	
Total Area:	1,656,232 Sq.Ft. = 38.022 Acres
Proposed ROW:	455,737 Sq.Ft. = 10.462 Acres
Park Area:	0 Sq.Ft. = 0.000 Acres

Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 20 feet
Lot Summary:	101 Single Family Residential Lots (27 – 55' Minimum Lot Width) (74 – 65' Minimum Lot Width)
Owner:	Ronald & Judith Hunt 17455 Nowthen Blvd. NW Ramsey, MN 55303
Subdivider:	Platinum Land LLC 15363 Radium St. NW Ramsey, MN 55303 Jason Bebeau (763) 301–4550
Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427–5860

Hunt Property

N

160 0 80 160
SCALE IN FEET

DATE	REVISION

DESIGNED BY: BP/BAW
DRAWN BY: RM/SMM
CHECKED BY: BP/SMM

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520
www.haa–inc.com

PLATINUM LAND, LLC

SKETCH PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

4455.02

Mar 13, 2020 – 3:46pm
K:\Civil_Surv\Land Desktop 2008\4455.02 Hunt Plat Ramsey\dwg\4455.02 Sketch.dwg

Anoka County
TRANSPORTATION DIVISION
Highway

Chloe McGuire Brigl
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

March 24, 2020

Re: Sketch Plan – Trott Brook Property Concept Plan 2

Dear Chloe,

We have reviewed the Sketch Plan for Trott Brook Property Concept Plan 2, to be located west of CSAH 5 (Nowthen Boulevard) and south of 173rd Avenue NW within the City of Ramsey, and I offer the following comments:

The existing right of way adjacent to CSAH 5 should be adequate for future reconstruction purposes (60' feet total right of way width west of CSAH 5 centerline). The sketch plan proposes access for the concept plan onto CSAH 5 via 173rd Avenue NW, which is consistent with county standards and acceptable to this department. It should be noted that there is an existing SB CSAH 5 right turn lane and an existing NB CSAH 5 bypass lane already inplace at 173rd Avenue NW, so there will be no additional required turn lane construction on CSAH 5 for this development. The City/Developer should ensure that clearing and/or grading is completed to satisfy sight distance requirements at the CSAH 5/173rd Avenue NW intersection to the greatest extent possible for this development. Please note that no plantings or private signing will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way so as not to create any new sight obstructions for this section of CSAH 5.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 5 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer should assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 5, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of runoff shall not exceed the pre-developed rate runoff for the 10-year critical design storm. County Ditch #51 runs through the south part of the property line, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer. Contact Michelle Pritchard, Engineer I, via phone at 763.324.3162 or via email at Michelle_Pritchard@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable ACHD Engineering Plan Review fee (fee estimated at $150.00) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, if any work will occur within the county right of way, the ACHD Permit process can begin by the contractor(s) completing the work (fee = $150.00). License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier, Traffic Engineering Technician I at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information regarding the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Jane K. Rose
Traffic Engineering Manager

xc: File - CSAH 5/Plats + Developments/2020
Michelle Pritchard, Engineer I
Chuck Gitzen, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 1, 2020	**PROJECT ADDRESS**	MULTIPLE PIDS (200 ACRES NORTH OF TROTT BROOK)
PROJECT. TITLE	HUNT PROPERTY		
ESCROW #	117442		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Summary

Site Acreage	38 acres
Proposed Lots	101 Lots
Net Density	2.7 units/acre (consistent with Comprehensive Plan)
Existing Zoning	R-1 Residential (MUSA) District (requires Zoning Amendment)
Proposed Lot Sizes	55, 65 foot wide lots

Summary of Comments

1. Staff recommends an additional access onto 175th Avenue, if possible and meeting minimum access spacing guidelines, subject to an official traffic study
2. 173rd Avenue will need to be upgraded with project
3. Upgrades to Nowthen Boulevard will be required by Anoka County
4. Density transitioning required on existing properties to the west and property to the southeast
    - Staff further recommends some degree of density transition to the north along 175th Avenue, given that the project includes a request for Zoning Amendment to increase the number of planned lots.
5. Lots 77 and 78 should be combined due to limited building pad area, likely creating a number of issues for future property owners
6. Prior to Preliminary Plat submittal, provide staff an exhibit of building pads/footprints to ensure minimum dimensional standards can be met
7. Remove Lots 18 and 19 to provide right of way for a future road connection to the west, in the event it is ever needed
    - Perhaps the road could be under the utility easement to combine the two uses
8. The northeast cul-de-sac is longer than allowed by City Code needs to be removed
    - Remove Lots 71, 72, and 99, and 100 to connect road to another planned road versus creating a dead end

9. Please provide a contact to the easement holder of the large easement bisecting the project site to begin discussions about allowed uses within the easement.
10. As part of Preliminary Plat, please provide an anticipated Phasing Plan – this is just an idea of a preliminary phasing plan that will likely adjust as time goes on and is not legally binding at this time
11. The City and Lower Rum River Watershed Management Organization (WMO) requires a full wetland delineation of any wetlands onsite and a 16.5 foot wetback encumbered by easement from any wetland
12. Please clarify if the neighborhood will include a Home Owners Association (HOA)
13. There is an additional development proposal on the property to the south from the Excelsior Group that is proposing a mix of 55, 65, and 75 foot wide lots; Staff recommends that 80 foot wide lots be incorporated into this proposal, specifically on the northern or western boundary abutting existing lots
    - Staff will be making a similar recommendation to the adjacent project as well

Rezoning

1. The Site is currently located in the R-1 Residential (MUSA) District, , which allows for detached single-family dwellings on quarter-acre/80 foot wide lots.
2. The Applicant has proposed 55, 65 foot wide lots
    a. 55 foot wide lots: requires rezoning to the R-2 Residential (Detached Villa) District
    b. 65 foot wide lots: requires rezoning to the R-1 Residential (Detached Villa) District

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Street and Access

The Applicant has proposed one access onto Nowthen Boulevard at 173rd Avenue NW and one access onto 175th Avenue NW. 175th Avenue also connects to Nowthen Boulevard. Anoka County will likely require improvements to Nowthen Boulevard.

Landscape Plan

A landscape plan will be required with preliminary plat, which needs to include a tree survey of the site.

Grading

A grading plan will be required with preliminary plat.

Utilities

The site is zoned for City utilities, which are currently south of Trott Brook. Utilities will need to be brought to the site.

Development Fees

The Applicant will be responsible for paying development fees at time of final plat. The Applicant will also be responsible for signing a development agreement with the City prior to recording and releasing final plat.

Planning Commission and City Council Feedback Needed/Primary Policy Question

1. Staff needs clear direction on lot sizes
    a. Are the Planning Commission and City Council supportive of the project as presented?
    b. Are the Planning Commission and City Council open to a compromise that requires 80 foot wide lots adjacent to key areas while allowing for smaller lots more internal to the site?
    c. Do the Planning Commission and City Council feel that all lots in the project should be 80 foot wide lots?

As this is Sketch Plan Review, this is a work in progress. Staff believes that this project is probably not ready for preliminary plat yet, but need preliminary policy direction first. Staff is hopeful that the Applicant will provide the necessary extension to the 60 Day Rule in order to continue concept planning before applying for Preliminary Plat.

Dear City Officials,

I am writing regarding the proposed rezoning of Project No: 20-105 Hunt Property (Platinum Land) and Project No: 20-103 Trott Brook Property (Excelsior Group). I am asking that you **DO NOT** rezone the land to R-1 detached villa (65 and 75-foot lots) and R-2 detached villas (55-foot lots). Please keep the zoning as is, R-1 detached single family (80-foot lots).

Rezoning of the land to create more homes on very small lots would negatively impact and infringe on the citizens who currently reside on land adjacent to the Hunt and Trott Brook Properties. This would create noise pollution and put added stress on the existing wildlife and failing roads that have not been able to be fixed in the last 30 years (specifically Variolite).

As a resident of Ramsey for most of my life I understand that growth will happen, but it needs to happen proportionally to the existing environments. From the time I was born I grew up and now reside in a home that is adjacent to the Hunt and Trott Brook Properties. As a child I remember seeing cows in the field, corn, soybean and other crops that farmer Brown had planted during my 39 years. I remember watching the tractor till that land and then collect the harvest in the fall. I've seen deer wander from the field into our yard and watched eagles and hawks soar in the air. Listening to the crickets and the frogs croak at night, walking down to the creek to skip rocks, watching the ducks and trying to fish with my Barbie fishing pole, watching the current take my bobber through the culver are some of my fondest memories. This image I have painted is why I, my husband and our 2 children decided to move back into the house my parents built in the 1970's instead of selling it after my father passed away 6 years ago. Ramsey has already changed so much in my lifetime, however this area has a quieter feel. My son loved watching the big tractor last fall, going on walks and spotting turkeys, sandhill cranes, hawks, bunnies, deer and other wildlife is one of my daughter's favorite things to do. She even insists on picking up the litter for the animals which I think is awesome for a 6-year-old to be aware of environmental impact.

The Hunt and Trott Brook Properties are already zoned for 80 ft. lots, which is small in my opinion. This is already going to bring more traffic directly behind my home on a road that has always been riddled with potholes due to the swampy land it crosses. Yes, the road is scheduled to be redone this summer but how long will it last especially with increased traffic flow? This will also bring more people, which unfortunately means more trash on the sides of our road and it will destroy the natural habitats of those deer, turkey's and other wildlife. There is no need to bring hundreds of more people by creating smaller lots. As an existing citizen of Ramsey my quality of life matters too. I don't want a constant stream of traffic behind my home. It will create noise pollution, when I go play with my children I don't want to hear cars, I want to hear the birds chirping, I want to see the wildlife; this is why I chose to live here. These things I value and cherish will be nonexistent if the Hunt and Trott Brook Properties are developed into a high-density housing development with 65-foot and 55-foot lots. The only people rezoning benefits is the developer and the tax revenue. Please be considerate of your existing constituents and DO NOT rezone!

Thank you for your time,
Amanda Shreiner
16931 Willemite St NW

Dear City of Ramsey Officials,

This letter is to express my concern about the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Our property will be affected greatly because of the close proximity of a main entrance to the proposed neighborhood off Variolite Street and our backyard. Vehicles turning south out of the new development will be accelerating past my home and backyard where my kids play. The increased amount of traffic in the area is sure to have a negative effect on our household and our property.

I recently had to explain to my children that the deer, birds and other wildlife in our area will probably not be around anymore after the new houses go in; a sad moment in my parenting life. I am well aware that change happens and feel change is okay as long as it is fitting to the area and environment. In my opinion, high density neighborhoods are a hideous sight to be seen. In my opinion the proposed rezoning of the Hunt and Trott Brook properties is the exact opposite of what I have always considered my vision of Ramsey to be.

Thank you for taking the time to read this e-mail regarding the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Please vote NO to re-zoning.

Thank you,

Andrew Shreiner
16931 Willemite Street NW

Hi,

My name is Brian Walker and I live at 17289 Variolite St NW here in Ramsey.
I was on the webinar last week and we asked bout getting a petition going. We have done that on Change.org, but I need to know the statute that says how many signatures we need and the benchmark that the statute uses.

Please keep me informed so I can rally the neighborhood to stop this disaster of rezoning.

Brian Walker
17289 Variolite St NW

Good morning,

We write to express our opposition to the zoning proposals for the Trott Brook North and Hunt Properties. We understand these properties are currently zoned for as low as 80 foot lots. In accordance with the Ramsey's 20 year plan, that appears appropriate for this plan. However, to re-zone these areas for as low as 55 foot lots no longer adheres to this plan. While we understand the developer intends to leave the wetlands alone, to build up to 450 homes that will potentially house up to 1000 additional people will without a doubt chase the wildlife into another area and do nothing to protect the natural environment. It will create a significant amount of traffic that is also not conducive to maintaining a natural, rural environment. In addition, looking at the developer's plan, the area will be crowded with homes and will be safety hazard as fire trucks will have difficulty manipulating the tight turns and at 55 foot lots, it would take little time for fires to jump from one home to the next. To allow this re-zoning compromises Ramsey's vision and does not respect the balance and connectivity between Ramsey's unique urban, rural, and natural environments. .

Our specific story involves living in the City of St. Paul for over 30 years. In doing a significant amount of research into where we would start the next phase of our lives, we looked at the City of Ramsey's 20 year Plan and chose a home, in part, based on the City's expressed desire to balance the rural areas of Ramsey with urban growth. We chose a home in the northern part of Ramsey believing this area was and would remain the rural part of Ramsey. This plan threatens the natural and rural environment of this north side of Ramsey.

We respect and understand the desire for growth and the need to increase a city's taxpayer base. As referenced in your proposed 2040 plan, there are over 1,000 acres of developmental land in the COR located near U.S. Highway 10 that can accomplish meeting this vision and goal so that the rural Ramsey can remain an area for current homeowners to continue to live within the natural, rural environment that drew us to this great city.

We understand, correctly or incorrectly, from talking with numerous long term residents of Ramsey that it is their belief that both Brookside and Woodlands developments were "crammed" down residents throats, and despite public hearings, their voices went unheard. Whether that is true or just a residual feeling by residents, we hope you consider the voices of those that oppose this development and what we believe would amount to the removal of the rural and natural environment.

Thank you for considering our opposition.

Christine Rued/Brian Walker
17289 Variolite St NW
Ramsey Residents

I am concerned about the proposed land consideration of rezoning parcels A B C D and E to reduce lot sizes.
The first concern is the impact on wildlife and birds. This is a very large development for rezoning and will take away habitats and cause flooding of existing land that remains undeveloped I feel we need an impact study to determine how this change will impact migratory and resident species of birds and animals. Last fall and this spring the flooding we had was high enough to come in contact with the walking path that goes across my property. If we add even more houses by reducing lot sizes I can only imagine that flooding would be worse. I think we need an impact study to determine how this reduction in lot sizes will impact the land and migratory and resident birds and animals.

Second is the impact on our school system. Last year a badly-needed school was completed and it is already at full capacity according to teachers and staff of Brookfield Elementary. The amount of housing proposed will put us right back to overfilling our classrooms and negatively impacting our children's learning. Something I think a city would want to avoid.

Third is police and fire. The high density of housing will put great pressure on roads and impact police ability to maintain safety. High-density housing also increases stress on police force and will negatively impact the city of Ramsey.

Fourth concern is water and sewer. We already have issues with some sources of water due to high levels of manganese and I believe we actually had stop using these sources because they were well above safety standards.

I am not the only resident of Ramsey with concerns. We feel these concerns should be addressed prior to any consideration of rezoning. This land change proposal to shrink the lot size will negatively impact all City of Ramsey residents by overtaxing Schools, Police and Fire, roads and sewers, and migratory and Resident wildlife.
We hope that you will please consider all of these issues before any change is made. We also feel that during these times of the Coronavirus is not the time to be making these changes. This is a big concern and has the possibility of making a big negative impact and we cannot even gather to discuss in a suitable manner. If you do not decide to refuse this rezoning request, we at least ask that you delay it until such a time as we can gather in a normal fashion.

Thank you,
Cynthia Showalter
7341 168th Circle NW
Concerned city of Ramsey resident

Thank you Chloe,
I appreciate all the hard work you did but as you can see we're not real happy about this development being so dense. I didn't share with you before but I backup to Trott Brook and those fields which was the main reason that we bought this house. I appreciated at the time that we purchased that this would eventually be developed but not to this extent. And yes we do want a park out here but not at the expense of looking out at house upon house upon house. I think there needs to be a compromise, in my opinion that compromise is to stick to the 80 foot Lots. Like I said before houses in this neighborhood houses don't last for more than a week or two, we don't need higher density in order to sell properties. But in my opinion a huge development like this is going to detract from all that value and cause the ones that bought in this neighborhood to move, not to mention the fact that people who want higher density living don't want to drive the extra mile. Keep it the way it was zoned please....
Thanks,
Cyndy Showalter

Please keep me informed on this meeting as I will be attending.

This request to leap frog clear across the city with ultra high density housing makes absolutely NO sense other than to line the developers pockets at citizens expense as another fire station may now be needed on northern of city due to density at which homes will be packed together should rezoning be approved.

It also increases safety risks since all services are on southern end of city, where high density housing was always "planned" to occur first before moving further northward.

Depending upon type of homes, it also may run inheritant risk of high crime rates and need for increased law enforcement presence on northern end of city too.

Stick with original plan, which was done with lots of planning and consideration of these factors.

Very Best Regards,
Del Fredricks
7550 158th Ave NW

Followed link in email at 6:30 PM and GoTo claimed meeting had ended, when clearly it hadn't. When I tried to inform this over phone connect, I was muted and then UNABLE to ASK a SINGLE question.

So HOW the heck does it qualify as Public Feedback? More cramming down residents throats and not wanting to here from existing residents to appease foreign developer?

Very Respectively,

Delmont Fredricks

7550 158th Ave NW
Ramsey, MN 55303

I was unable to join since it was after 6:30 and GoTo said meeting had ended!!

Tried phone ,but was UNABLE to speak after chair muted me for trying to inform you of GoTo problem. So HOW does this Qualify as Public Forum meeting when Public is not allowed to enter?

Very Respectively,

Delmont Fredricks
7550 158th Ave NW
Ramsey, MN 55303

Hello Chloe,

I wanted to share my opposition with the rezoning of the Trott Brook North property.

Our home is backed up to Variolite and we moved here in 2016 because we love the rural atmosphere that our neighborhood provides. The volume of traffic that Variolite currently has is tolerable but if the city adds 400+ plus homes to that property that will add a lot more traffic that I prefer not to have. We also ride our bicycles on Variolite to get to various bike paths and it can be a bit dangerous with the amount of traffic the road already has. Please consider keeping the zoning the same.

I also want to add that no matter what, please consider not putting the houses right up to Variolite - it just does not fit into the neighborhood. It may match up to what is off Nowthen Blvd, but Variolite.

Thank you,

Heidi & Matt Miller
16390 Uranimite St NW

Hello Cloe

I am writing to voice my opinion on the zoning of Trott Brooke North, in Ramsey. I vote NO to this rezoning.It is my understanding it has already been zoned for 80 ft lots, but is being looked at to rezone to smaller lots,for more houses which would mean more traffic on Variolite. I live off of Variolite and would not like to see this increase in construction and volume of traffic.

Again, if you are forwarding this information to the planning committee, my vote is NO

Thank you for your time and understanding.

Janelle and Gary Patterson
7881 168th Ln NW

Dear Ramsey City Council members,

Our names are Jeff and Laura Uecker and we have lived at 17121 Variolite St NW in Ramsey since November of 1995. We moved out to Ramsey for the wide-open spaces, and currently live on about 10 acres of land. We have enjoyed the rustic feel and privacy that the Ramsey living community has provided. However, the area we live in has transitioned from a rural preserve to rural residential which, from our perspective, is unfortunate.

Given the direct proximity of our home to the proposed development we suspect it is the property most negatively impacted by this project, though it seems many of our city's other citizens feel they will be also be impacted and have expressed their opposition based on the number of signs and petitions that are circulating. The sketch plan we have seen deliberately maximizes the number of 55-foot lots along our property line and does not match the spirit of Ramsey's rural area. Allowing 55 and 65 lots only benefits the developer's profit margin while destroying the character of the neighborhood which we, along with so many of our neighbors, originally moved here for. The wildlife in the area such as deer, foxes, wild turkeys and endangered Blanding's turtles will be only be more negatively impacted by increasing the lot density as they will be pushed out of the area during the massive amount of construction and continually disrupted with the significant increase in traffic.

We strongly encourage you to keep the existing zoning laws in place and to not allow any 55 or 65-foot lots. We also strongly encourage you to require the full density buffer zone.

Sincerely,

Jeff and Laura Uecker

17121 Variolite St NW

Hi Chloe-

Thank you for all of your work for the City; contributing to a well-thought out and thriving place to live is important work!

I wanted to touch on the thoughts I was having throughout and in response to the public hearing regarding our property and the development proposal for Trott Brook North.

To begin with, I feel that both developers have come up with great layout plans; the plans maximize use of space for building while at the same time, allowing some nice open space areas. As far as lots per acre, both developments are within the allowable numbers, averaging close to 3 units per acre; it really seems like this is the parameter that should matter the most, and for as much as opposition was saying they were not for any smaller lot sizes, ultimately the lots per acre allowed determines the number of dwellings. The number of dwellings is already a decided factor with the current comprehensive plan; current zoning allows this number of homes. It is the environmental factors and including green and open spaces that sometimes make it advantageous to vary the lot widths. I feel that neighbors commenting demonstrated a definite lack of understanding of this aspect in designing a development.

As you know, market conditions are an important aspect contributing to what any developer decides to build; currently villas (slab on grade or with a basement, which ARE single family homes designed to meet various certain needs of home buyers) are a very popular and in demand item. If the City has done market research, I am confident this trend is showing up. What is the benefit of forcing the builder to build more of something that may not have as high of demand? Additionally, it is really nice to have developments encompassing a variety of buyer needs; this creates diverse and interesting developments. Also, I specifically recall the Excelsior Group mentioning the fact that though the street frontage was smaller, more of the lots were deeper, keeping backyards more private and with a view. As a realtor, I know this is an aspect that buyers definitely appreciate!

As I already mentioned to you, though all of the comments/protests were carried forward from the Trott Brook North Development to ours, there are many that feel like they should apply the same. First, the majority of comments were not from people adjacent to our property, and second, with our property running directly next to Nowthen (and with roads on 3 sides), it feels a bit less like you're in a rural place as compared to how it might feel at the west side of the McKowsky property, on Variolite. That said, I still think that people are ultimately upset about the idea of ANY development happening near them (regardless of lot size!); this development has already been determined by the comprehensive plan, one that has been in place for more than a decade. Also, my family has lived in this area for the past 50 years and we have watched development happen over that time; there is plenty of good that comes with new development.

I have to say that when I look at the objectives of both the EPB and the EDA, it is easy for me to see reasons why both would be interested in allowing developments with a higher variety of lot sizes. In terms of the EPB, allowing such a project most certainly enhances preserving as much of the natural environment as possible; by grouping homes tighter, you leave a lot more open space all around the edges of the development, as well as creating open common spaces (park, fields). And in terms of the EDA, growing the City's residential dwellings (making the most of the space available and zoned for development) will provide the base to grow the commercial, retail, and industrial development.

Regarding each of the boards (EPB, EDA, and the PC) which make recommendations to the City Council, I see that the EDA & EPB both have meetings coming up, in addition to the City Council; do you know if any of these meetings over the next week will include discussion about these developments (Trott Brook North & Hunt)? Also, during the hearing on the 7th, it was stated that the matter of the developments would be taken up with the City Council on May 26th; does this mean they will not visit the topic earlier when they meet, May12th?

Finally, I have some questions about how everything falls into place; now that the public hearing is over, and in light of the fact that the PC voted in the affirmative to table the project (in light of an extension) in order to look at coming up with a new plan containing only the lot sizes (65 & 80 feet) that the Planning Commission agreed upon, how does the process proceed from here? And, is final approval of any development plan left up to the City Council?

Thank you for the time, Chloe!

Best,
Jessica

Hi Chloe,
Thanks again for all of your patience with me and all of your help with the webinar, letting us know what in the works that would affect us, etc.

First: Is it possible to ask that these two developers that submitted the application to rezone, if they would consider withdrawing their application and waiting until this whole COVID-19 thing is over. We, as residents, cannot even go door to door to talk about this with our neighbors because of all of what's going on in the 'world' right now. We cannot attend meetings at City Hall to discuss things because what's going on, etc.

Second: Here are our concerns if this application for rezoning goes through:

1. Pedestrian & bicycle safety along Variolite & Cty. Rd. 63 – this one is huge!
2. Increase in traffic and noise pollution along Variolite. It is already really bad much of the time.
3. Heavy gravel truck traveling on Variolite during 'years' of construction. We aren't rated for that kind of weight limit, are we??? Not to mention the extreme noise of dump/gravel trucks – if they use Variolite.
4. Very concerned for our property values going down with small lots and condensed style housing, which is what is really being proposed here, being put across the street from us. Those of us on the west side of Variolite have 1-3 ½ acre lots with our own wells & septic. It just doesn't make sense for our 'rural' area to have such small lot sizes in our area.
5. We want to keep our area feeling as rural and wooded as possible. (My husband does have some ideas on that, but for now, we want this rezoning application to be declined)

Well, I guess that is it for now. Thanks for taking all of our concerns under consideration. Much appreciated.

Sincerely,
Mark and Jill Winger
7610 168th Ave NW

Hey Chloe,

Me again. If I understood correctly, those two huge plots of land are zoned for city sewer and water – so the housing development, I'm assuming, is going to happen at some point. Am I correct in that? If that is the case, then please keep the lots to 80' which is what you said in the letter they are currently zoned for. Please, again, I am asking that Ramsey's Planning Commission decline the rezoning application as that would directly affect us where we live. We are on the corner lot on 168th & Variolite.

Second, at the townhall meeting online, the host of the meeting asked for ideas and suggestions on how we might keep our rural feel. I don't know if there's really any way that can happen, but an idea I had to keep our 'woodsy – rural' feel would be to do what was done along Variolite on the east side of the road, south of 161st. I do really like to walk along that tarred path that runs underneath the trees up by where the gun club used to be. There is a buffer zone of trees which is so nice. It's nice to be off the road as Variolite has become a busy road as well. We've appreciated that.

So, maybe something similar could be done on the east side of the Variolite where that new development is being proposed. You could do that from Trott Brook up to the farm house and do what's necessary to not have to cut down trees along the road. Minimize using the wooded areas and build where it's already wide open with no trees. That way there would be beautiful trees lining Variolite's east side of the road. Does that make sense? It would also give people more of a sense of privacy which is what many of us are used to.

I actually really do love our new wooden walking path on the east side just up from our property on 168th & Variolite and that tarred path that runs under the trees north of us closer to the new development.

I want to help, not complain, and I so I hope that all of you on the planning commission know that. You've got a big job for sure and I'm trusting that you'll have our best interest at the forefront. Thanks for all you do and all the help you've been, Chloe, with all of my concerns and questions.

Sincerely,
Jill Winger
7610 168th Ave NW

Dear Chloe,

Thanks for keeping Mark and I in the loop of this upcoming meeting on Thursday. We will be on the call. I really appreciate all you've been doing on our behalf and letting us have input. I'm writing because we want you and all decision makers serving on our behalf in Ramsey, to know our stand on this proposed application for the Hunt and Trott Brooke properties. Everyone I've spoken with in the Golden Eagle Estates area - via dropping off flyers letting people know what is being applied for - via Ramsey's community Facebook page and anyone I pass while out walking and others who live around here who would be affected by this development all share the same concerns. No one wants this application approved or this type of housing development out here. It certainly will not help our property values to go up nor our taxes to go down.

The more I look at the map of what is being applied for and proposed just doesn't make sense for this area. When you look you see a visual of all of the 2-10 acre lots, *(depending on where you live along Variolite Street north of Alpine Blvd, those of us who live in Golden Eagle Estates and/or along 175th heading to Nowthen Blvd. and looking north and south from the corner of 175th and Nowthen)*, all you see are properties with homes that are 1 to 2 acres and larger – everywhere you turn. Then I look at what this developer wants to put in and it reminds me of a fungus or a destructive ground cover that is trying to takeover where it doesn't belong. That is what comes to mind when I look at the map and see these beautiful existing large lots where people out here are living.

We need to keep rural areas rural! Was that not the original 20 year plan for Ramsey? Rezoning to smaller lots does not fit out here and it does NOT make sense to bring the condensed style neighborhoods out this far. With all of the people that I know have been calling and emailing in their opposition to this rezoning application, my question is this: What is preventing the Ramsey Planning Commission from declining it? Just say no. Honestly, we feel that 1+ acre lot sizes for the Hunt & Trott Brooke properties would be more fitting and have much more appeal to those who are looking to get out of the urban setting and have some space in which to build their home. That's what is to great about living out here.

If people want smaller, condensed more urban type homes and townhomes, they have lots of options along Hwy.10 in and around Ramsey City Center & it appears to me that there are more homes being built every day out in that area with the plan to build even more. There is no need to bring all of that out here. We do not want it nor do we feel that it is in the best interest of those of us who live out here (in and around the Hunt & Trott Brooke properties) to change our whole environment for the City of Ramsey Planners or City Council to even consider rezoning the lot sizes out here and allowing a development such as the one being proposed.

Thank you again, Chloe. Please forward this email to all concerned. Much appreciated.

Sincerely,

Mark and Jill Winger
7610 – 168th Ave NW
Ramsey, MN

Dear Chloe, Tim and City Planning Commission Members,

This is a follow up letter concerning the Thursday, May 7th virtual city planning commission meeting that we were invited to be a part of. We felt we were listened to and heard by many who were on the call and we really appreciated the opportunity to speak and share our input and concerns. We also very much appreciated that our letters, calls and petition were shared with the mayor, all city planners and city council members. Chloe, I think we have you to thank for that, so thank you! I also wanted to thank City Council member Debra Musgrove for taking the time to sit in on this very long meeting and listening to all we had to say. Thank you.

However, we felt that a few members on the planning commission were either not listening, didn't understand our concerns or had already made up their minds.

- For example: One of the planners commented, "But I like small lots." The issue is 'should the 80' lot sizes be rezoned to smaller lots, NOT what is the planner's opinion of what they like or dislike. That is irrelevant. They should be neutral and make decisions based on the information given to them & what is in the best interest of the Residents of Ramsey.
- Another planner said, 'I like having a home owner's association to take care of my yard and snow removal.' Again, this was also an opinion and is an irrelevant point.
- One of the other planners said, 'Some people can't handle a larger lot and shouldn't have one.' I contend that when it comes to taking care of your own property, lot sizes have nothing to do with it. You either do or you don't care for your own property to someone else's standards.
- One of city planners, we felt, refused to consider anything we said. It was obvious, her mind was made up before this meeting. (Conflict of interest???) It certainly does not build an atmosphere of trust.

There were 55 people on that call, I know that many Ramsey residents had written letters, called city planners and city council members and the mayor, letting their concerns known and asking that the application be denied. Many were not on this call. One of the residents on the call, I felt, said it best, "You don't live out here. I don't think you understand what we are trying to say."

A well thought out 20 year plan should be respected and adhered to, especially when the application to rezone the Trott Brook and Hunt properties that was submitted was so far off of the original long range plan. In all seriousness, we feel this application should have been denied out of the box for that reason alone.

Again, we are very thankful that the senior planner brought it to our attention and is allowing us input concerning this application(s) to rezone to such small lot sizes. Most of us weren't even aware of the original plan to zone to 80' lot sizes out here until this all came up a few months ago. We would not have been in favor of that, but we absolutely are NOT in favor of anything smaller than that. What we need city planners to understand is this: All of us asking you to deny the rezoning application to anything smaller than an 80' lot size for the Trott Brook & Hunt properties is already a compromise on our part, if you really think about it.

In closing, we love our rural area and the beautiful feel that we have out here. We appreciate that we have a voice in this. Please deny the re-zoning application and ask the Excelsior builder to work with the 80' lot sizes or better yet, submit ideas for even bigger lot size plans. He seemed like he had a lot of experience and probably has many wonderful and creative ideas on how to keep the rural feel and character in a development. Thanks so much.

Sincerely,

Mark and Jill Winger
7610 – 168th Ave. NW
Ramsey, MN

Hello Chloe & Chris: I live on the west side of Variolite St, directly west of the Trott Brook Property and I would like to express my opposition to the proposed higher density plan. It is shock enough the Ramsey's open space is disappearing, without cramming even more homes into the space than it is zoned for now. I do hope that if the farm is developed, it would not be at a density any higher than the current zoning. I would prefer lot size like Golden Eagle, but I know that will not happen. That is already a loss to our neighborhood.

I listened to the planning meeting of April 2nd and I take issue with a few items mentioned. It was said that the Trott Brook Corridor would protect wildlife habitat. It is a wet land and would only be habitat for wetland creatures. The farm is upland, deer, sandhill cranes live there and they would not move to a wet land.

As to the park area, two fields are not usable if there is no parking. Is everyone supposed to park on the street? Cars would be a half mile a way in the neighborhood to the get teams and fans to two fields with no parking adjacent.

I will be paying attention to the next meeting and do want to see this high density plan get shoved through despite the feeling of the neighbors that it is too much.

I have said for 30 years that if the farm was sold, I would have to move. It will not be the country that we moved out to Ramsey for. The farm was designated "agricultural reserve" in a previous plan and that is what I love to see as my neighbor.

Sincerely,

Kathryn Kloster
17021 Willemite St NW
Ramsey, MN 55303

This is official notification that William J. Holland and Kathleen M. Holland both say NO to the proposed request to rezoning of properties involved in these projects. We were one of the first to buy and build our home at our property in Golden Eagle Estates in 1974 and we remain living here for a reason. We oppose up to 450 homes to even be considered into our nearby area.

Kathy Holland
7701 169th Ln NW

Dear Ramsey Council,

I am writing regarding the proposal for 20-103 Trott Brook Property. I apologize I am not able to make the meeting but I would like to better understand a few things and hopefully provoke a few thoughts for the council to consider.

What is the vision long term for the city of Ramsey? This is a serious question that is asked countless times and there seems to be no answer which leads people to believe it's whoever will give the city money. This is not profitable long term in getting businesses to come or stay. So again I will ask, how does this development fit into the vision.

Second, why build a beautiful new school to surround it by old folk/low income homes? Villas are bought by elderly (snow birds) and low income neither of which will be attractive to look at when new families looking to make Ramsey their home visit the new school.

Finally why is Ramsey considering more detached townhome style living with tiny lots this far out? Families look at Ramsey because they want and are willing to pay for more space/land. Long term these villas will become an eyesore and a drug hub just like bunker and dysprosium st.

Please help me understand, I really do want to understand. As it appears right now you may as well get a Walmart right in the middle of this reckneck, low income, trash town you are creating and make Michael James your Mayor.

Regards,
Linda

I have owned property out at the end of Variolite since 1987. I have sold 5 acres but own 5 acres at the end of Sapphire. This plan is ridiculous, and if you listen to the people of Ramsey and not the developer, you will know that the consensus would be for larger lots in this development. Listen to the people of Ramsey and not the developer who only wants to line his pockets with more money. I have wanted to sell my property for years but had to deal with your minimum lot size. I know you threw that out the window a few years ago. Please do the right thing and make the lot sizes larger to keep with the rural feeling of Ramsey out in that area.

Thanks
Lisa Becker
14614 Quicksilver St NW

I am vehemently against the rezoning of the Hunt property to accommodate high density housing. I am not against development, but this is beyond belief. My concerns are several:

1) The Road system (Nowthen Blvd. and Variolite) are grossly insufficient to handle the increased traffic generated by the number of homes proposed. Even if you keep the zoning the same, it will be questionable as to whether or not the increased traffic is tolerable. Traffic on Nowthen Blvd. even during the Covid shut-in still is very, very heavy. It is currently extremely dangerous to time the exiting of our driveway. A big part of the problem is the speed of vehicles from both directions. My neighbors complain of the same thing. We are of the opinion that it is not a question of "if" we are going to see fatalities, but "when." When businesses re-open, the addition of near 1,000 or more cars from the development will make traffic totally intolerable. Has any traffic studies been done on Nowthen Blvd.? It would be absolutely necessary to do studies AFTER the Covid-19 crisis to witness what I am saying with the addition of 1,000 or more cars into the system. A reduced speed from Green Valley Rd to the new school perhaps further is mandatory! 35-40 mph?

2) The loss of property valuation is also a huge concern. We moved here to enjoy a quasi-rural atmosphere which will be lost with high density housing being adjacent to our property. With high density also comes with possible increase in crime and other factors associated with heavily increased population. If the City of Ramsey is so obtuse to the lifestyle we have enjoyed and the concerns of its residents' objecting to high density housing, then it would be sorely disappointing.

3.) Are the concerns of Ramsey's citizenry more or less important than the developer's desire to make huge profits? What is wrong with keeping the zoning at the current level? There will still be an issue with roadway concerns, but at least it would be lessened greatly.

4) I think much is lost in terms of the Council and Planning Commission witnessing face-to-face emotions and concerns of residents over said project - another loss we suffer from the Covid-19 situation, except this will haunt us far beyond the Covid crisis. I ask for a further delay, so that we can adequately address this important issue.

5) I also ask is this a Metropolitan Council issue of "cultural diversity?" Is there going to be low-income, subsidized housing in any part of the development?

Sincerely,

Lonnie D. Gray
17530 Nowthen Blvd., NW
Ramsey

Dear Chloe,

Re: Hunt Property (Platinum Land) Project No. 20-105

As residents of Ramsey at the above address for 30 years, we are very much against the rezoning of referenced property. We moved to Ramsey from Eden Prairie due to the massive development that was being experienced there. We moved here for the semi-country style of living, and we have enjoyed the semi-rural setting of Ramsey with bountiful wildlife very much. We own 7 acres just across 175th Avenue NW - 2nd property north of 175th. The rezoning of the Hunt Property would result in an abrupt change from the project to our 7 acre parcel bordering it. We are not against development, as we realize that is going to happen, but to rezone so dramatically, and abruptly adjacent to acreages, it is going to impact our lifestyle, and according to a relative in real estate, our property desirability and valuation. We are also concerned about the wildlife we enjoy - sandhill cranes are nesting on the north part of the property in question - the water along the south of 175th Avenue NW.

As I stood in my driveway just past 175th on Nowthen Blvd. (Cty 5) this A.M. at 7:00, I am blown away by the tremendous amount of traffic despite the fact that the majority of business is still shut down by Walz. Semi after semi barrelling by at 60+ mph and car after car. The semi-tractor trailer traffic down Nowthen Blvd (Cty 5) is for the drivers to avoid the weigh station on Hwy 10. I am thinking it is good that I have nowhere to go this morn because it would be near impossible for me to get out of my driveway. The latter is very much like pre-virus shut-in. When the Covid thing is over, I can only imagine AND then I think, OMG! what is it going to be like when the City of Ramsey drops 1000 more cars onto Nowthen Blvd (Cty 5) via the Hunt property development! This project is totally INSANE given the current road system which will not be able to handle it. Obviously, they will have to put lights at the junction on Nowthen and 175th (Cty 73) and they will have to reduce speeds back to at least Green Valley Rd. otherwise they will have a killing field on their hands. We will have "butcher road" right here in Ramsey. And they talk about doing a road study in 2021?? That's kind of like starting birth control after 4 mos pregnant! The developer doesn't care - if he had his way, he would have 3,000 houses in the development -follow the money!! I have listened to developers in other municipalities and they all sing the same song - "you have a beautiful city and we would never do anything to disrupt that."

<u>Bottom line concerns to the development</u>:

1) The current road system will not accomodate the huge number of cars it will dump onto Nowthen Blvd. The road system already doesn't support the current traffic. Our concern over safety upon entering the high speed traffic on Nowthen Blvd. from our property CURRENTLY is tantamount- let alone what we will experience with the grossly increased traffic from the development. I have selfishly expounded upon OUR safety, but the safety of those in the proposed development is notwithstanding. Traffic/speed studies will reveal our concern.

2} Rezoning objection.

Regards,
Lonnie & Denice Gray
17530 Nowthen Blvd NW

April 27, 2020

Matt Woestehoff, Planning Commissioner,

I have been a resident of Ramsey since 1986 and in recent years I've seen some very disturbing decisions coming out of city hall.The government overreach seems to be directed at silencing the community because it sure doesn't feel like we are being heard.

I hope *we* are not silenced when asked the question, 'What do we want in our backyard?'

As you debate the proposal to change the zoning from R-1 detached single family homes to R-1 & R-2 detached villas in the Trott Brook North and the Hunt Property I challenge you to weigh the rural verses urban mission the community of Ramsey has voiced so strongly in the past! I didn't move out to rural Ramsey so I could live the Anoka lifestyle!!

Please do not proceed with this PUD!

Lieutenant Ronald Bouley, Anoka County Sheriff's Office, (Ret.)
7650 – 170 th Avenue NW

Hi,

I tried to listen as best I could on the webinar last night. So correct me if I'm wrong but it's proposed to make some of these housing lots into 1-3acre lots but you want to change that into high density lots and smaller than the ones in the current Brookfield development?

My husband I have been crossing our fingers and hoping that land would get developed into some acre lots as we would love to build our next home. I heard someone say in the meeting that the more high density/smaller lots are more desired for young families and empty nesters, less yard work, etc. I couldn't disagree more! We are a younger family with two kids 8 and 3, the last thing we want is to be so close to our neighbors that you can touch both houses if you stood between them. If someone wants high density they can move downtown. As for the older folks or empty nesters, you really think they're gonna look at developments that are geared towards families when it's right next to a brand new school?

Please listen to your residents, there are so many of us that do not want the high density/extremely small lots and would really love to see some acreage lots with some big beautiful homes on them!!

Thank you,
Meigan Wills
6302 169th Ln NW

Dear Ramsey Planning Commission, City Council and Mayor:

I am writing about the request to rezone the Hunt and Trout Brook Properties to allow for more homes than the current zoning laws allow. I have lived in Ramsey for 43 years, raised my family, and now am blessed to have my grandchildren living in this community. I have seen many changes as the City of Ramsey has grown and developed and realize change in a community has many positives, including improvements and opportunities. However, I am opposed to these requests for rezoning.

I am wondering who benefits if these properties are rezoned to allow more structures? The developer, builder(s), sub-contractors? Certainly! But how does this proposal benefit the residents of Ramsey? Maintaining the current zoning standards allows for growth and development of the property while honoring the vision outlined in the City of Ramsey's Comprehensive Plan, which was adopted by the city and written with input from residents.

The City of Ramsey's mission is to ***work together to responsibly grow our community***? Will changing the rezoning for these properties help responsibly grow our community? In my opinion allowing for rezoning will create more traffic, more noise, more pollution, more crime, and the inability of the schools and other infrastructure to be able to keep pace with the population growth. In my opinion, that is not being responsible.

The City of Ramsey's Comprehensive Plan includes assumptions on physical development throughout the community and is the blueprint for the City over the next 10-20 years. This is an important plan and was established with residents' input and adopted by the city for a reason. It is my understanding that the Comprehensive Plan is to be used to guide public facilities, areas of preservation and development, and development of various zoning guidance. The current plan has this property tagged as R-1 Residential (MUSA) District, or 80-foot side with overall density less than 4 units per acre. The plan also states the City of Ramsey's allocation is 499 new units during this 10-year (2021-2030) period. These two proposals alone show 435+ units to be built. I don't believe the intent of the Comprehensive Plan was to concentrate most of the 499 units in one 240-acre development. Although the plan doesn't specifically state this assumption, I believe a large majority of residents enjoy and moved to Ramsey for the rural environment, and stuffing 435 homes on 240 acres is not most people's definition of ***responsibly growing the community***.

Just because studies show a demand for this type of product (per the Land Use Webinar on April 2, 2020), it does not mean the City is required to meet that demand if the result is not in the best interest of its residents. Again, I ask, who benefits most from this rezoning?

As mentioned above I have many concerns, but the ones I will expand on are traffic (and the concomitant noise) and infrastructure. My home backs up to Variolite. I realize the road from Alpine to 173rd will be improved and reconfigured this summer. However, my main concern is the road is basically a "straight shot" with a couple of hills. **For 43 years** I have seen people speed down Variolite over, and over, and over again. I have seen animals killed, including domestic pets, drag-racing, and issues with maintaining the road my **entire 43 years**. Adding to the traffic is only asking for more problems. **For 43 years**, nothing that has been done to counter these problems has worked; people continue to speed, animals continue to be killed and the road remains in complete disrepair. Just south of where the entrance to this new development would be located there is a stretch of Variolite that has had issues maintaining its integrity due to some type of water presence beneath the road. That stretch has been worked on, repaired and completely replaced countless times in additional to all the times the rest of the road has been fixed. To date there has not been a single attempt to repair that spot in the road that has been successful for more than 2-3 years. Let's just say that it **is 40 years of trying** to maintain the integrity of the road and every attempt has failed—putting more traffic on that stretch doesn't help infrastructure that has a history of repeated failure.

I hope you will consider my input as a long-time resident of this community. I pride myself if being adaptable and learning from change. However, unless you have a solid reason to deviate from the Comprehensive Plan that was adopted by the City and can provide information on how the community benefits from this deviation, I hope you deny the rezoning request.

Pauline Knox
16931 Willemite St NW

Matt and Dan,

For the record, here were my comments at the online meeting tonight. The first listed was a written comment, which was not read aloud.

"I struggle with the size of the current R1 lot widths, so I clearly oppose any rezoning to reduce this width. I believe that approving these rezoning requests opens the door for many more attempts to rezone lot sizes for reasons that are purely motivated by financial gain by the developer.....which I assume is why they are pursuing a rezoning and not a variance. PLEASE provide actionable items the city staff and council has moved upon to PRESERVE the rural feel, per the comp plan. I see it in word and in writing, but not in action."

My spoken question was about whether or not this zoning amendment had any predetermined requirements to be met in order for the request to move forward. As you know, the variance process has a three factor test for practical difficulties, and if the request does not meet ALL three, the request is denied. Tim Gladhill did not readily know if the zoning amendment process had any minimum requirements to be considered, but thought it was a good question and needed to be looked into.

My goal when moving to Ramsey was to enjoy the second half of my life, happily from the sidelines. However, the explosion of high density residential and smaller (than I support) R1 lot sizes has me much more fired up than I wish to be. I would be happy to discuss these current, and I would assume, future high(er) density projects with you.

Thank you,

Richard Sonterre

7911 152nd Ln NW

Planning,

What is the best way to explain that me and my wife are totally against the rezoning of this development to jam in high density housing in our area. We have lived here since 1994 and love the wide open woodsy setting where we live off of 168th Ave and Variolite on a culdesac. We only see added unwanted traffic and noise down our street. We have been very disappointed with the decisions made by the planners of the Ramsey town center since it began. We were imagining some of the nice services that the Maple Grove area provides, such as good restaurants and retail. We have been waiting patiently but only have one Mexican restaurant and a subway. We are not ones to complain, but we will have to consider moving out of here, as this would be the worst decision by the planners yet. It is great to hear they finally decided to repair variolite after it has been way over do. You should add the central park road also. Hope there are finally some safe paths for biking and walking for the residents.

Thanks

Rob Ollila
7880 168th Ln NW
Ramsey Resident

My name is Robert Tomaszewski and I live at 17220 Tiger Street, and I want to voice my displeasure with your reducing the lot sizes for new homes in Ramsey. I feel that the two and a half acre limit was plenty sufficient instead of cramming all these houses into little spaces and crowding people into minute lots. So I wish you wouldn't do that and return to the two and a half acre lots where people can enjoy their yards. Goodbye.

I would like to state that as a Ramsey resident for the last 31 years, I am totally against re-zoning residential lots less than 2 1/2 acres. Ramsey, as we know it, has always been an "open air" residential area in the Northwest suburbs. It has long been known as a rural, country residential area. People here love their space and do not want high density lots which will cause extreme traffic changes and overall crowding.

An example of overcrowding is found in the area of Bunker Lake Road and Dyprosium Street NW which has high density housing where residents share driveways. Someone on the City Council thought that was a good idea and it was allowed.

I think it's about time the City Council started listening to WHAT THE RESIDENTS WANT and help protect the vision of Ramsey we all have.

Thank you for listening and please keep Ramsey rural.

Robert Tomaszewski
17220 Tiger Street NW
Ramsey, MN 55303

Hello. Please add me to the list of residents opposing both high density projects in Ramsey. In particular the ones near Variolite.
Respectfully
Ronald Brokhausen
8211 157th Ln NW, Ramsey, MN 55303

I'm emailing in regards to the rezoning for the Trott Brook North concept. There are many reasons I believe this should not be rezoned to high density residential.

The infrastructure in the area is currently stretched to near the limit. Adding the traffic signal at Nowthen & 170th Ave have helped some. Adding several hundred more vehicles per day in the area could cause additional headaches.

The city seems intent on attracting/approving high density and multi-family residential construction. While I believe there is a place for this sort of development, it is not suitable for all areas of the city. The city should instead focus more on attracting retail and eating establishments. While there are a few options, there is a lack of such businesses for a city with a population of our size. Continuing to stack the city with high density residential will only exacerbate this problem.

By allowing high density residential in this area of the city it will destroy some of the natural beauty and and open space that the city of Ramsey has to offer. The reason many people choose to live this far away from the urban center is for the openness and to not see houses, townhomes, and apartments stacked on top of each other. The area for this proposal seems much more suited for low density. Single family homes, with 2 acre lots, or agricultural seems more appropriate for this land.

It seems it would be a bigger benefit to city residents if the city encouraged (and even proactively sought out) development of retail, dining, and the like. Further, it would benefit the city's tax base to have additional tax income, other than residential tax rates. It would also allow residents to spend money within their own city, instead of forcing residents to surrounding cities for shopping.

Please do not allow this development in this area of the city. There may be other areas of the city this development would make sense, but not on the proposed land.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

I was under the belief that land was zoned for 2.5 acre lots, which would help maintain the slight rural feel of the area . While I understand by definition it's not "high density", packing 343+ more detached houses/villas in that area would drastically change the entire area, both in appearance and traffic patterns. I live in the Brookfield development, and I have not heard of a single person who is in favor of this potential project. We have a beautiful area by us, with a good mix homes, wooded and open areas. I do sincerely appreciate you responding to me, but also understand if this is what members at city hall want, it will inevitably happen.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

We love the country feel that surrounds our neighborhood. We like the path by Trott Brook, and all the open land to the North of the brook. We like the wood walking path over the wetlands that connects the path to Variolite. We like the wildlife that surrounds us. In short, the things we like would all be gone, or drastically change with this addition. I understand you're taking in people's considerations, and think if you're set on developing the land it should be with larger lots, leaving wooded and open areas for habitat (not just wetlands that can't be built on). I personally think .25 acre lots are too small for that area, and don't know why that was ever zoned that way.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

Dear City of Ramsey Planning Commission,

We are writing to let you know how we feel about the Project No: 20-103.

We like the thought of the park and walking trails. Within that park we would like to see a playground for the children of the neighborhood. With the Hunt property we would also like to see a park with a playground area. It would also be nice to have a walking trail that attaches the two communities. The playground for the children is something we have missed seeing in the neighborhood of Brookfield.
The concern we have for both sites is the size of the lots. We use to live in Coon Rapids and there is a neighborhood named Shannon Park which has lot sizes of approximately 55 X 110 feet. We have attached an overview of the neighborhood and the plat map. I would highly recommend that the planning commission take a drive around that neighborhood and decide if that is what you would like to see here in Ramsey. We would not like to see that type of neighborhood on these properties. I would also recommend talking to the Coon Rapids Police department about the amount of calls and types of calls they receive for that neighborhood. Also, please check to see the time frame for buy and resale for the houses in that neighborhood.

One thing we have noticed is a lot of time these small lot size houses are bought and then turned around as rentals.

With the normal set back of 35 feet and with the smaller lots what styles of houses would be appropriate? The more the set back the smaller the house.

One of the thoughts we had for Verolite Street was the application of roundabouts to slow the traffic down. It would also be nice to have biking and walking trails at the side for the protection of the public.

At the next meeting would you be able to show us some of the nature based parks that are being developed for the City of Ramsey? We are worried that we will lose the habitat for the Sandhill Cranes and do not want to see that happen.

We would like to see, at both sites, lots that are 80 to 85 feet across and at least 135 feet deep. We feel that it would be better to keep the area conformed to the same standards as Brookfield since the neighborhoods are close together. This lot size is more in keeping with the country feel of Ramsey as compared to city feel of smaller lots.

One of the reasons we moved to Ramsey was to leave the traffic and congestion of Coon Rapids. We moved here for the serenity and calm of the neighborhood and are hoping this can be continued with the new sites.

Sincerely,
Stan and Rebecca Johnson
6905 170th Ave NW

Dear Sirs and Madams,

My family moved to Ramsey in 2011 for the explicit reason of the rural environment. We recognized, of course, that over time development occurs and that things change somewhat. However, because all of the lots in our vicinity either had some acreage, or at a minimum were single family homes with fair-sized yards, we expected that future growth would follow those established patterns.

We are opposed to the proposal of the Trott Brook North/Hunt Properties project being rezoned as high density and ask that you not rezone this land.

In the letter we received from you, you say that you value our input in this important 'neighborhood decision'. I can tell you that not one person I've heard from in my neighborhood is in favor of this rezoning. Every family I know chose to settle in Ramsey BECAUSE of the rural environment. It's why we purchased homes in an area that was zoned the way it was.

To be blunt, if we wanted to live in Coon Rapids, or even somewhere like Maple Grove...we'd have purchased homes there. Please stop trying to make Ramsey into something it's not. If your family wants to live in a more crowded city...you should move.

Do not rezone this land.

Thank you,
Susan Landry
17349 Sapphire St NW

What will be the proposed starting price point?
Will there be shared driveways?

T Williams

I have been a resident of Ramsey for 12 years. I movex to Ramsey for ghe country feeling anx larger lot sizes. I totally disagree with rezoning anx absolutely 100% against the proposed "Cluster Housing". Our roads near this proposed area near Variolite cannot support 400+ houses. Co Rd 5 cannot support it either. Proven fact of cluster housing will create more crime also. Our city does not need this. I understand the city needs and wants the taxes but thats just greed. Think about the current residents for once. We dont want this cluster housing. I live near Variolite and 173rd. Very peaceful, crime free, and desirable. If this housing goes in it will be a greedy and shameful decision. I own a Landscape company in Ramsey. I probably would benefit from Landscape projects. BUT, I dont think its the best interest of our neighborhood and other Ramsey residents. I OPPOSE THIS.
Thank you for your time,
Tom Marks
17631 Chameleon St NW Ramsey MN

Hi Chloe,
In response to your email;
Our request for smaller lots....
1) times have changed, people are looking for less maintenance and more house. I've built all over the state and the trend is 55' 65' and 75' wide lots.
2) keeping the lots less expensive allows more people to experience home ownership.
3) keeping diversity in each development gives people options with the size of home they want to build.
4) in most developments, it allows the developer to assign more green spaces for parks and trails.

Thank you for the chance to explain why developers are looking to develop smaller lots.
If there is anything else I can explain, please let me know

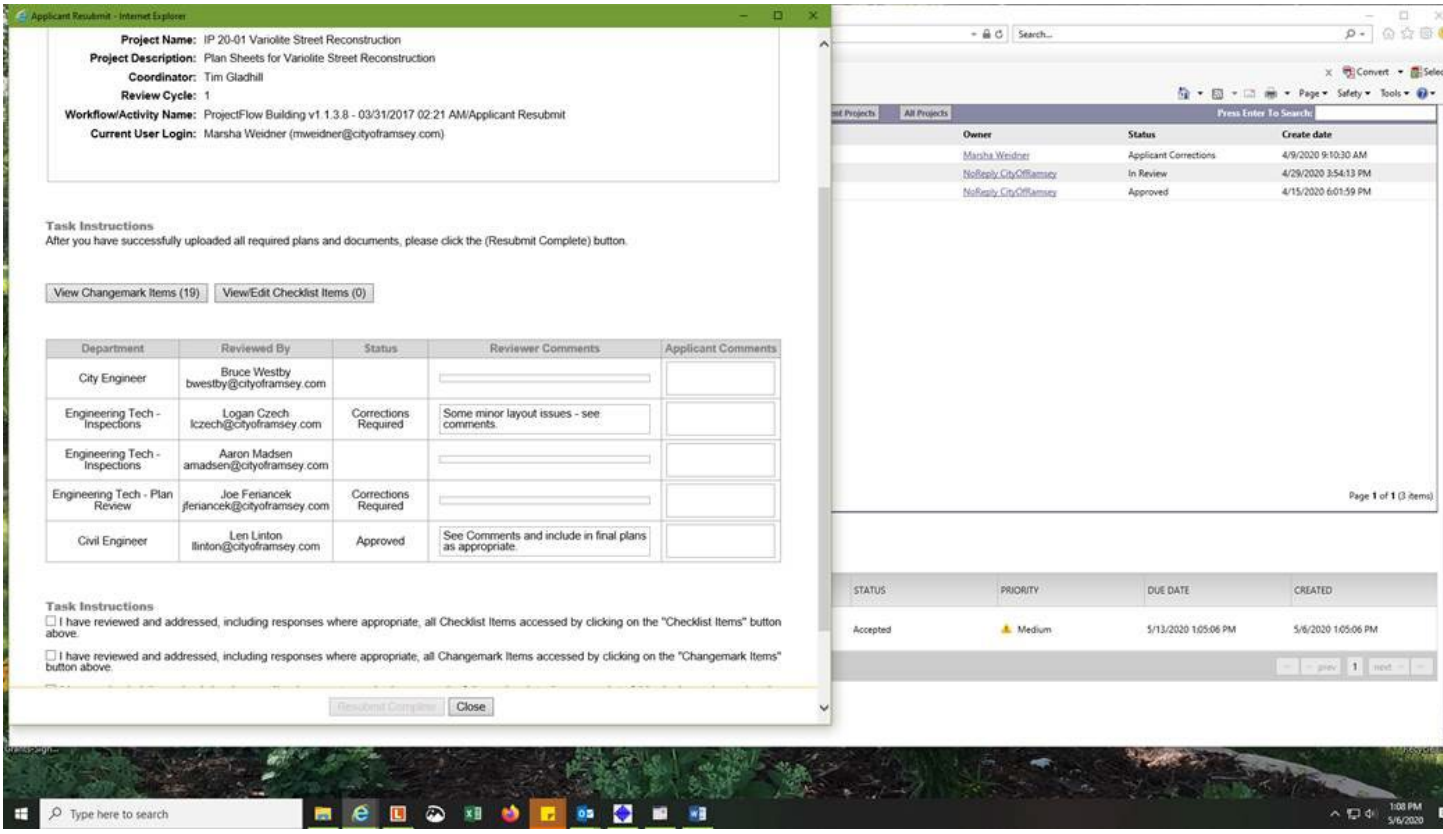
Thank you-

Jason Bebeau

Resident Comment Summary – Trott Brook North

The City has received 30 letters in response to 20-103: Trott Brook Property (Excelsior Group). Nearly all of the letters are against the proposal, and the following are summaries of the letters in terms of points presented:

1. Opposition of rezoning (26 letters)
2. Layout of the development/density (22 letters)
3. Preservation of rural character (19 letters)
4. Transportation infrastructure problems (17 letters)
5. Safety hazards (12 letters)
6. Environmental degradation (11 letters)
7. Decreasing property values (7 letters)
8. Support of park/trail (4 letters)
9. Noise pollution (4 letters)
10. Business attraction (2 letters)
11. Higher demand on schools/institutions (2 letter)
12. Rental properties (1 letter)
13. Setback regulations (1 letter)
14. Petition of development (1 letter)
15. Limited public input due to pandemic (1 letter)



Dear City Officials,

I am writing regarding the proposed rezoning of Project No: 20-105 Hunt Property (Platinum Land) and Project No: 20-103 Trott Brook Property (Excelsior Group). I am asking that you **DO NOT** rezone the land to R-1 detached villa (65 and 75-foot lots) and R-2 detached villas (55-foot lots). Please keep the zoning as is, R-1 detached single family (80-foot lots).

Rezoning of the land to create more homes on very small lots would negatively impact and infringe on the citizens who currently reside on land adjacent to the Hunt and Trott Brook Properties. This would create noise pollution and put added stress on the existing wildlife and failing roads that have not been able to be fixed in the last 30 years (specifically Variolite).

As a resident of Ramsey for most of my life I understand that growth will happen, but it needs to happen proportionally to the existing environments. From the time I was born I grew up and now reside in a home that is adjacent to the Hunt and Trott Brook Properties. As a child I remember seeing cows in the field, corn, soybean and other crops that farmer Brown had planted during my 39 years. I remember watching the tractor till that land and then collect the harvest in the fall. I've seen deer wander from the field into our yard and watched eagles and hawks soar in the air. Listening to the crickets and the frogs croak at night, walking down to the creek to skip rocks, watching the ducks and trying to fish with my Barbie fishing pole, watching the current take my bobber through the culver are some of my fondest memories. This image I have painted is why I, my husband and our 2 children decided to move back into the house my parents built in the 1970's instead of selling it after my father passed away 6 years ago. Ramsey has already changed so much in my lifetime, however this area has a quieter feel. My son loved watching the big tractor last fall, going on walks and spotting turkeys, sandhill cranes, hawks, bunnies, deer and other wildlife is one of my daughter's favorite things to do. She even insists on picking up the litter for the animals which I think is awesome for a 6-year-old to be aware of environmental impact.

The Hunt and Trott Brook Properties are already zoned for 80 ft. lots, which is small in my opinion. This is already going to bring more traffic directly behind my home on a road that has always been riddled with potholes due to the swampy land it crosses. Yes, the road is scheduled to be redone this summer but how long will it last especially with increased traffic flow? This will also bring more people, which unfortunately means more trash on the sides of our road and it will destroy the natural habitats of those deer, turkey's and other wildlife. There is no need to bring hundreds of more people by creating smaller lots. As an existing citizen of Ramsey my quality of life matters too. I don't want a constant stream of traffic behind my home. It will create noise pollution, when I go play with my children I don't want to hear cars, I want to hear the birds chirping, I want to see the wildlife; this is why I chose to live here. These things I value and cherish will be nonexistent if the Hunt and Trott Brook Properties are developed into a high-density housing development with 65-foot and 55-foot lots. The only people rezoning benefits is the developer and the tax revenue. Please be considerate of your existing constituents and DO NOT rezone!

Thank you for your time,
Amanda Shreiner
16931 Willemite St NW

Dear City of Ramsey Officials,

This letter is to express my concern about the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Our property will be affected greatly because of the close proximity of a main entrance to the proposed neighborhood off Variolite Street and our backyard. Vehicles turning south out of the new development will be accelerating past my home and backyard where my kids play. The increased amount of traffic in the area is sure to have a negative effect on our household and our property.

I recently had to explain to my children that the deer, birds and other wildlife in our area will probably not be around anymore after the new houses go in; a sad moment in my parenting life. I am well aware that change happens and feel change is okay as long as it is fitting to the area and environment. In my opinion, high density neighborhoods are a hideous sight to be seen. In my opinion the proposed rezoning of the Hunt and Trott Brook properties is the exact opposite of what I have always considered my vision of Ramsey to be.

Thank you for taking the time to read this e-mail regarding the re-zoning of Hunt (Project #20-105) and Trott Brook (Project #20-103) properties. Please vote NO to re-zoning.

Thank you,

Andrew Shreiner
16931 Willemite Street NW

Hi,

My name is Brian Walker and I live at 17289 Variolite St NW here in Ramsey.
I was on the webinar last week and we asked bout getting a petition going. We have done that on Change.org, but I need to know the statute that says how many signatures we need and the benchmark that the statute uses.

Please keep me informed so I can rally the neighborhood to stop this disaster of rezoning.

Brian Walker
17289 Variolite St NW

Good morning,

We write to express our opposition to the zoning proposals for the Trott Brook North and Hunt Properties. We understand these properties are currently zoned for as low as 80 foot lots. In accordance with the Ramsey's 20 year plan, that appears appropriate for this plan. However, to re-zone these areas for as low as 55 foot lots no longer adheres to this plan. While we understand the developer intends to leave the wetlands alone, to build up to 450 homes that will potentially house up to 1000 additional people will without a doubt chase the wildlife into another area and do nothing to protect the natural environment. It will create a significant amount of traffic that is also not conducive to maintaining a natural, rural environment. In addition, looking at the developer's plan, the area will be crowded with homes and will be safety hazard as fire trucks will have difficulty manipulating the tight turns and at 55 foot lots, it would take little time for fires to jump from one home to the next. To allow this re-zoning compromises Ramsey's vision and does not respect the balance and connectivity between Ramsey's unique urban, rural, and natural environments. .

Our specific story involves living in the City of St. Paul for over 30 years. In doing a significant amount of research into where we would start the next phase of our lives, we looked at the City of Ramsey's 20 year Plan and chose a home, in part, based on the City's expressed desire to balance the rural areas of Ramsey with urban growth. We chose a home in the northern part of Ramsey believing this area was and would remain the rural part of Ramsey. This plan threatens the natural and rural environment of this north side of Ramsey.

We respect and understand the desire for growth and the need to increase a city's taxpayer base. As referenced in your proposed 2040 plan, there are over 1,000 acres of developmental land in the COR located near U.S. Highway 10 that can accomplish meeting this vision and goal so that the rural Ramsey can remain an area for current homeowners to continue to live within the natural, rural environment that drew us to this great city.

We understand, correctly or incorrectly, from talking with numerous long term residents of Ramsey that it is their belief that both Brookside and Woodlands developments were "crammed" down residents throats, and despite public hearings, their voices went unheard. Whether that is true or just a residual feeling by residents, we hope you consider the voices of those that oppose this development and what we believe would amount to the removal of the rural and natural environment.

Thank you for considering our opposition.

Christine Rued/Brian Walker
17289 Variolite St NW
Ramsey Residents

I am concerned about the proposed land consideration of rezoning parcels A B C D and E to reduce lot sizes.
The first concern is the impact on wildlife and birds. This is a very large development for rezoning and will take away habitats and cause flooding of existing land that remains undeveloped I feel we need an impact study to determine how this change will impact migratory and resident species of birds and animals. Last fall and this spring the flooding we had was high enough to come in contact with the walking path that goes across my property. If we add even more houses by reducing lot sizes I can only imagine that flooding would be worse. I think we need an impact study to determine how this reduction in lot sizes will impact the land and migratory and resident birds and animals.

Second is the impact on our school system. Last year a badly-needed school was completed and it is already at full capacity according to teachers and staff of Brookfield Elementary. The amount of housing proposed will put us right back to overfilling our classrooms and negatively impacting our children's learning. Something I think a city would want to avoid.

Third is police and fire. The high density of housing will put great pressure on roads and impact police ability to maintain safety. High-density housing also increases stress on police force and will negatively impact the city of Ramsey.

Fourth concern is water and sewer. We already have issues with some sources of water due to high levels of manganese and I believe we actually had stop using these sources because they were well above safety standards.

I am not the only resident of Ramsey with concerns. We feel these concerns should be addressed prior to any consideration of rezoning. This land change proposal to shrink the lot size will negatively impact all City of Ramsey residents by overtaxing Schools, Police and Fire, roads and sewers, and migratory and Resident wildlife.
We hope that you will please consider all of these issues before any change is made. We also feel that during these times of the Coronavirus is not the time to be making these changes. This is a big concern and has the possibility of making a big negative impact and we cannot even gather to discuss in a suitable manner. If you do not decide to refuse this rezoning request, we at least ask that you delay it until such a time as we can gather in a normal fashion.

Thank you,
Cynthia Showalter
7341 168th Circle NW
Concerned city of Ramsey resident

Thank you Chloe,
I appreciate all the hard work you did but as you can see we're not real happy about this development being so dense. I didn't share with you before but I backup to Trott Brook and those fields which was the main reason that we bought this house. I appreciated at the time that we purchased that this would eventually be developed but not to this extent. And yes we do want a park out here but not at the expense of looking out at house upon house upon house. I think there needs to be a compromise, in my opinion that compromise is to stick to the 80 foot Lots. Like I said before houses in this neighborhood houses don't last for more than a week or two, we don't need higher density in order to sell properties. But in my opinion a huge development like this is going to detract from all that value and cause the ones that bought in this neighborhood to move, not to mention the fact that people who want higher density living don't want to drive the extra mile. Keep it the way it was zoned please....
Thanks,
Cyndy Showalter

Please keep me informed on this meeting as I will be attending.

This request to leap frog clear across the city with ultra high density housing makes absolutely NO sense other than to line the developers pockets at citizens expense as another fire station may now be needed on northern of city due to density at which homes will be packed together should rezoning be approved.

It also increases safety risks since all services are on southern end of city, where high density housing was always "planned" to occur first before moving further northward.

Depending upon type of homes, it also may run inheritant risk of high crime rates and need for increased law enforcement presence on northern end of city too.

Stick with original plan, which was done with lots of planning and consideration of these factors.

Very Best Regards,
Del Fredricks
7550 158th Ave NW

Followed link in email at 6:30 PM and GoTo claimed meeting had ended, when clearly it hadn't. When I tried to inform this over phone connect, I was muted and then UNABLE to ASK a SINGLE question.

So HOW the heck does it qualify as Public Feedback? More cramming down residents throats and not wanting to here from existing residents to appease foreign developer?

Very Respectively,

Delmont Fredricks

7550 158th Ave NW
Ramsey, MN 55303

I was unable to join since it was after 6:30 and GoTo said meeting had ended!!

Tried phone ,but was UNABLE to speak after chair muted me for trying to inform you of GoTo problem. So HOW does this Qualify as Public Forum meeting when Public is not allowed to enter?

Very Respectively,

Delmont Fredricks
7550 158th Ave NW
Ramsey, MN 55303

Hello Chloe,

I wanted to share my opposition with the rezoning of the Trott Brook North property.

Our home is backed up to Variolite and we moved here in 2016 because we love the rural atmosphere that our neighborhood provides. The volume of traffic that Variolite currently has is tolerable but if the city adds 400+ plus homes to that property that will add a lot more traffic that I prefer not to have. We also ride our bicycles on Variolite to get to various bike paths and it can be a bit dangerous with the amount of traffic the road already has. Please consider keeping the zoning the same.

I also want to add that no matter what, please consider not putting the houses right up to Variolite - it just does not fit into the neighborhood. It may match up to what is off Nowthen Blvd, but Variolite.

Thank you,

Heidi & Matt Miller
16390 Uranimite St NW

Hello Cloe

I am writing to voice my opinion on the zoning of Trott Brooke North, in Ramsey. I vote NO to this rezoning.It is my understanding it has already been zoned for 80 ft lots, but is being looked at to rezone to smaller lots,for more houses which would mean more traffic on Variolite. I live off of Variolite and would not like to see this increase in construction and volume of traffic.

Again, if you are forwarding this information to the planning committee, my vote is NO

Thank you for your time and understanding.

Janelle and Gary Patterson
7881 168th Ln NW

Dear Ramsey City Council members,

Our names are Jeff and Laura Uecker and we have lived at 17121 Variolite St NW in Ramsey since November of 1995. We moved out to Ramsey for the wide-open spaces, and currently live on about 10 acres of land. We have enjoyed the rustic feel and privacy that the Ramsey living community has provided. However, the area we live in has transitioned from a rural preserve to rural residential which, from our perspective, is unfortunate.

Given the direct proximity of our home to the proposed development we suspect it is the property most negatively impacted by this project, though it seems many of our city's other citizens feel they will be also be impacted and have expressed their opposition based on the number of signs and petitions that are circulating. The sketch plan we have seen deliberately maximizes the number of 55-foot lots along our property line and does not match the spirit of Ramsey's rural area. Allowing 55 and 65 lots only benefits the developer's profit margin while destroying the character of the neighborhood which we, along with so many of our neighbors, originally moved here for. The wildlife in the area such as deer, foxes, wild turkeys and endangered Blanding's turtles will be only be more negatively impacted by increasing the lot density as they will be pushed out of the area during the massive amount of construction and continually disrupted with the significant increase in traffic.

We strongly encourage you to keep the existing zoning laws in place and to not allow any 55 or 65-foot lots. We also strongly encourage you to require the full density buffer zone.

Sincerely,

Jeff and Laura Uecker

17121 Variolite St NW

Hi Chloe-

Thank you for all of your work for the City; contributing to a well-thought out and thriving place to live is important work!

I wanted to touch on the thoughts I was having throughout and in response to the public hearing regarding our property and the development proposal for Trott Brook North.

To begin with, I feel that both developers have come up with great layout plans; the plans maximize use of space for building while at the same time, allowing some nice open space areas. As far as lots per acre, both developments are within the allowable numbers, averaging close to 3 units per acre; it really seems like this is the parameter that should matter the most, and for as much as opposition was saying they were not for any smaller lot sizes, ultimately the lots per acre allowed determines the number of dwellings. The number of dwellings is already a decided factor with the current comprehensive plan; current zoning allows this number of homes. It is the environmental factors and including green and open spaces that sometimes make it advantageous to vary the lot widths. I feel that neighbors commenting demonstrated a definite lack of understanding of this aspect in designing a development.

As you know, market conditions are an important aspect contributing to what any developer decides to build; currently villas (slab on grade or with a basement, which ARE single family homes designed to meet various certain needs of home buyers) are a very popular and in demand item. If the City has done market research, I am confident this trend is showing up. What is the benefit of forcing the builder to build more of something that may not have as high of demand? Additionally, it is really nice to have developments encompassing a variety of buyer needs; this creates diverse and interesting developments. Also, I specifically recall the Excelsior Group mentioning the fact that though the street frontage was smaller, more of the lots were deeper, keeping backyards more private and with a view. As a realtor, I know this is an aspect that buyers definitely appreciate!

As I already mentioned to you, though all of the comments/protests were carried forward from the Trott Brook North Development to ours, there are many that feel like they should apply the same. First, the majority of comments were not from people adjacent to our property, and second, with our property running directly next to Nowthen (and with roads on 3 sides), it feels a bit less like you're in a rural place as compared to how it might feel at the west side of the McKowsky property, on Variolite. That said, I still think that people are ultimately upset about the idea of ANY development happening near them (regardless of lot size!); this development has already been determined by the comprehensive plan, one that has been in place for more than a decade. Also, my family has lived in this area for the past 50 years and we have watched development happen over that time; there is plenty of good that comes with new development.

I have to say that when I look at the objectives of both the EPB and the EDA, it is easy for me to see reasons why both would be interested in allowing developments with a higher variety of lot sizes. In terms of the EPB, allowing such a project most certainly enhances preserving as much of the natural environment as possible; by grouping homes tighter, you leave a lot more open space all around the edges of the development, as well as creating open common spaces (park, fields). And in terms of the EDA, growing the City's residential dwellings (making the most of the space available and zoned for development) will provide the base to grow the commercial, retail, and industrial development.

Regarding each of the boards (EPB, EDA, and the PC) which make recommendations to the City Council, I see that the EDA & EPB both have meetings coming up, in addition to the City Council; do you know if any of these meetings over the next week will include discussion about these developments (Trott Brook North & Hunt)? Also, during the hearing on the 7th, it was stated that the matter of the developments would be taken up with the City Council on May 26th; does this mean they will not visit the topic earlier when they meet, May12th?

Finally, I have some questions about how everything falls into place; now that the public hearing is over, and in light of the fact that the PC voted in the affirmative to table the project (in light of an extension) in order to look at coming up with a new plan containing only the lot sizes (65 & 80 feet) that the Planning Commission agreed upon, how does the process proceed from here? And, is final approval of any development plan left up to the City Council?

Thank you for the time, Chloe!

Best,
Jessica

Hi Chloe,
Thanks again for all of your patience with me and all of your help with the webinar, letting us know what in the works that would affect us, etc.

First: Is it possible to ask that these two developers that submitted the application to rezone, if they would consider withdrawing their application and waiting until this whole COVID-19 thing is over. We, as residents, cannot even go door to door to talk about this with our neighbors because of all of what's going on in the 'world' right now. We cannot attend meetings at City Hall to discuss things because what's going on, etc.

Second: Here are our concerns if this application for rezoning goes through:

1. Pedestrian & bicycle safety along Variolite & Cty. Rd. 63 – this one is huge!
2. Increase in traffic and noise pollution along Variolite. It is already really bad much of the time.
3. Heavy gravel truck traveling on Variolite during 'years' of construction. We aren't rated for that kind of weight limit, are we??? Not to mention the extreme noise of dump/gravel trucks – if they use Variolite.
4. Very concerned for our property values going down with small lots and condensed style housing, which is what is really being proposed here, being put across the street from us. Those of us on the west side of Variolite have 1-3 ½ acre lots with our own wells & septic. It just doesn't make sense for our 'rural' area to have such small lot sizes in our area.
5. We want to keep our area feeling as rural and wooded as possible. (My husband does have some ideas on that, but for now, we want this rezoning application to be declined)

Well, I guess that is it for now. Thanks for taking all of our concerns under consideration. Much appreciated.

Sincerely,
Mark and Jill Winger
7610 168th Ave NW

Hey Chloe,

Me again. If I understood correctly, those two huge plots of land are zoned for city sewer and water – so the housing development, I'm assuming, is going to happen at some point. Am I correct in that? If that is the case, then please keep the lots to 80' which is what you said in the letter they are currently zoned for. Please, again, I am asking that Ramsey's Planning Commission decline the rezoning application as that would directly affect us where we live. We are on the corner lot on 168th & Variolite.

Second, at the townhall meeting online, the host of the meeting asked for ideas and suggestions on how we might keep our rural feel. I don't know if there's really any way that can happen, but an idea I had to keep our 'woodsy – rural' feel would be to do what was done along Variolite on the east side of the road, south of 161st. I do really like to walk along that tarred path that runs underneath the trees up by where the gun club used to be. There is a buffer zone of trees which is so nice. It's nice to be off the road as Variolite has become a busy road as well. We've appreciated that.

So, maybe something similar could be done on the east side of the Variolite where that new development is being proposed. You could do that from Trott Brook up to the farm house and do what's necessary to not have to cut down trees along the road. Minimize using the wooded areas and build where it's already wide open with no trees. That way there would be beautiful trees lining Variolite's east side of the road. Does that make sense? It would also give people more of a sense of privacy which is what many of us are used to.

I actually really do love our new wooden walking path on the east side just up from our property on 168th & Variolite and that tarred path that runs under the trees north of us closer to the new development.

I want to help, not complain, and I so I hope that all of you on the planning commission know that. You've got a big job for sure and I'm trusting that you'll have our best interest at the forefront. Thanks for all you do and all the help you've been, Chloe, with all of my concerns and questions.

Sincerely,
Jill Winger
7610 168th Ave NW

Dear Chloe,

Thanks for keeping Mark and I in the loop of this upcoming meeting on Thursday. We will be on the call. I really appreciate all you've been doing on our behalf and letting us have input. I'm writing because we want you and all decision makers serving on our behalf in Ramsey, to know our stand on this proposed application for the Hunt and Trott Brooke properties. Everyone I've spoken with in the Golden Eagle Estates area - via dropping off flyers letting people know what is being applied for - via Ramsey's community Facebook page and anyone I pass while out walking and others who live around here who would be affected by this development all share the same concerns. No one wants this application approved or this type of housing development out here. It certainly will not help our property values to go up nor our taxes to go down.

The more I look at the map of what is being applied for and proposed just doesn't make sense for this area. When you look you see a visual of all of the 2-10 acre lots, *(depending on where you live along Variolite Street north of Alpine Blvd, those of us who live in Golden Eagle Estates and/or along 175th heading to Nowthen Blvd. and looking north and south from the corner of 175th and Nowthen)*, all you see are properties with homes that are 1 to 2 acres and larger – everywhere you turn. Then I look at what this developer wants to put in and it reminds me of a fungus or a destructive ground cover that is trying to takeover where it doesn't belong. That is what comes to mind when I look at the map and see these beautiful existing large lots where people out here are living.

We need to keep rural areas rural! Was that not the original 20 year plan for Ramsey? Rezoning to smaller lots does not fit out here and it does NOT make sense to bring the condensed style neighborhoods out this far. With all of the people that I know have been calling and emailing in their opposition to this rezoning application, my question is this: What is preventing the Ramsey Planning Commission from declining it? Just say no. Honestly, we feel that 1+ acre lot sizes for the Hunt & Trott Brooke properties would be more fitting and have much more appeal to those who are looking to get out of the urban setting and have some space in which to build their home. That's what is to great about living out here.

If people want smaller, condensed more urban type homes and townhomes, they have lots of options along Hwy.10 in and around Ramsey City Center & it appears to me that there are more homes being built every day out in that area with the plan to build even more. There is no need to bring all of that out here. We do not want it nor do we feel that it is in the best interest of those of us who live out here (in and around the Hunt & Trott Brooke properties) to change our whole environment for the City of Ramsey Planners or City Council to even consider rezoning the lot sizes out here and allowing a development such as the one being proposed.

Thank you again, Chloe. Please forward this email to all concerned. Much appreciated.

Sincerely,

Mark and Jill Winger
7610 – 168th Ave NW
Ramsey, MN

Dear Chloe, Tim and City Planning Commission Members,

This is a follow up letter concerning the Thursday, May 7th virtual city planning commission meeting that we were invited to be a part of. We felt we were listened to and heard by many who were on the call and we really appreciated the opportunity to speak and share our input and concerns. We also very much appreciated that our letters, calls and petition were shared with the mayor, all city planners and city council members. Chloe, I think we have you to thank for that, so thank you! I also wanted to thank City Council member Debra Musgrove for taking the time to sit in on this very long meeting and listening to all we had to say. Thank you.

However, we felt that a few members on the planning commission were either not listening, didn't understand our concerns or had already made up their minds.

- For example: One of the planners commented, "But I like small lots." The issue is 'should the 80' lot sizes be rezoned to smaller lots, NOT what is the planner's opinion of what they like or dislike. That is irrelevant. They should be neutral and make decisions based on the information given to them & what is in the best interest of the Residents of Ramsey.
- Another planner said, 'I like having a home owner's association to take care of my yard and snow removal.' Again, this was also an opinion and is an irrelevant point.
- One of the other planners said, 'Some people can't handle a larger lot and shouldn't have one.' I contend that when it comes to taking care of your own property, lot sizes have nothing to do with it. You either do or you don't care for your own property to someone else's standards.
- One of city planners, we felt, refused to consider anything we said. It was obvious, her mind was made up before this meeting. (Conflict of interest???) It certainly does not build an atmosphere of trust.

There were 55 people on that call, I know that many Ramsey residents had written letters, called city planners and city council members and the mayor, letting their concerns known and asking that the application be denied. Many were not on this call. One of the residents on the call, I felt, said it best, "You don't live out here. I don't think you understand what we are trying to say."

A well thought out 20 year plan should be respected and adhered to, especially when the application to rezone the Trott Brook and Hunt properties that was submitted was so far off of the original long range plan. In all seriousness, we feel this application should have been denied out of the box for that reason alone.

Again, we are very thankful that the senior planner brought it to our attention and is allowing us input concerning this application(s) to rezone to such small lot sizes. Most of us weren't even aware of the original plan to zone to 80' lot sizes out here until this all came up a few months ago. We would not have been in favor of that, but we absolutely are NOT in favor of anything smaller than that. What we need city planners to understand is this: All of us asking you to deny the rezoning application to anything smaller than an 80' lot size for the Trott Brook & Hunt properties is already a compromise on our part, if you really think about it.

In closing, we love our rural area and the beautiful feel that we have out here. We appreciate that we have a voice in this. Please deny the re-zoning application and ask the Excelsior builder to work with the 80' lot sizes or better yet, submit ideas for even bigger lot size plans. He seemed like he had a lot of experience and probably has many wonderful and creative ideas on how to keep the rural feel and character in a development. Thanks so much.

Sincerely,

Mark and Jill Winger
7610 – 168th Ave. NW
Ramsey, MN

Hello Chloe & Chris: I live on the west side of Variolite St, directly west of the Trott Brook Property and I would like to express my opposition to the proposed higher density plan. It is shock enough the Ramsey's open space is disappearing, without cramming even more homes into the space than it is zoned for now. I do hope that if the farm is developed, it would not be at a density any higher than the current zoning. I would prefer lot size like Golden Eagle, but I know that will not happen. That is already a loss to our neighborhood.

I listened to the planning meeting of April 2nd and I take issue with a few items mentioned. It was said that the Trott Brook Corridor would protect wildlife habitat. It is a wet land and would only be habitat for wetland creatures. The farm is upland, deer, sandhill cranes live there and they would not move to a wet land.

As to the park area, two fields are not usable if there is no parking. Is everyone supposed to park on the street? Cars would be a half mile a way in the neighborhood to the get teams and fans to two fields with no parking adjacent.

I will be paying attention to the next meeting and do want to see this high density plan get shoved through despite the feeling of the neighbors that it is too much.

I have said for 30 years that if the farm was sold, I would have to move. It will not be the country that we moved out to Ramsey for. The farm was designated "agricultural reserve" in a previous plan and that is what I love to see as my neighbor.

Sincerely,

Kathryn Kloster
17021 Willemite St NW
Ramsey, MN 55303

This is official notification that William J. Holland and Kathleen M. Holland both say NO to the proposed request to rezoning of properties involved in these projects. We were one of the first to buy and build our home at our property in Golden Eagle Estates in 1974 and we remain living here for a reason. We oppose up to 450 homes to even be considered into our nearby area.

Kathy Holland
7701 169th Ln NW

Dear Ramsey Council,

I am writing regarding the proposal for 20-103 Trott Brook Property. I apologize I am not able to make the meeting but I would like to better understand a few things and hopefully provoke a few thoughts for the council to consider.

What is the vision long term for the city of Ramsey? This is a serious question that is asked countless times and there seems to be no answer which leads people to believe it's whoever will give the city money. This is not profitable long term in getting businesses to come or stay. So again I will ask, how does this development fit into the vision.

Second, why build a beautiful new school to surround it by old folk/low income homes? Villas are bought by elderly (snow birds) and low income neither of which will be attractive to look at when new families looking to make Ramsey their home visit the new school.

Finally why is Ramsey considering more detached townhome style living with tiny lots this far out? Families look at Ramsey because they want and are willing to pay for more space/land. Long term these villas will become an eyesore and a drug hub just like bunker and dysprosium st.

Please help me understand, I really do want to understand. As it appears right now you may as well get a Walmart right in the middle of this reckneck, low income, trash town you are creating and make Michael James your Mayor.

Regards,
Linda

I have owned property out at the end of Variolite since 1987. I have sold 5 acres but own 5 acres at the end of Sapphire. This plan is ridiculous, and if you listen to the people of Ramsey and not the developer, you will know that the consensus would be for larger lots in this development. Listen to the people of Ramsey and not the developer who only wants to line his pockets with more money. I have wanted to sell my property for years but had to deal with your minimum lot size. I know you threw that out the window a few years ago. Please do the right thing and make the lot sizes larger to keep with the rural feeling of Ramsey out in that area.

Thanks
Lisa Becker
14614 Quicksilver St NW

I am vehemently against the rezoning of the Hunt property to accommodate high density housing. I am not against development, but this is beyond belief. My concerns are several:

1) The Road system (Nowthen Blvd. and Variolite) are grossly insufficient to handle the increased traffic generated by the number of homes proposed. Even if you keep the zoning the same, it will be questionable as to whether or not the increased traffic is tolerable. Traffic on Nowthen Blvd. even during the Covid shut-in still is very, very heavy. It is currently extremely dangerous to time the exiting of our driveway. A big part of the problem is the speed of vehicles from both directions. My neighbors complain of the same thing. We are of the opinion that it is not a question of "if" we are going to see fatalities, but "when." When businesses re-open, the addition of near 1,000 or more cars from the development will make traffic totally intolerable. Has any traffic studies been done on Nowthen Blvd.? It would be absolutely necessary to do studies AFTER the Covid-19 crisis to witness what I am saying with the addition of 1,000 or more cars into the system. A reduced speed from Green Valley Rd to the new school perhaps further is mandatory! 35-40 mph?

2) The loss of property valuation is also a huge concern. We moved here to enjoy a quasi-rural atmosphere which will be lost with high density housing being adjacent to our property. With high density also comes with possible increase in crime and other factors associated with heavily increased population. If the City of Ramsey is so obtuse to the lifestyle we have enjoyed and the concerns of its residents' objecting to high density housing, then it would be sorely disappointing.

3.) Are the concerns of Ramsey's citizenry more or less important than the developer's desire to make huge profits? What is wrong with keeping the zoning at the current level? There will still be an issue with roadway concerns, but at least it would be lessened greatly.

4) I think much is lost in terms of the Council and Planning Commission witnessing face-to-face emotions and concerns of residents over said project - another loss we suffer from the Covid-19 situation, except this will haunt us far beyond the Covid crisis. I ask for a further delay, so that we can adequately address this important issue.

5) I also ask is this a Metropolitan Council issue of "cultural diversity?" Is there going to be low-income, subsidized housing in any part of the development?

Sincerely,

Lonnie D. Gray
17530 Nowthen Blvd., NW
Ramsey

Dear Chloe,

Re: Hunt Property (Platinum Land) Project No. 20-105

As residents of Ramsey at the above address for 30 years, we are very much against the rezoning of referenced property. We moved to Ramsey from Eden Prairie due to the massive development that was being experienced there. We moved here for the semi-country style of living, and we have enjoyed the semi-rural setting of Ramsey with bountiful wildlife very much. We own 7 acres just across 175th Avenue NW - 2nd property north of 175th. The rezoning of the Hunt Property would result in an abrupt change from the project to our 7 acre parcel bordering it. We are not against development, as we realize that is going to happen, but to rezone so dramatically, and abruptly adjacent to acreages, it is going to impact our lifestyle, and according to a relative in real estate, our property desirability and valuation. We are also concerned about the wildlife we enjoy - sandhill cranes are nesting on the north part of the property in question - the water along the south of 175th Avenue NW.

As I stood in my driveway just past 175th on Nowthen Blvd. (Cty 5) this A.M. at 7:00, I am blown away by the tremendous amount of traffic despite the fact that the majority of business is still shut down by Walz. Semi after semi barrelling by at 60+ mph and car after car. The semi-tractor trailer traffic down Nowthen Blvd (Cty 5) is for the drivers to avoid the weigh station on Hwy 10. I am thinking it is good that I have nowhere to go this morn because it would be near impossible for me to get out of my driveway. The latter is very much like pre-virus shut-in. When the Covid thing is over, I can only imagine AND then I think, OMG! what is it going to be like when the City of Ramsey drops 1000 more cars onto Nowthen Blvd (Cty 5) via the Hunt property development! This project is totally INSANE given the current road system which will not be able to handle it. Obviously, they will have to put lights at the junction on Nowthen and 175th (Cty 73) and they will have to reduce speeds back to at least Green Valley Rd. otherwise they will have a killing field on their hands. We will have "butcher road" right here in Ramsey. And they talk about doing a road study in 2021?? That's kind of like starting birth control after 4 mos pregnant! The developer doesn't care - if he had his way, he would have 3,000 houses in the development -follow the money!! I have listened to developers in other municipalities and they all sing the same song - "you have a beautiful city and we would never do anything to disrupt that."

<u>Bottom line concerns to the development</u>:

1) The current road system will not accomodate the huge number of cars it will dump onto Nowthen Blvd. The road system already doesn't support the current traffic. Our concern over safety upon entering the high speed traffic on Nowthen Blvd. from our property CURRENTLY is tantamount- let alone what we will experience with the grossly increased traffic from the development. I have selfishly expounded upon OUR safety, but the safety of those in the proposed development is notwithstanding. Traffic/speed studies will reveal our concern.

2} Rezoning objection.

Regards,
Lonnie & Denice Gray
17530 Nowthen Blvd NW

April 27, 2020

Matt Woestehoff, Planning Commissioner,

I have been a resident of Ramsey since 1986 and in recent years I've seen some very disturbing decisions coming out of city hall.The government overreach seems to be directed at silencing the community because it sure doesn't feel like we are being heard.

I hope *we* are not silenced when asked the question, 'What do we want in our backyard?'

As you debate the proposal to change the zoning from R-1 detached single family homes to R-1 & R-2 detached villas in the Trott Brook North and the Hunt Property I challenge you to weigh the rural verses urban mission the community of Ramsey has voiced so strongly in the past! I didn't move out to rural Ramsey so I could live the Anoka lifestyle!!

Please do not proceed with this PUD!

Lieutenant Ronald Bouley, Anoka County Sheriff's Office, (Ret.)
7650 – 170 th Avenue NW

Hi,

I tried to listen as best I could on the webinar last night. So correct me if I'm wrong but it's proposed to make some of these housing lots into 1-3acre lots but you want to change that into high density lots and smaller than the ones in the current Brookfield development?

My husband I have been crossing our fingers and hoping that land would get developed into some acre lots as we would love to build our next home. I heard someone say in the meeting that the more high density/smaller lots are more desired for young families and empty nesters, less yard work, etc. I couldn't disagree more! We are a younger family with two kids 8 and 3, the last thing we want is to be so close to our neighbors that you can touch both houses if you stood between them. If someone wants high density they can move downtown. As for the older folks or empty nesters, you really think they're gonna look at developments that are geared towards families when it's right next to a brand new school?

Please listen to your residents, there are so many of us that do not want the high density/extremely small lots and would really love to see some acreage lots with some big beautiful homes on them!!

Thank you,
Meigan Wills
6302 169th Ln NW

Dear Ramsey Planning Commission, City Council and Mayor:

I am writing about the request to rezone the Hunt and Trout Brook Properties to allow for more homes than the current zoning laws allow. I have lived in Ramsey for 43 years, raised my family, and now am blessed to have my grandchildren living in this community. I have seen many changes as the City of Ramsey has grown and developed and realize change in a community has many positives, including improvements and opportunities. However, I am opposed to these requests for rezoning.

I am wondering who benefits if these properties are rezoned to allow more structures? The developer, builder(s), sub-contractors? Certainly! But how does this proposal benefit the residents of Ramsey? Maintaining the current zoning standards allows for growth and development of the property while honoring the vision outlined in the City of Ramsey's Comprehensive Plan, which was adopted by the city and written with input from residents.

The City of Ramsey's mission is to ***work together to responsibly grow our community***? Will changing the rezoning for these properties help responsibly grow our community? In my opinion allowing for rezoning will create more traffic, more noise, more pollution, more crime, and the inability of the schools and other infrastructure to be able to keep pace with the population growth. In my opinion, that is not being responsible.

The City of Ramsey's Comprehensive Plan includes assumptions on physical development throughout the community and is the blueprint for the City over the next 10-20 years. This is an important plan and was established with residents' input and adopted by the city for a reason. It is my understanding that the Comprehensive Plan is to be used to guide public facilities, areas of preservation and development, and development of various zoning guidance. The current plan has this property tagged as R-1 Residential (MUSA) District, or 80-foot side with overall density less than 4 units per acre. The plan also states the City of Ramsey's allocation is 499 new units during this 10-year (2021-2030) period. These two proposals alone show 435+ units to be built. I don't believe the intent of the Comprehensive Plan was to concentrate most of the 499 units in one 240-acre development. Although the plan doesn't specifically state this assumption, I believe a large majority of residents enjoy and moved to Ramsey for the rural environment, and stuffing 435 homes on 240 acres is not most people's definition of ***responsibly growing the community***.

Just because studies show a demand for this type of product (per the Land Use Webinar on April 2, 2020), it does not mean the City is required to meet that demand if the result is not in the best interest of its residents. Again, I ask, who benefits most from this rezoning?

As mentioned above I have many concerns, but the ones I will expand on are traffic (and the concomitant noise) and infrastructure. My home backs up to Variolite. I realize the road from Alpine to 173rd will be improved and reconfigured this summer. However, my main concern is the road is basically a "straight shot" with a couple of hills. **For 43 years** I have seen people speed down Variolite over, and over, and over again. I have seen animals killed, including domestic pets, drag-racing, and issues with maintaining the road my **entire 43 years**. Adding to the traffic is only asking for more problems. **For 43 years**, nothing that has been done to counter these problems has worked; people continue to speed, animals continue to be killed and the road remains in complete disrepair. Just south of where the entrance to this new development would be located there is a stretch of Variolite that has had issues maintaining its integrity due to some type of water presence beneath the road. That stretch has been worked on, repaired and completely replaced countless times in additional to all the times the rest of the road has been fixed. To date there has not been a single attempt to repair that spot in the road that has been successful for more than 2-3 years. Let's just say that it **is 40 years of trying** to maintain the integrity of the road and every attempt has failed—putting more traffic on that stretch doesn't help infrastructure that has a history of repeated failure.

I hope you will consider my input as a long-time resident of this community. I pride myself if being adaptable and learning from change. However, unless you have a solid reason to deviate from the Comprehensive Plan that was adopted by the City and can provide information on how the community benefits from this deviation, I hope you deny the rezoning request.

Pauline Knox
16931 Willemite St NW

Matt and Dan,

For the record, here were my comments at the online meeting tonight. The first listed was a written comment, which was not read aloud.

"I struggle with the size of the current R1 lot widths, so I clearly oppose any rezoning to reduce this width. I believe that approving these rezoning requests opens the door for many more attempts to rezone lot sizes for reasons that are purely motivated by financial gain by the developer.....which I assume is why they are pursuing a rezoning and not a variance. PLEASE provide actionable items the city staff and council has moved upon to PRESERVE the rural feel, per the comp plan. I see it in word and in writing, but not in action."

My spoken question was about whether or not this zoning amendment had any predetermined requirements to be met in order for the request to move forward. As you know, the variance process has a three factor test for practical difficulties, and if the request does not meet ALL three, the request is denied. Tim Gladhill did not readily know if the zoning amendment process had any minimum requirements to be considered, but thought it was a good question and needed to be looked into.

My goal when moving to Ramsey was to enjoy the second half of my life, happily from the sidelines. However, the explosion of high density residential and smaller (than I support) R1 lot sizes has me much more fired up than I wish to be. I would be happy to discuss these current, and I would assume, future high(er) density projects with you.

Thank you,

Richard Sonterre

7911 152nd Ln NW

Planning,

What is the best way to explain that me and my wife are totally against the rezoning of this development to jam in high density housing in our area. We have lived here since 1994 and love the wide open woodsy setting where we live off of 168th Ave and Variolite on a culdesac. We only see added unwanted traffic and noise down our street. We have been very disappointed with the decisions made by the planners of the Ramsey town center since it began. We were imagining some of the nice services that the Maple Grove area provides, such as good restaurants and retail. We have been waiting patiently but only have one Mexican restaurant and a subway. We are not ones to complain, but we will have to consider moving out of here, as this would be the worst decision by the planners yet. It is great to hear they finally decided to repair variolite after it has been way over do. You should add the central park road also. Hope there are finally some safe paths for biking and walking for the residents.

Thanks

Rob Ollila
7880 168th Ln NW
Ramsey Resident

My name is Robert Tomaszewski and I live at 17220 Tiger Street, and I want to voice my displeasure with your reducing the lot sizes for new homes in Ramsey. I feel that the two and a half acre limit was plenty sufficient instead of cramming all these houses into little spaces and crowding people into minute lots. So I wish you wouldn't do that and return to the two and a half acre lots where people can enjoy their yards. Goodbye.

I would like to state that as a Ramsey resident for the last 31 years, I am totally against re-zoning residential lots less than 2 1/2 acres. Ramsey, as we know it, has always been an "open air" residential area in the Northwest suburbs. It has long been known as a rural, country residential area. People here love their space and do not want high density lots which will cause extreme traffic changes and overall crowding.

An example of overcrowding is found in the area of Bunker Lake Road and Dyprosium Street NW which has high density housing where residents share driveways. Someone on the City Council thought that was a good idea and it was allowed.

I think it's about time the City Council started listening to WHAT THE RESIDENTS WANT and help protect the vision of Ramsey we all have.

Thank you for listening and please keep Ramsey rural.

Robert Tomaszewski
17220 Tiger Street NW
Ramsey, MN 55303

Hello. Please add me to the list of residents opposing both high density projects in Ramsey. In particular the ones near Variolite.
Respectfully
Ronald Brokhausen
8211 157th Ln NW, Ramsey, MN 55303

I'm emailing in regards to the rezoning for the Trott Brook North concept. There are many reasons I believe this should not be rezoned to high density residential.

The infrastructure in the area is currently stretched to near the limit. Adding the traffic signal at Nowthen & 170th Ave have helped some. Adding several hundred more vehicles per day in the area could cause additional headaches.

The city seems intent on attracting/approving high density and multi-family residential construction. While I believe there is a place for this sort of development, it is not suitable for all areas of the city. The city should instead focus more on attracting retail and eating establishments. While there are a few options, there is a lack of such businesses for a city with a population of our size. Continuing to stack the city with high density residential will only exacerbate this problem.

By allowing high density residential in this area of the city it will destroy some of the natural beauty and and open space that the city of Ramsey has to offer. The reason many people choose to live this far away from the urban center is for the openness and to not see houses, townhomes, and apartments stacked on top of each other. The area for this proposal seems much more suited for low density. Single family homes, with 2 acre lots, or agricultural seems more appropriate for this land.

It seems it would be a bigger benefit to city residents if the city encouraged (and even proactively sought out) development of retail, dining, and the like. Further, it would benefit the city's tax base to have additional tax income, other than residential tax rates. It would also allow residents to spend money within their own city, instead of forcing residents to surrounding cities for shopping.

Please do not allow this development in this area of the city. There may be other areas of the city this development would make sense, but not on the proposed land.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

I was under the belief that land was zoned for 2.5 acre lots, which would help maintain the slight rural feel of the area . While I understand by definition it's not "high density", packing 343+ more detached houses/villas in that area would drastically change the entire area, both in appearance and traffic patterns. I live in the Brookfield development, and I have not heard of a single person who is in favor of this potential project. We have a beautiful area by us, with a good mix homes, wooded and open areas. I do sincerely appreciate you responding to me, but also understand if this is what members at city hall want, it will inevitably happen.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

We love the country feel that surrounds our neighborhood. We like the path by Trott Brook, and all the open land to the North of the brook. We like the wood walking path over the wetlands that connects the path to Variolite. We like the wildlife that surrounds us. In short, the things we like would all be gone, or drastically change with this addition. I understand you're taking in people's considerations, and think if you're set on developing the land it should be with larger lots, leaving wooded and open areas for habitat (not just wetlands that can't be built on). I personally think .25 acre lots are too small for that area, and don't know why that was ever zoned that way.

-Seth Wilson, Ramsey resident
7212 170th Trl NW

Dear City of Ramsey Planning Commission,

We are writing to let you know how we feel about the Project No: 20-103.

We like the thought of the park and walking trails. Within that park we would like to see a playground for the children of the neighborhood. With the Hunt property we would also like to see a park with a playground area. It would also be nice to have a walking trail that attaches the two communities. The playground for the children is something we have missed seeing in the neighborhood of Brookfield.
The concern we have for both sites is the size of the lots. We use to live in Coon Rapids and there is a neighborhood named Shannon Park which has lot sizes of approximately 55 X 110 feet. We have attached an overview of the neighborhood and the plat map. I would highly recommend that the planning commission take a drive around that neighborhood and decide if that is what you would like to see here in Ramsey. We would not like to see that type of neighborhood on these properties. I would also recommend talking to the Coon Rapids Police department about the amount of calls and types of calls they receive for that neighborhood. Also, please check to see the time frame for buy and resale for the houses in that neighborhood.

One thing we have noticed is a lot of time these small lot size houses are bought and then turned around as rentals.

With the normal set back of 35 feet and with the smaller lots what styles of houses would be appropriate? The more the set back the smaller the house.

One of the thoughts we had for Verolite Street was the application of roundabouts to slow the traffic down. It would also be nice to have biking and walking trails at the side for the protection of the public.

At the next meeting would you be able to show us some of the nature based parks that are being developed for the City of Ramsey? We are worried that we will lose the habitat for the Sandhill Cranes and do not want to see that happen.

We would like to see, at both sites, lots that are 80 to 85 feet across and at least 135 feet deep. We feel that it would be better to keep the area conformed to the same standards as Brookfield since the neighborhoods are close together. This lot size is more in keeping with the country feel of Ramsey as compared to city feel of smaller lots.

One of the reasons we moved to Ramsey was to leave the traffic and congestion of Coon Rapids. We moved here for the serenity and calm of the neighborhood and are hoping this can be continued with the new sites.

Sincerely,
Stan and Rebecca Johnson
6905 170th Ave NW

Dear Sirs and Madams,

My family moved to Ramsey in 2011 for the explicit reason of the rural environment. We recognized, of course, that over time development occurs and that things change somewhat. However, because all of the lots in our vicinity either had some acreage, or at a minimum were single family homes with fair-sized yards, we expected that future growth would follow those established patterns.

We are opposed to the proposal of the Trott Brook North/Hunt Properties project being rezoned as high density and ask that you not rezone this land.

In the letter we received from you, you say that you value our input in this important 'neighborhood decision'. I can tell you that not one person I've heard from in my neighborhood is in favor of this rezoning. Every family I know chose to settle in Ramsey BECAUSE of the rural environment. It's why we purchased homes in an area that was zoned the way it was.

To be blunt, if we wanted to live in Coon Rapids, or even somewhere like Maple Grove...we'd have purchased homes there. Please stop trying to make Ramsey into something it's not. If your family wants to live in a more crowded city...you should move.

Do not rezone this land.

Thank you,
Susan Landry
17349 Sapphire St NW

What will be the proposed starting price point?
Will there be shared driveways?

T Williams

I have been a resident of Ramsey for 12 years. I movex to Ramsey for ghe country feeling anx larger lot sizes. I totally disagree with rezoning anx absolutely 100% against the proposed "Cluster Housing". Our roads near this proposed area near Variolite cannot support 400+ houses. Co Rd 5 cannot support it either. Proven fact of cluster housing will create more crime also. Our city does not need this. I understand the city needs and wants the taxes but thats just greed. Think about the current residents for once. We dont want this cluster housing. I live near Variolite and 173rd. Very peaceful, crime free, and desirable. If this housing goes in it will be a greedy and shameful decision. I own a Landscape company in Ramsey. I probably would benefit from Landscape projects. BUT, I dont think its the best interest of our neighborhood and other Ramsey residents. I OPPOSE THIS.
Thank you for your time,
Tom Marks
17631 Chameleon St NW Ramsey MN

change.org

Recipient: City of Ramsey Minnesota Planning Commission, Ramsey Minnesota City Counsel

Letter: Greetings,

Stop Rezoning of Trout Brook North Subdivision and the Hunt Property

Comments

Name	Location	Date	Comment
Amanda Jongewaard	Minneapolis, MN	2020-04-03	"The Hunt Property sits on two sides of our lot. So, we share the same property line ."
Trista Williams	Ramsey, MN	2020-04-03	"Ramsey does NOT need more high density housing, especially in the proposed area. The wetlands, trails, Trott Brook, and all the mature trees are the best part of living in this area of Ramsey and this will take away from that."
Cory Williams	Ramsey, MN	2020-04-03	"The Ramsey city council claims to value the rural feel and heritage of the community, but takes every opportunity to act otherwise. This rezoning would result in environmental destruction, traffic congestion, lower property values, school overcrowding, and an unnecessary urbanization of what was once a good blend of suburban and rural character."
Konnor Torkelson	Colorado Springs, CO	2020-04-03	"With the current social distancing guidelines in place, high density land development sounds like a really bad idea. Vote NO Ramsey city counsel!!!"
Bob Cheney	Minneapolis, MN	2020-04-03	"Chances are the land has already been purchased by a big developer and they're probably going to bring jobs to the area which is great because my friend Cody is a total bum and lives there. I think our best bet is to run around naked and try to scare people from moving in. It might actually do more than signing a petition on a website probably owned by the same guy. FIGHT THE POWER"
Kendal Payne	Minneapolis, MN	2020-04-05	"Preserve the land for the wildlife!"
Dan Langton	Minnesota	2020-04-07	"I do not want to see more high density housing."
Cory Anderson	Ramsey, MN	2020-04-09	"We didn't move out here to become a part of that high density life"
Terri Hitchings	Ramsey, MN	2020-04-09	"Terrihitchings@yahoo.com"
Mason Waldera	Minneapolis, MN	2020-04-10	"My girlfriend loves this place"
Tricia Olson	Ramsey, MN	2020-04-10	"My daughter and son-in-law bought their lot backing up to this for the reason it existed. Don't allow it to be destroyed"
Evan Cox	Minneapolis, MN	2020-04-10	"It means something to someone, gotta help the best i can"
Aiden Jouppi	Andover, MN	2020-04-10	"I want it to still be like Ramsey not Andover"
Carla Biederman	Ramsey, MN	2020-04-10	"We live here because we like living in the country. My signature represents two more people who live in our home."
Nick Heinemann	Anoka, MN	2020-04-11	"Ramsey resident opposed to this potential change, keep Ramsey rural."

Name	Location	Date	Comment
Jodi Streetar	Ramsey, MN	2020-04-11	"Please do not rezone, most residents chose Ramsey because it is in the outskirts of the suburbs keep the wide open spaces"
charlie lindberg	Minneapolis, MN	2020-04-11	"Keep Ramsey country. Worry about the core and building that up. We will remember this when elections come around. The mayor needs to go!"
Del Fredricks	US	2020-04-11	"Already seen destruction of Variolite as part of the Woodlands (old gun club) division, along with years of listening to hammering and other construction noise from dawn to dusk!Also seen increased traffic in Traprock division as traffic diverts to avoid Variolitd from 158th Ave to Alpine. They RIP through neighboorhood at 40+ mph despite limit being 30 mph because Traprock is residential division, NOT a Variolite by-pass road. There is NO need to rezone if they plot the new divisions at semi-rural with large 2+ acre lots. Also reduces overall traffic and increases safety for Variolite as well as Nowthen, which has a new elementary school on it just south of where new development is proposed. Lots could be laid out like those south of Central Park where future subdivision into higher density can occur. This provides improved safety on todays roads and possibility to expand when newer roadways are available in future.Do NOT build today and force need for infrastructure update as a result, but build go fit or"
Wendy Penna	Ramsey, MN	2020-04-11	"I do not want to live in the middle of a crowded polluted crime-ridden 'big city". We lived on 26th and Knox, now known as Murderopilis, and moved to get away from that, but I hate to think it followed us here!"
Marnie Zak	Anoka, MN	2020-04-14	"Our roads and schools do not have the capacity to add that many houses. The number of residents you propose adding by decreasing lot size, and increasing the number of houses, requires infrastructure; police and services Ramsey does not have in place. Our traffic is already ridiculous due to only having single lane highways. This is simply a bad idea and short-sighted"
aliceter feind	anoka, MN	2020-04-16	"We moved out to country to be in the coutry and these developers think they can through up housing anywere they please they havent even filled up were housing in the old st. Anthony gun club these people need to be stop this is our city and they go from city to city throwing up house anywere they want this is pathetic"
David Richards	Ramsey, MN	2020-04-25	"The current zoning is presumably based on community values and it seems wrong to change it for the sake of money. Not to mention it feels like a bit of bait and switch after moving here because of the slightly more rural feel."
Chris Hagel	Ramsey, MN	2020-04-27	"I moved to Ramsey 10 years ago. because of this area and the beauty. Wildlife in my yard. Farm land. Adding these houses would absolutely destroy Ramsey it would absolutely destroy the already under repaired and over busy roads"
Brooke Beaton	Minneapolis, MN	2020-04-27	"We moved to northern Ramsey for bigger yards.I am not a fan of this detached villa/small lots plan. It's ok to have a pace for grass to

Name	Location	Date	Comment
			grow and wildlife to use. Aren't there a bunch of empty villas and townhomes and apartments that were recently built?"
keith pechan	Ramsey, MN	2020-04-27	"We have enough high density housing around the cor with the apts and townhomes leave out here rural ..,2 1/2 acre lots are just fine out here .... leave the crap by the cor"
Aubree Hunter	Anoka, MN	2020-04-27	"Too much traffic!"
JB Bendtsen	US	2020-04-27	"The rezoning to significantly increase the density will also significantly accelerate the decline in quality of life in Ramsey."
Sonya Conroy	Anoka, MN	2020-04-27	"Sonya Conroy"
Jenny Madison	Anoka, MN	2020-04-27	"We moved to Ramsey because it’s peaceful and rural. Please don’t ruin that by building ALL these houses."
Alex Tivis	Minneapolis, MN	2020-04-27	"Keep residential. And open areas of land to own"
Todd Walton	US	2020-04-27	"Too much traffic on 5."
Suzanne Richards	Anoka, MN	2020-04-28	"I moved to Ramsey for the space. I don't want to see more housing and traffic. If the land was zoned for 2 and 1/2 acre lots then it should stay that way. That would be in keeping with the neighborhood. The developers knew that and now they want to get greedy and change the rules. No!"
Justin Logeais	Minneapolis, MN	2020-04-28	"I am so sick and tired of Ramsey being turned into another uptown ghetto. Enough! Enough packing dense housing into smaller and smaller lots! The COR area is a colossal cluster fuck. This is not an urban decay Minneapolis neighborhood! What a disgrace to what used to be a good city."

Name	City	State	Postal Code	Country	Signed On
Brian Walker	Ramsey	MN		US	4/2/2020
Christine Rued	Anoka	MN	55303	US	4/3/2020
Heidi Miller	Ramsey	MN	55303	US	4/3/2020
Jenna Rued	Duluth	MN	55812	US	4/3/2020
Justin Ternus	Ramsey	MN	55303	US	4/3/2020
Amanda Jongewaard	Minneapolis	MN	55404	US	4/3/2020
Scott Wik	Anoka	MN	55303	US	4/3/2020
Trista Williams	Ramsey	MN	55303	US	4/3/2020
Pauline Knox	Ramsey	MN	55303	US	4/3/2020
Nick Bakken	Saint Paul	MN	55130	US	4/3/2020
ted kuklock	Ramsey	MN	55303	US	4/3/2020
Amy Benedict	Andover	MN	55304	US	4/3/2020
Kali Yeager	Ramsey	MN	55303	US	4/3/2020
Taylor Yeager	Anoka	MN	55303	US	4/3/2020
Cory Williams	Ramsey	MN	55303	US	4/3/2020
Mandy Wilson	Anoka	MN	55303	US	4/3/2020
Julie Melland	Ramsey	MN	55304	US	4/3/2020
Cody Saloka	Ramsey	MN	55303	US	4/3/2020
Ryan Kelly	Minneapolis	MN	55407	US	4/3/2020
Tyler Carter	Ramsey	MN	55303	US	4/3/2020
Mary Clasemann	Ramsey	MN	55303	US	4/3/2020
Mike Saloka	Minneapolis	MN	55406	US	4/3/2020
Kyle Mitchell	Ramsey	MN	55303	US	4/3/2020
Brandon Saloka	Ramsey	MN	55330	US	4/3/2020
Jeremy Benedict	Minneapolis	MN	55425	US	4/3/2020
Nicole Yantes petersen	Minneapolis	MN	55408	US	4/3/2020
Elisabeth Saccoman	Anoka	MN	55303	US	4/3/2020
Meigan Wills	Ramsey	MN	55304	US	4/3/2020
Tyler Thesing	Ramsey	MN	55303	US	4/3/2020
Ashley Blanchette	Maple Grove	MN	55369	US	4/3/2020
Amanda Myers	Andover	MN	55304	US	4/3/2020
John Wilson	Ramsey	MN	55303	US	4/3/2020
Konnor Torkelson	Colorado Springs	CO	80922	US	4/3/2020
Jonathon Kawlewski	Minneapolis	MN	55424	US	4/3/2020
Joe Hazeman	Minneapolis	MN	55330	US	4/3/2020
Victoria Smith	Minneapolis	MN	55429	US	4/3/2020
Tony Hansen	Ramsey	MN	55303	US	4/3/2020
Bob Cheney	Minneapolis	MN	55411	US	4/3/2020
William Rybak	Ramsey	MN	55303	US	4/3/2020
Lourdes Fuentes	Cochabamba			Bolivia	4/3/2020
Stacy Carlson	Elk River	MN	55330	US	4/3/2020
Carrie Gleason	Sedalia		80135	US	4/3/2020
Brett Reshetar	Andover	MN	55304	US	4/3/2020
Jena Meyer	St. Francis	MN	55070	US	4/3/2020
Seth Wilson	Anoka	MN	55303	US	4/3/2020
Jessica Otten	Anoka	MN	55303	US	4/3/2020

Karmella Thompson	New York Mills	MN	56567	US	4/3/2020
Leslie Clark	Ramsey	MN	55303	US	4/3/2020
Rodney Hanson	Anoka	MN	55303	US	4/3/2020
dan payne	Minneapolis	MN	55421	US	4/3/2020
Pat Williams	Ramsey	MN	55303	US	4/4/2020
Denice Gray	Ramsey	MN	55303	US	4/4/2020
Verna Goor	Minneapolis	MN	55406	US	4/4/2020
Rocio Jimenez	Anaheim		92805	US	4/4/2020
Gabriel Benitez	Ramsey	MN	55303	US	4/4/2020
Amanda Shreiner	Ramsey	MN	55303	US	4/4/2020
Amy F	Zimmerman	MN	55398	US	4/4/2020
Damon Boje	Minneapolis	MN	55449	US	4/4/2020
Kyle Swenson	Ramsey	MN	55303	US	4/4/2020
Reid Welker	Ramsey	MN	55303	US	4/4/2020
Nicole Murawski	Minneapolis	MN	55303	US	4/4/2020
Kody Mitchell	Ramsey	MN	55303	US	4/4/2020
Sarai Konerza Gorman	Ramsey	MN	55303	US	4/4/2020
Catherine Knapp	Anoka	MN	55303	US	4/4/2020
Matt Knapp	Ramsey	MN	55303	US	4/4/2020
JoDell Seaman	Anoka	MN	55303	US	4/4/2020
Katherine Johnson	Minneapolis	MN	55406	US	4/4/2020
Kali Gardner	Ramsey	MN	55303	US	4/4/2020
Christine Berndt	Ramsey	MN	55303	US	4/4/2020
Rebecca Johnson	Anoka	MN	55303	US	4/4/2020
Stan Johnson	Anoka	MN	55303	US	4/4/2020
Adrian Steinbach	Minneapolis	MN	55405	US	4/4/2020
Katie Steinbach	Saint Paul	MN	55112	US	4/4/2020
Joel Trutwin	Ramsey	MN	55303	US	4/4/2020
Ashley Swanson	Anoka	MN	55303	US	4/4/2020
Joshua Swanson	Ramsey	MN	55303	US	4/4/2020
Shawna Swartz	Ramsey	MN	55303	US	4/4/2020
Nicole Trutwin	Ramsey	MN	55303	US	4/4/2020
Eric Eckman	Minneapolis	MN	55406	US	4/4/2020
Lane Johnson	Ramsey	MN	55303	US	4/4/2020
tess g	Frisco		75034	US	4/4/2020
Ramon Bolanos	Burbank		91505	US	4/4/2020
Wambui Mwangi	Vienna		22180	US	4/4/2020
Talyia Gulley	Highland		92346	US	4/4/2020
Edgar Parra	Escondido		92026	US	4/4/2020
Cora Miller	Greensboro		27406	US	4/4/2020
Arshad Abilas	Brooklyn		11237	US	4/4/2020
Ann Colford	Minneapolis	MN	55429	US	4/4/2020
Kendal Payne	Minneapolis	MN	55303	US	4/5/2020
Mara Gross	Ramsey	MN	55303	US	4/5/2020
Bryan Wiltfang	Ramsey	MN	55303	US	4/5/2020
Amanda Hora	Anoka	MN	55303	US	4/5/2020
Melissa Langmade	Ramsey	MN	55304	US	4/5/2020

Desi Alexander	Anoka	MN	55303	US	4/5/2020
Matt Gibart	Ramsey	MN	55303	US	4/5/2020
Cindy Jackson	Minneapolis	MN	55432	US	4/5/2020
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Linda Wubbena	Ramsey	MN	55303	US	4/5/2020
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Jennifer Moberg	Ramsey	MN	55303	US	4/6/2020
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Audra Wander	Ramsey	MN	55303	US	4/7/2020
Joseph Boyd	Anoka	MN	55303	US	4/7/2020
Chris Brown	Ramsey	MN	55303	US	4/7/2020
Cody Lindahl	Ramsey	MN	55303	US	4/7/2020
Branden Ebert	Ramsey	MN	55303	US	4/7/2020
Ryan Pflager	Saint Paul	MN	55116	US	4/7/2020
Brady Doble	Ramsey	MN	55303	US	4/7/2020
Andrea Case	Chicago	IL	60647	US	4/7/2020
Randin McNamara	Anoka	MN	55303	US	4/7/2020
Greg Stellick	Anoka	MN	55303	US	4/7/2020
Sean Grady	Anoka	MN	55303	US	4/8/2020
Andy Dreier	Ramsey	MN	55303	US	4/8/2020
Jennifer Mann	Ramsey	MN	55303	US	4/8/2020
Christine Huberty	Minneapolis		55406	US	4/8/2020
Jan McDougle	Saint Paul	MN	55105	US	4/8/2020
Nick Berndt	Ramsey	MN	55303	US	4/8/2020
Aaron Backman	Ramsey	MN	55303	US	4/8/2020
Kathryn Waldera-DeRosa	Minneapolis	MN	55419	US	4/8/2020
Breana Weakly	Anoka	MN	55303	US	4/8/2020
Amy Hemsworth	Ramsey	MN	55303	US	4/8/2020
Brian Wetterlind	Anoka	MN	55303	US	4/8/2020
Tom Johnson	Andover	MN	55304	US	4/8/2020
Christine Walsh	Anoka	MN	55303	US	4/8/2020
Brandon Johnson	ramsey	MN	55303	US	4/8/2020
Scott Shoemaker	Anoka	MN	55303	US	4/8/2020
Jeff Nielsen	Andover	MN	55304	US	4/8/2020
Bryan Muller	Ransey	MN	55303	US	4/8/2020
Jacob Myslicki	Saint Paul	MN	55116	US	4/8/2020
Joy Chrest	Ramsey	MN	55303	US	4/8/2020
Michael Perry	Ramsey	MN	55303	US	4/8/2020
Lori Smith	Ramsey	MN	55303	US	4/8/2020
Brandon Bottita	Minneapolis	MN	55416	US	4/8/2020
Brittany Marcroft	Minneapolis	MN	55414	US	4/9/2020
Samantha Sodergren	Minneapolis	MN	55405	US	4/9/2020
Shredder Hawes	Anoka	MN	55303	US	4/9/2020
Robert Bouten	Saint Paul	MN	55104	US	4/9/2020
Shannon Bakken	Anoka	MN	55303	US	4/9/2020

Cory Anderson	Ramsey	MN	55303	US	4/9/2020
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Kris Johnson	Ramsey	MN		US	4/9/2020
Angela Bosshart	Anoka	MN	55303	US	4/9/2020
Joshua Fuhreck	Minneapolis	MN	55433	US	4/9/2020
Katy Jo Johnson	Anoka	MN	55303	US	4/9/2020
Ron Hustvedt	Anoka	MN	55303	US	4/9/2020
Kathleen Gilbert	Ramsey	MN	55303	US	4/9/2020
Laura Uecker	Ramsey	MN	55303	US	4/9/2020
Terri Hitchings	Ramsey	MN	55303	US	4/9/2020
Olivia Hoffman	Saint Paul	MN	55118	US	4/9/2020
Weston Johnson	Minneapolis		55414	US	4/9/2020
Randi Johnson	Andover	MN	55304	US	4/9/2020
Alan Mattson	Andover	MN	55304	US	4/9/2020
Tracie Block	Andover	MN	55304	US	4/9/2020
Peggy Johnson	Saint Paul	MN	55303	US	4/9/2020
Lindsey Didion	Ramsey	MN	55303	US	4/9/2020
Lori Casper	Anoka	MN	55303	US	4/9/2020
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Paul Lunseth	Ramsey	MN	55303	US	4/9/2020
James Barker	Zimmerman	MN	55398	US	4/9/2020
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Nichole Belleavoine	Anoka	MN	55303	US	4/9/2020
Casey Freeman	Minneapolis	MN	55404	US	4/9/2020
Julie Hammel	Ramsey	MN	55303	US	4/9/2020
Greg Peterson	Saint Paul	MN	55109	US	4/9/2020
Cory Josephs	Ramsey	MN	55303	US	4/9/2020
Alice Johnson	Saint Paul	MN	55104	US	4/9/2020
Paul Johnson	Saint Paul	MN	55104	US	4/9/2020
Jill Morris	Minneapolis	MN	55411	US	4/9/2020
Sarah Morris	Minneapolis	MN	55419	US	4/9/2020
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Tricia Olson	Ramsey	MN	55303	US	########
Mason Waldera	Minneapolis	MN	55430	US	########
mike hunt hurtz	Anoka	MN	55303	US	########
Austin Esposito	Minneapolis	MN	55423	US	########
Trinity Gillen	Anoka	MN	55303	US	########
Dan Shep	Minneapolis	MN	55449	US	########
Kayla Hopkins	Minneapolis	MN	55412	US	########
Trevor Larson	Andover	MN	55304	US	########
Jeff Clough	Champlin	MN	55316	US	########
Evan Cox	Minneapolis	MN	55449	US	########
Joseph Opsal	Anoka	MN	55303	US	########
Deborah Carlson	Ramsey	MN	55303	US	########
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Zachary Boehmer	Minneapolis	MN	55449	US	########
Logan Olson	Anoka	MN	55303	US	########
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lanie donahue	Maple Grove	MN	55311	US	########
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Joe Pederson	Anoka	MN	55303	US	########
Joyce Adelmann	Minneapolis	MN	55422	US	########
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Donald Ness	Ramsey	MN	55303	US	########
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Laura Zaworski	Minneapolis	MN	55434	US	########
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Theresa Heggem	Rogers	MN	55374	US	########
Kathleen Berg	Saint Paul	MN	55122	US	########
Amy Omtvedt Siems	Nowthen	MN	55330-7713	US	########
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Carla Biederman	Saint Paul	MN	55104	US	########
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Nick Heinemann	Anoka	MN	55303	US	########
Sarah Blanchard	Brooklyn Park	MN	55443	US	########
Jodi Streetar	Ramsey	MN	55303	US	########
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Chad Alexander	Minneapolis	MN	55412	US	########
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Patti Gudmundson	Naperville	IL	60565	US	########
Sheena Alexander	Woodbury	MN	55125	US	########
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Sheena Atchison	Ramsey	MN	55303	US	########
Jill Winger	Andover	MN	55304	US	########
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Brian Willie	Saint Francis	MN	55070	US	########
Jean Kingren	Minneapolis	MN	55303	US	########
Roman Montik	blaine	MN	55449	US	########
Blake Smith				US	########
Ashley Christensen	Saint Paul	MN	55116	US	########

Marnie Zak	Anoka	MN	55303	US	########
Rae Shaw	Minneapolis	MN	55433	US	########
Lori Myhre	Minneapolis	MN	55303	US	########
Janell McFarlane	Bemidji	MN	566001	US	########
Andrea Spencer	Ramsey	MN	55303	US	########
aliceter feind	anoka	MN	55303	US	########
Linda Eidem	Anoka	MN	55303	US	########
Tom Marks	Minneapolis	MN	55303	US	########
McKenzie Eidem	Ramsey	MN	55303	US	########
Douglas Pries	Saint Paul	MN	55104	US	########
Judy Pries	Anoka	MN	55303	US	########
STANLEY GLIDDEN	Andover	MN	55304	US	########
John Lekkas	St Francis	MN	60651	US	########
Mark Winger	Ramsey	MN	55303	US	########
George Grabrick	Saint Paul	MN	55108	US	########
Charles Giddings	Ramsey	MN	55303	US	########
Cindi Heying	Ramsey	MN	55303	US	########
Margaret Olson	Ramsey	MN	55303	US	########
Erin Clements	Stillwater	MN	55082	US	########
Ronald Brokhausen	Andover	MN	55304	US	########
Kim Sandoz	Ramsey	MN	55303	US	########
Chaz Gryz	Ramsey	MN	55303	US	########
Michael Brandt	Ramsey	MN	55303	US	########
Kelly Anderson	Ramsey	MN	55303	US	########
David Richards	Ramsey	MN	55303	US	########
Shan Herbst	Anoka	MN	55303	US	########
Mark Garpetti	Ramsey	MN	55303	US	########
Josh Nelson	Ramsey	MN	55303	US	########
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Terry Perkins	Thurmont		21788	US	########
Peter Myers	Zimmerman	MN	55398	US	########
Kathy Hedden	Keansburg		7734	US	########
Diana Rivas	Miami		33147	US	########
Manuel Rodrigues	Atioch		37013	US	########
Julia Widtfeldt	Nashua		3064	US	########
Tamie Stanley	Honolulu		96818	US	########
Ibrahim Ahmed	San Jose		95118	US	########
Alyssa Lee	Booneville		41314	US	########
Adam Muscovitz	Champlin	MN	55316	US	########
Tammy Hinojosa	Grove City		43123	US	########
Richard Endris	Bridgewater		8807	US	########
Muhammad Jamal	Richardson		75082	US	########
Richard Bertoncini	Providence		2908	US	########
Pierre Faucher	West Chester		19382	US	########
Kathryn Marko	Somerset		8873	US	########
Ravi Nadagatti	Hoffman Estates		60194	US	########
Gia Ehrhardt	Boon		7005	US	########

Sarah Sakr	Westfield		7090	US	########
Michael Kenny	Portage		49024	US	########
kristina stark	Hillsboro		62049	US	########
Erin Gravdal	Minneapolis	MN	55011	US	########
Lizz Lange	Ramsey	MN	55303	US	########
Jim and Mary Green	Ramsey	MN	55303	US	########
Brooke Beaton	Minneapolis	MN	55410	US	########
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Aubree Hunter	Anoka	MN	55303	US	########
Dave Mihlbauer	Minneapolis		55486	US	########
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Brad Olsson	Anoka	MN	55303	US	########
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Janelle Craft	Ramsey	MN	55303	US	########
Jerad Dixon	Chicago	IL	60624	US	########
Jaimie McKinney				US	########
Sonya Conroy	Anoka	MN	55303	US	########
Jenny Madison	Anoka	MN	55303	US	########
Allie Taylor	Minneapolis	MN	55303	US	########
Alex Tivis	Minneapolis	MN	55416	US	########
Jan Paulsen	Ramsey	MN	55303	US	########
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Todd Walton				US	########
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David Graves	Anoka	MN	55303	US	########
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Jacqueline Lamb	Minneapolis	MN	55434	US	########
Sandy Birosh	Minneapolis	MN	55418	US	########
Tom French	Minneapolis	MN	55406	US	########
Judy Claremboux	Stanchfield	MN	55080	US	########
Tyler Eiffler	Minneapolis	MN	55432	US	########
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Michele Kohner	Andover	MN	55304	US	########
Dan Torgerson				US	########
Sandra Beseth	Minneapolis	MN	55404	US	########
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Suzanne Richards	Anoka	MN	55303	US	########
Justin Logeais	Minneapolis	MN	55406	US	########
Tammy Dvorak	Saint Francis	MN	55070	US	########
Lori Charleson	Anoka	MN	55303	US	########
Christina Mariette	Minneapolis	MN	55433	US	########
Cindy Albertson	Ottertail	MN	56571	US	########
Marie Harter				US	########

Kathryn Kloster	Ramsey	MN	55393	US	########
Kristy Young holkestad	Minneapolis	MN	55416	US	########
Courtney Bailey	Minneapolis	MN	55303	US	########
DeNita Umland	Ramsey	MN	55303	US	########
Briana Blackstad	Saint Paul	MN	55113	US	########
Katie Hamilton	Minneapolis	MN	55432	US	########
Alexis Leppo				US	########
Eldin Music	Le Sueur	MN	56058	US	########
Bobby Slate	Seymour	TX	76380	US	########
Colin Wiegman	Anoka	MN	55303	US	########
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Raoul Anderson	Saint Paul	MN	55014	US	########
Mike Lehmann	Elk River	MN	55330	US	########
Pamela Graunke	Saint Paul	MN	55104	US	########
Sharon Christian	Ramsey	MN	55303	US	5/1/2020
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Abby DiPasquale	Minneapolis	MN	55427	US	5/1/2020
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Brandy Satzinger	Ramsey	MN	55303	US	5/1/2020
Marlene Lee	Anoka	MN	55303	US	5/1/2020
Cynthia Kleven				US	5/1/2020
Zina Bureac	Minneapolis	MN	55408	US	5/1/2020
Nicole R	Andover	MN	55304	US	5/1/2020
Michelle Ihnot	Ramsey	MN	55303	US	5/1/2020
Shelley Vopava				US	5/1/2020
Jennifer Thoennes	Ramsey	MN	55303	US	5/1/2020
Tamara Bjornrud	Ramsey	MN	55303	US	5/1/2020
Deb Mokszycke				US	5/1/2020
Jeff Johnson	Ramsey	MN	55303	US	5/1/2020
Patricia Johnson	Andover	MN	55304	US	5/1/2020
capri mikula	Centerville	MN	55038	US	5/1/2020
Laureen Diederich	Andover	MN	55304	US	5/1/2020
Kollman Christina	Anoka	MN	55303	US	5/2/2020
Jesse Lang	Anoka	MN	55303	US	5/2/2020
Jessica Lingbeek				US	5/2/2020
Steve Hilary	Andover	MN	55304	US	5/2/2020
Derek Foley	Minneapolis	MN	55426	US	5/3/2020
Cindy Lindberg				US	5/4/2020
Amber Lueders	Andover	MN	55304	US	5/5/2020
Paul Sorteberg	Andover	MN	55304	US	5/5/2020
Robert Collier	Chicago	IL	60614	US	5/5/2020

Count: 372 Signatures

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 7, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson City Councilmember Debra Musgrove City Councilmember Jeff Menth Planning Consultant Eric Maass

Section 1.0 – 5.02 and 5.05 – 8.0 deleted

5.03: Public Hearing: Consider Recommendations Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group

- **Public Hearing: Consider Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villas) District**
- **Review Sketch Plan**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:57 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that since this is a legislative (policy) decision of the City due to the fact that the request requires a zoning amendment, staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in

the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs expense of detailed civil engineering drawings. Staff does believe there is room to compromise on the mix of lot sizes. Based on the 60 Day Rule, Ordinance #20-07 does need to move forward to the City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission would request that the applicant provide an additional 60 Day Extension to provide additional time for discussion, negotiation, and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer would be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Deputy City Administrator Gladhill noted that there will be additional public hearings with the City Council and opportunities for residents to provide comments.

Senior Planner McGuire Brigl stated that she received four emails after the 4:00 p.m. deadline that will be a part of the record.

Commissioner Woestehoff asked if comments had been received from the DNR.

Senior Planner McGuire Brigl noted that the DNR confirmed that they received the plans and noted that procedurally because there will likely be additional changes to the plan, the DNR will provide comments at a later time.

Commissioner VanScoy asked if staff received responses from the three residents that they reached out to directly.

Senior Planner McGuire Brigl confirmed that targeted communications were sent to the residents more interior to the site. She stated that one resident responded that he did not feel a special meeting was necessary and was not going to attend tonight. The resident commented that he was aware development would come and hoped that additional homes in the area would lower his taxes. She stated that staff would still recommend density transitioning around the existing lots.

Commissioner Woestehoff asked if staff received input from the developer related to their willingness to provide another extension.

Senior Planner McGuire Brigl confirmed that the developer has signed another 60-day extension that was not included in the case and are willing to work with the City and do not want to pressure the decision.

Commissioner Peters asked if staff has reached out to the school districts and whether they have support for that level of development. He noted that within Brookfield the school district line occurs within the neighborhood.

Senior Planner McGuire Brigl stated that the site is divided by school district boundaries and therefore half the neighborhood would go to Ramsey and half would go to Elk River. She stated that the school district has stated that they sized Ramsey Elementary to prepare for the projected growth in the community.

Deputy City Administrator Gladhill stated that following the US census, redistricting occurs across the country. He stated that the City has expressed a desire to likely have a third elementary school at some point and would love to have a middle school as well. He stated that much of the Anoka High School population is Ramsey residents. He stated that the City hopes to continue to work with the school districts in looking forward at the future.

Commissioner Woestehoff asked for staff to provide input on the comments received from public safety.

Senior Planner McGuire Brigl confirmed that the entire public safety team reviewed the request and did not have any concerns at this time with the exception of plowing related to the cul-de-sacs. She noted that those departments will continue to provide input throughout the review process.

Citizen Input

Ben Schmidt, Excelsior Group, stated that he was present to address any questions. He commented that they understand that during these times things may not move as smoothly as they typically would and would be willing to grant the additional time for input. He stated that he can also reach out to neighbors individually to address questions as desired as well. He understood that neighbors can have concerns when property is proposed for development from farmland. He noted that they will be completing an EAW and advised that this is just the start of the process.

Commissioner Woestehoff stated that based on the public comment there is concern with the proposed density and asked if the applicant would be willing to explore an option more in line with the current zoning restrictions.

Mr. Schmidt replied that staff put together a number of 80-foot lots that could be developed, while they believe additional 80-foot lots could be developed. He stated that they are not attempting to increase density over what is allowed, but simply to provide a variety of housing types. He stated that big lots are less favorable in today's market. He stated that they have heard that people do not care as much about the distance between the side neighbors but prefer to have a larger backyard and therefore they have attempted to provide that situation. He stated that not every person wants a big yard and therefore they attempt to provide a variety of housing types to appeal to different people and families. He stated that the plan was not put forth to create extra density and explained that they believed that the plan met the housing goals of the City and the needs of the community. He confirmed that they welcome input.

Commissioner Woestehoff asked for additional details on the variation in housing products and price points.

Mr. Schmidt stated that for every one foot of street frontage equates to about $600 in terms of infrastructure and therefore taking out some width helps to reduce the price. He stated that the smaller lot size does not always equate to the less costly option because often empty nesters are choosing those lots and choosing high end options inside. He explained that while the smaller lots often appeal to empty nesters, they can also appeal as more start up housing for families. He

reviewed the ranges of pricing from $300,000s to $500,000s. He stated that they see Ramsey as a wonderful community with a lot of City amenities and that can be relatively affordable compared to other areas in the metro where houses cannot be built for under $500,000.

Commissioner VanScoy asked if the 55-foot lots would have a homeowners' association.

Mr. Schmidt replied that similar to the last case, the homeowners' association would maintain the common space within the entire development and then would also provide yard and snow service to the 55-foot lot homes.

Councilmember Musgrove stated that there is a variety of housing in Ramsey and asked staff for input on the market for the different housing types.

Senior Planner McGuire Brigl stated that developers have stated that the villas continue to sell well in Ramsey, but there has also been development of 2.5-acre homes which also sold well. She stated that Ramsey is a desirable place to live. She commented that the middle section lots may have a harder time selling. She stated that the housing study stated that there is a demand for a variety of housing types in Ramsey. She stated that the demand is there but that does not mean that the City needs to allow it.

Deputy City Administrator Gladhill stated that the City has seen requests for the villa product with a few development requests of the larger 2.5 acre lots. He stated that the 80-foot lot developments are more challenging because of the lot price and related increase in pricing. He used the example of the previous municipal center site which began with 80-foot lots in the first phase and changed to 65-foot lots in the second phase.

Chairperson Bauer stated that within the Riverstone development the narrow lots continue to sell as quickly as they are built. He stated that he also appreciates that he does not have to shovel snow or mow grass.

Commissioner Woestehoff asked if there is any estimation on the timeline or how that may have to be shifted because of COVID-19.

Mr. Schmidt stated that COVID-19 has had an impact, noting that they planned to construct 700 lots this year but will probably shift that to 300. He stated that the homes are still selling, although at about half the rate as expected. He stated that they perhaps would have pushed to begin in 2020 but are now planning to begin in 2021. He noted that this would be a seven-year project for full completion.

Commissioner Peters asked when the park would be constructed, that if this moves forward and the park is included.

Mr. Schmidt replied that they are still early in the process so he is unsure on the phasing or when the park could be accessed. He noted that they would want the park as soon as possible as that would be a selling tool for the development. He stated that they are building a similar project in Hugo that has a City park in the middle and they worked hard to have the park constructed sooner

rather than later. He stated that they are about halfway through that project and the park will open this summer.

Deputy City Administrator Gladhill stated that staff would follow the model of Riverstone, where the park is constructed as part of the early stages.

Chairperson Bauer noted that a number of letters and emails were submitted prior to the meeting and have become a part of the record. He stated that several of the comments requested to keeping the lots at 2.5 acre lots but noted that the property is not zoned for 2.5 acre lots. He noted that some of the comments referenced opposition to a requested change to high density and clarified that this request is not to change the density but to change the lot size requirements.

Trista Williams, 7060 168th Ln NW, stated that her biggest concern is the number of homes proposed. She stated that she has concerns with the impact to traffic and to the schools.

Lonnie Gray, 17530 Nowthen Blvd NW, stated that his property is seven acres in size and was concerned with the negative impact to property values that this type of development could have. He stated that he has enjoyed the rural character of the area in the years he has lived at his home. He understood the desire for development and smaller lots sizes but did not want to see that number of homes constructed. He agreed that there would be an impact to traffic in the area. He stated that he does not want to see low income housing, as that would also impact the existing property values.

Chris Hagel, 16650 Dolomite St NW, echoed the comments of the previous speaker related to the impact to traffic that this development would have. He asked how the school would support additional students.

Cynthia Showalter, 6967 170th Trail NW, stated that she moved to her property because it is a rural area. She asked how 55- and 65-foot lots would fit with the adjacent properties. She stated that homes in her neighborhood sell in less than one week and therefore did not believe the statement to be accurate that 80-foot-wide lots are not selling. She did not want to see her neighborhood connected to this development.

Amanda Jongewaard, 6841 173rd Ave NW, stated that she is one of the internal lots. She stated that she supports development, but couple with the Hunt property and Trott Brook North, this would be a lot of development in the area. She commented that traffic is already busy in the area and the impact that these three developments would have would be intense. She stated that while she is excited to have neighbors, she would not want the development to be of this size. She stated that her property would be internal and has farm animals and would be concerned with how her property would mix with the development and homeowners' association.

Chairperson Bauer asked for details on the keeping of farm animals within Ramsey.

Senior Planner McGuire Brigl stated that three acre lots and larger are allowed to have additional animals, as larger lots are allowed more animals. She stated that she understood that new residents

may experience a different character, but existing residents should not feel pressure to live differently.

Ms. Jongewaard stated that she is not the only one in the area with farm animals. She asked how that would fit with a neighborhood of this type. She stated that perhaps not all the properties be developed at once as that will be a huge impact to the area.

Senior Planner McGuire Brigl stated that she would love to connect to Ms. Jongewaard following the meeting to continue discussions.

Chairperson Bauer stated that many of the comments have been related to traffic and asked staff to provide information on the traffic studies that are completed to determine the potential impact.

Deputy City Administrator Gladhill stated that a traffic engineer would need to assist with that level of detail. She stated that staff could complete some preliminary forecasts if desired, but otherwise that information would be developed through the full traffic study required for preliminary plat.

Steve Gronke, 17220 Nowthen Blvd NW, stated that when he moved to his home there were two farms and now there would be 1,600 homes if this moves forward. He stated that he is concerned with property value impacts, traffic increases and is also concerned with children in the new development that could wander onto his property. He asked if there would be fencing or signage to control children from wandering onto adjacent properties.

Mr. Schmidt stated that they are early in the process, but staff mentioned the idea of buffering between the proposed development and the existing homes. He stated that his company recognizes the need to engage with adjacent farm properties to ensure that their activities are not disturbed. He stated that they call out in the homeowners' association documents the activities that occur on the adjacent farm properties to ensure that new homeowners are aware that there is active farm active adjacent. He stated that in another instance they paid and constructed a fence on the farm property to prevent residents from spilling onto the adjacent property.

Mr. Gronke stated that he has a creek on his property and would be concerned with liability from children wandering onto his property.

Mr. Schmidt stated that the natural elements are part of what make the property appealing, noting that the creek also runs through the subject property.

Kim Salocka, 7230 175th Ave NW, stated that people choose this location for a specific reason, to enjoy the rural character. She stated that people hunt in her backyard and she enjoys the wildlife in the area. She stated that the homes in the area tend to sell quickly and wondered if the developer has considered other types of development for the property, such as higher priced homes. She asked if a study was done to determine the type of development that would be desirable in the area.

Mr. Schmidt stated that they have not completed a market study in Ramsey, although the City has completed a series of studies on housing within the community. He stated that the property is

guided to support three units per acre, as the property is zoned to support sewer. He stated that the proposal is for 2.7 units per acre. He stated that if the property were developed with all 80-foot lots in a different configuration, they could still fit about the same number of homes as proposed. He stated that in terms of values the proposed homes would range from $350,000 to $650,000 and therefore would not be low income housing but would still serve a wide variety of residents that want to live in Ramsey.

Ms. Salocka, referenced the Maxfield study and asked if residents can access that information.

Senior Planner McGuire Brigl stated that she can share that information with anyone that requests it. She noted that she could also place that information on the project website.

Ms. Salocka asked at what point residents would be able to meet with the developer to discuss their concerns, such as buffering.

Ms. Schmidt stated that it would depend upon the development and the process of the city. He stated that this meeting is a good start to gather input from residents. He stated that following this meeting they would start to meet with the residents most directly impacted to develop a plan that would work for both parties.

Ms. Salocka stated that ultimately this product seems to be a detached townhome.

Mr. Schmidt stated that he does not like the term detached townhome as this is a single-family home on a single-family lot. He stated that the only difference is the inclusion of a homeowners' association that would provide yard and snow service.

Ms. Salocka asked if the homes would all look the same.

Mr. Schmidt stated that even within the villa product there would be different product types and would not be the same style of home one after the other.

Peter Meyer, 7190 175th Ave NW, referenced the wetland and specifically the pond shown to be on the high ground and asked for details on the runoff plans for the site.

Deputy City Administrator Gladhill stated that all projects need to go through the Lower Rum River Water Management Organization to address water management.

Senior Planner McGuire Brigl stated that the pond is likely setup in that location to support runoff from the adjacent proposed homes. She noted that she could follow up with the resident after the meeting to further discuss the pond.

Mr. Meyer stated that there is currently a marker from the WPA on the corner of his property.

Deputy City Administrator Gladhill stated that once a plat is approved, a survey is completed of existing monuments and set new monuments with the property lines. He stated that surveys would be set appropriately.

Mark Winger, 7610 168th Ave NW, stated that he has lived at his home for over 40 years and the zoning was originally setup to create zones of density. He stated that this property was zoned for 80-foot lots, which he still believes to be too small and the developer is requesting even smaller lots. He stated that this would be a perceived density between this development and other recently proposed developments among more rural properties. He asked the Commission not to rezone the property as this seems to be an aggressive amount of development. He stated that from his perspective taxes will not decrease from this development and could increase because of the increased pressure on the school district.

Jill Winger stated that she understands that development will occur but believed that a different type of development could occur on this property to better fit with adjacent properties. She commented that their taxes increased by $600 this year because of the Elk River School District and did not want to continue to see those increases because of additional pressures on the schools. She stated that they love their property and the walking trails and did not see this type of development as a benefit for the existing residents.

Courtney (last name not stated), resident on 167th, commented that the City holds The Draw concert series for another development and asked if the developer would have plans to hold community type events or features.

Deputy City Administrator Gladhill stated that the Park and Recreation Commission will also review the plans to provide input on the desired features.

Senior Planner McGuire Brigl stated that residents can provide input on the park elements that they would like to see on this property through email.

Courtney stated that she believes that the boardwalk would be eliminated and some walking trails.

Senior Planner McGuire Brigl stated that the boardwalk would remain and provided additional details on pedestrian connectivity.

Courtney asked the type of personality the park would have, whether the natural elements would be preserved, or whether the area would be restructured for the entire area.

Deputy City Administrator Gladhill stated that the Wetland Conservation Act protects the wetlands and their delineated boundaries. He stated that Trott Brook is also a protected element in the City and its natural corridor.

Senior Planner McGuire Brigl summarized the comments of the resident that she would prefer a more rural character type of park, rather than the rural feel of The Draw. She stated that she could connect the resident with Parks staff to provide additional input.

Pauline Nocks, 16931 Willemite St NW, stated that she interpreted the Comprehensive Plan to designate 499 new residential units during the next ten-year period. She stated that the Hunt and Trott Brook proposals would include 435 units, without counting the residential development

included in the previous case. She asked the purpose of projecting growth in the Comprehensive Plan if the City is already proposing to exceed that projection within tonight's cases. She commented that this is too much density too far outside of the The COR and Highway 10 corridor. She explained that residents in this area purchases their property in order to remain in a more rural type of development. She stated that change is an opportunity for growth but believed that the City must also consider pleasing the existing residents and not just attempting to attract new residents. She confirmed that she was referencing the Comprehensive Plan which runs through 2030.

Chairperson Bauer noted that the plan that runs through 2040 is in draft format and once adopted will be the path the City plans to follow.

Deputy City Administrator Gladhill explained that these projects will not build 400 lots at one time, noting that 20 to 40 lots would be built per phase. He explained that Brookfield took 10 to 15 years to complete its phasing. He confirmed that the growth fits within the forecasts for 2030 and does not even reach the full growth anticipated for 2040. He stated that more aggressive proposals have come through that staff has pushed back on in the past as well. He stated that he would welcome additional conversations with the resident to help explain the previous and current Comprehensive Plans.

Norm Novak, 7041 175th Ave NW, stated that this is too many homes for that size property. He stated that this would add 1,800 to 2,000 more people (estimating four to five people per home) with multiple vehicles per home. He stated that he has reached out to staff through telephone. He expressed concern with the tree removal and replacement. He stated that he does not want to see villas, which he believes to be detached townhomes. He asked if the homes would have basements or be on slab and whether they would be single- or two-story homes. He asked for details on the tree size for front yards and the landscaping and fencing. He asked how City sewer and water would be connected to the site avoiding Trott Brook. He stated that putting homes this close together is not the way it should be done. He stated that he moved to this area 17 years ago. He stated that when his neighbor sold their 35 acres, he attempted to purchase five acres, but the City would not allow the subdivision. He stated that it is sad that he was denied the ability to purchase additional property, but the City is not allowing this type of subdivision.

Senior Planner McGuire Brigl commented that staff could follow up with the resident to address his concerns and comments.

Chairperson Bauer briefly recessed the meeting.

Chairperson Bauer reconvened the meeting.

Trista Williams stated that she has concerns with a pedestrian bridge linking the neighborhoods together. She stated that her neighborhood enjoys the walking trails, which are not crowded, and believed that this additional development would crowd the existing trails.

Commissioner Peters stated that considering the number of residents in Brookfield it does not seem that crowded on the trails and noted that the proposed development could perhaps be more concerned with existing residents coming onto their trails to use that park.

Deputy City Administrator Gladhill stated that Brookfield neighborhood originally included plans for a park, but the developer defaulted on that and therefore this neighborhood would propose to include a park that could be enjoyed by the public.

Senior Planner McGuire Brigl read aloud comments received related to the zoning of the property. She stated that the property has been zoned for City utilities going back before 2000 and has been zoned in this district since 2012. She referenced another resident comment she received related to speed increases from increasing traffic and asking why the City is considering the zoning request and responds to development requests where they occur. She clarified that the City legally has to respond to any application requests.

Deputy City Administrator Gladhill stated that the City is planning to reconstruct Variolite this year with State dollars, noting that elements are being added to slow the speed of traffic on Variolite.

Commissioner Woestehoff commented that the Variolite reconstruction is well overdue. He commented that the additional elements added should help to slow the speed of traffic.

Chairperson Bauer stated that the City's long-range plan identifies the zoning that specifies the type of development that would be allowed on parcels, but the requests come forward at the will of development. He stated that this proposal would continue the density allowed on the parcel but would request an amendment to the lot width.

Brian Walker, 17289 Variolite St NW, stated that even with the poor condition of Variolite there are cars drag racing side by side in front of his home. He believed that additional residential development would only increase those traffic problems. He stated that most of the residents that have spoken in opposition live on lots ranging in size from one acre to ten acres. He stated that he is relatively new to the area and purchased the home based on the Comprehensive Plan the City had. He asked how the City can not justify allowing 55 wide lots in an area that is rural.

Chairperson Bauer commented that the Comprehensive Plan identifies this parcel with zoning that allows 80-foot lot and this request is simply for smaller width. He stated that this parcel is not zoned for 2.5 acre lots.

Christine Reud commented that she understands that the Comprehensive Plan speaks of balancing the rural character of the community with growth and asked how the City justifies the proposed development on the agenda tonight that detracts from the rural character of this area of the city. She stated that she would prefer to have 80-foot lots and less homes.

Senior Planner McGuire Brigl identified the areas of the City marked for development with City sewer and water and those areas identified for well and septic.

Deputy City Administrator Gladhill commented that a balance of urban growth and rural character was an overarching theme of the Comprehensive Plan and noted that the majority of the City is still planned to remain rural with larger lots and sewer and well. He noted that the urban growth follows the availability of City utilities (sewer/water). He stated that the question before the Commission tonight is related to the lot width.

Ms. Reud asked if the developer commented that the smaller lots would sell from $250,000 to $650,000.

Mr. Schmidt replied that the finished homes would range from $350,000 $600,000 noting that the smaller lot homes would begin at the lower price and the larger lots would have the higher priced homes.

Ms. Reud asked if the $350,000 range is the product that the developer believes that empty nesters and first-time buyers would select.

Mr. Schmidt confirmed that it is difficult to build a new home for less than that price in today's market. He stated that when the home value averages $400,000 that does not devalue the existing property values.

Chairperson Bauer stated that he has seen virtually no teenagers in the Riverstone development, noting that the development primarily has empty nesters in the villas and young families in the larger single-family homes which fits with the market projection that the developer suggests.

Mr. Walker asked how many of the Commissioners live on larger lots and could understand the concerns of the existing residents tonight.

Commissioner Peters commented that he lives on an 80-foot lot in Brookfield that will neighbor this development.

Chairperson Bauer noted that his neighbor's home is ten feet from his house in Riverstone.

Commissioner Woestehoff stated that he is on an 80-foot lot in the Woodlands neighborhood and joined the Commission because there are a lot of homes on 80-foot lots and he wanted to be that voice. He stated that his wife is excited that they could have six chickens on their lot.

Mr. Walker commented that he raises horses and is concerned with the impact that this level of development would have on his horses and the wildlife in the area. He recognized that it could be hard for others to imagine how the residents in this area live if they do not live in that manner.

Chairperson Bauer commented that the same wildlife would not remain whether this is developed with 80-foot lots of smaller lots.

Commissioner Peters stated that he has woods backing to his home and has deer, turkey and sandhill cranes in his yard. He stated that he sees the wildlife and therefore the lot size does not always make that go away. He noted that the deer often eat his wife's hostas in the front yard.

Ms. Reud stated that if the pine trees are removed where the wildlife live, that will cause those animals to leave.

Cyndy Showalter stated that people do not drive to this area to look at homes. She stated that people that want smaller lots are not going to want to drive out this far. She stated that the majority of residents in this area do not want this type of development in this area and moved to the area to see and be a part of the natural setting. She stated that while they understand that the property will develop, it was intended to support 80-foot lots. She did not think the plan should be changed to accommodate development because the residents of this area purchased their homes based on the development plans of the City.

Jill Winger stated that although the property is zoned for 80-foot lots, she would believe that there are people that want to see larger lots.

Mark Winger stated that the plan to specify a density rating and lot width is to ensure that only a certain number of homes could be constructed. He believed that the original plan for development of this parcel should be followed with less homes allowed.

Senior Planner McGuire Brigl referenced a resident comment received asking where the developer is from and that the City is not Minnetonka where homes are built close together. She commented that Excelsior Group is based out of Saint Louis Park.

Mr. Schmidt stated that his office is in Saint Louis Park and he lived in North Oaks.

Norm Novak stated that he believes that this is too much density. He stated that if this moves forward, he wants to ensure that the developer does not take shortcuts and wants to make sure the development is done right.

Chairperson Bauer commented that he understands that the developer has agreed to another 60-day extension and asked the applicant for feedback on what may be recommended in terms of modifications.

Mr. Schmidt stated that he would want to get further into the process before he looks to modify the plan. He recognized the comments of the existing residents and stated that while he would like to be mindful of their concerns, he has experience in development and knows that things change. He stated that the Comprehensive Plan allows three units per acre for this site, as that would be the only way to make a development would from an infrastructure standpoint with urban utility services. He stated that he is sympathetic to the comments and concerns and will continue to listen and have more dialogue, which is why he agreed to the additional 60-day extension to continue the process.

Chairperson Bauer referenced some of the comments recommended by staff and the Commission and asked if the developer would be open to tabling the request tonight to allow additional time for the developer and staff to review those suggestions and come back in June.

Mr. Schmidt stated that they are not opposed to spending additional time discussing but would not want to see an indefinite tabling of the request. He confirmed that they are open to continued discussions but would want to get a vote at some point.

Chairperson Bauer explained that if the City does not take action after the 60-day extension, the request would automatically be approved, which prevents the issue of indefinite tabling.

Mr. Schmidt commented that staff has been professional, and they appreciate the time they have been given tonight and looks forward to continuing discussions.

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

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye
Commissioner Peters	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 10:06 p.m.

Commission Business

Deputy City Administrator Gladhill stated that if the Commission tables the request, staff would still appreciate direction as to whether there is an appetite towards a mix of lot sizes.

Chairperson Bauer stated that if the Commission feels that 80-foot lots would be the choice, that recommendation should be made tonight. He stated that if the Commission is open to a mix of lots, that direction should be provided along with additional elements for the developer and staff to work on.

Commissioner Anderson stated that the City worked hard on the draft Comprehensive Plan and would not support anything other than 80-foot lots as anything else would not support the character of the neighborhood.

Councilmember Musgrove asked if the Brookfield development has only 80-foot lots.

Senior Planner McGuire Brigl confirmed that Brookfield has 80-foot lots.

Councilmember Musgrove referenced the comment made by a resident that density ranges from denser in The COR and then moves towards wider lots as you go out from there. She stated that she would also support 80-foot lots.

Commissioner VanScoy asked if Councilmember Musgrove is speaking as a member of the Council or whether that is her personal opinion.

Councilmember Musgrove stated that is her personal opinion. She stated that the Council has had recent discussion related to housing and density. She stated that her comment was not meant to sway the Commission but felt that was an important comment made by the residents.

Commissioner VanScoy echoed the comment that there was a lot of intent in developing the draft Comprehensive Plan and zoning in order to support a transition in zoning. He stated that he would support the 80-foot lot size and would not support smaller lot sizes on the property.

Commissioner Gengler stated that she is open to smaller lots sizes in the development. She understands the intent of the zoning but feels like there have been some changes to what consumers desire in the housing market. She stated that it does not seem that 80-foot lots are as popular as they once may have been. She stated that she understands the idea of changing a neighborhood is scary and therefore would support the idea of surveying residents to gather additional input and clarify some misunderstanding that may exist. She stated that perhaps the 55 lots against Variolite would be an issue and would encourage 80-foot lots and buffering in that area.

Commissioner Peters stated that he lives in Brookfield, noting that the previously existing homeowners' association has been disestablished. He stated that he has lived in a range of housing products and in different areas and therefore has a wide understanding of different living arrangements. He commented that some people desire different things. He stated that sometimes an 80-foot lot is more than some people can handle and maintain. He commented that you are not able to pick your neighbors and sometimes smaller lots are easier for some to maintain in a well-kept manner. He stated that perhaps a single parent desires a smaller lot with less maintenance.

Commissioner Woestehoff stated that he finds himself in a position of compromise quite a bit and supports the element of affordable housing. He stated that the more different the people around you are, the better person you ultimately become. He stated that to say that a home valued at $350,000 is low income housing is absurd and it is helpful to have variety in housing. He commented that he does not believe that an R-2 zoning would be appropriate but would continue to support R-1 zoning. He commented that he wants to see the park and other elements remain. He stated that he would love to see a compromise to bring diversity to the development.

Chairperson Bauer clarified that R-1 villas would support 65-foot lots, rather than the 55-foot lots supported by R-2.

Commissioner Woestehoff encouraged the Commission to remember that a lot of time has been spent on this case and he would encourage a decision rather than tabling.

Senior Planner McGuire Brigl stated that regardless of the direction tonight, staff plans to bring this forward to the City Council at the May 26th meeting for input.

Commissioner VanScoy asked if input has been received from all the Commissioners.

Commissioner Johnson commented that he would be in favor of smaller lots but in respect to the Comprehensive Plan and comments of the neighbors he would support 80-foot lots. He stated that he lives on a 66-foot lot in the Woodlands and loves it, often seeing wildlife in his yard. He stated that based on the feedback and intent of the Comprehensive Plan he would support 80-foot lots.

Commissioner VanScoy stated that he has no problem with smaller lots in certain areas, closer to Highway 10. He commented that as you move out from that corridor and into the rural area, the intent for the parcel was to have 80-foot lots and he would support that. He stated that this area is intended to transition to rural and he would like it to remain that way.

Motion by Commissioner Johnson, seconded by Commissioner VanScoy, to recommend that City Council deny Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group.

Further discussion

Commissioner Gengler asked the ramifications of denying this amendment. Chairperson Bauer noted that this is a recommendation to the City Council, who will make the ultimate decision. Senior Planner McGuire Brigl stated that if the City Council denies the application, a period of one year would need to pass before the City would consider it again but a modified application could be submitted. Deputy City Administrator Gladhill clarified that if the motion passes by the City Council, the zoning would default to the standard R-1 MUSA District. Commissioner Woestehoff clarified to those attending the meeting, supporting the motion of denial means the member is supporting 80-foot lots while opposing would support lesser sized lots.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Johnson	aye
Commissioner Gengler	nay
Commissioner Anderson	aye
Commissioner Woestehoff	nay
Commissioner Peters	nay
Commissioner VanScoy	aye
Chairperson Bauer	nay

Motion failed.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council table Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group with the direction that staff work with the developer to develop another plan with a combination of 75- and 80-foot lots.

Further discussion

Commissioner Woestehoff asked if an amendment could be made to the motion to allow a mix of 65- and 80-foot lots, which would still remain within the R-1 district. Commissioners Anderson and VanScoy confirmed to allow that amendment.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to amend the motion to recommend that City Council table Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group with the direction that staff work with the developer to develop another plan with a combination of 65- to 80-foot lots with the recommendation that the 65 lots are no more than 30 percent of the lots.

Further discussion

Commissioner Johnson asked the ratio of 65-foot lots that would be allowed and commented that he believed the maximum percent of 65-foot lots should be 30 percent. The Commission confirmed consensus. Commissioner VanScoy stated that he would also like to see what the density transitioning would be. Commissioner Anderson stated that he would prefer the smaller lots to be in the interior of the development, similar to the Paxmar request. Councilmember Musgrove asked what would be presented to the Council on the 26th if this motion passes. Senior Planner McGuire Brigl stated that the information from tonight's meeting would be presented. Deputy City Administrator Gladhill stated that the input would be gathered from the Council as well, before the developer attempts to amend their sketch plan.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	nay
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion carried.

5.04: Public Hearing: Consider Recommendations Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC

- **Public Hearing: Consider Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-1 Residential (Detached Villas) District**
- **Review Sketch Plan (Major Subdivision)**

Public Hearing

Chairperson Bauer called the public hearing to order at 10:34 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that since this is a legislative (policy) decision of the City due to the fact that the request requires a zoning amendment, staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs expense of detailed civil engineering drawings. Staff does believe there is room to compromise on the mix of lot sizes. Based on the 60 Day Rule, Ordinance #20-08 does need to move forward to the City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission would request that the applicant provide an additional 60 Day Extension to provide additional time for discussion, negotiation, and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer would be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Commissioner VanScoy asked the purpose of comments through a citizen survey.

Deputy City Administrator Gladhill stated that the idea of surveying residents is to make sure the right question is asked, and the addresses are known. He stated that the existing petition struggled to identify the addresses and proximity to the project location.

Commissioner VanScoy clarified that it would be a voluntary survey online where residents could input comments.

Deputy City Administrator Gladhill stated that this would be another method to provide assistance and validate that the input is from Ramsey residents as door to door action is not allowed in terms of forming a petition.

Commissioner Gengler asked the zoning of the parcels to the west.

Senior Planner McGuire Brigl commented that the property to the west is zoned R-1 (MUSA) as well.

Commissioner VanScoy asked if transitioning would be required.

Senior Planner McGuire Brigl confirmed that density transitioning would be required because of the existing rural residential use, rather than the R-1 (MUSA) zoning.

Jason Bebo, applicant, stated that when he looks for property to develop, he looks for the highest and best use and to provide diversity, which is why he desires different lot sizes. He stated that the diversity in lot sizes allows different consumers to purchase the homes.

Citizen Input

Chairperson Bauer commented that the written comments received become a part of the record of tonight's meeting along with the verbal testimony on the previous case that also apply to this case.

Ryan Hunt, 1755 Nowthen Blvd NW, stated that the plan submitted by the developer looks like a nice mixed layout. He recognized that some residents are concerned with the size of the lot frontage, but the request meets the density of the Comprehensive Plan. He stated that if the City restricts itself to a larger frontage it would be hard to meet that density and reduce the ability of the developer to provide a creative layout. He stated that the property will be developed and will be different than farmland. He stated that the developer should be given the freedom to use creativity and make this a good development. He stated that the concept of form-based code is to think of the result that you want and work backward from that. He stated that he has grown up in Ramsey and watched development occur, making Ramsey less rural. He stated that Ramsey will continue to develop and wants to see the development occur smartly and look good. He asked people to let go of the psychological hurdle of 80-foot lots and allow the developer to have freedom and creativity to make this a good development.

Amanda Jongewaard, 6841 173rd Ave NW, asked what the transitioning would look like, whether it would be fencing or trees and landscaping.

City Planner Anderson replied that density transitioning is typically done with landscaping in a mix of different styles of trees.

Ms. Jongewaard asked if the developer would need to install their own transitioning rather than counting the trees on her property.

City Planner Anderson confirmed that the developer would need to incorporate the transitioning on their property as part of their project.

Ms. Jongewaard asked the proposed price point for this development.

Mr. Bebo replied that his project would begin around the $300,000s for the villas and $350,000 for the larger lots.

Ms. Jongewaard asked if there is typically an issue with homes ranging from $300,000 to $600,000 within the same development.

Mr. Bebo replied that he will not have $600,000 homes in his development.

Ms. Jongewaard stated that she is excited to have neighbors and additional children in the area but just wants to ensure that the development occurs in the correct manner and that that mix of development is right. She noted that this case and the previous case would share a street and become a large neighborhood.

Deputy City Administrator Gladhill replied that the City can regulate aesthetics but cannot regulate price. He stated that a reasonable goal would be to have a range of housing products from starter to executive, which these two products would provide.

Ms. Jongewaard stated that she would want to ensure that there is a sense of community within the range of different priced homes.

Chairperson Bauer stated that is a decision the developer makes, and they do their research to ensure that the mix of homes would be cohesive.

Mark Winger, 7610 168th Ave NW, stated that he is bothered by the statement that the developer needs to make the lot sizes smaller in order to meet the density for the site. He stated that this request includes every home with a smaller lot size than originally guided for.

Deputy City Administrator Gladhill reviewed a resident comment stating that the resident was opposed to 55- and 65-foot-wide lots and requested a berm along 165th with a ten-foot privacy fence.

Norm Novak commented that this is too many houses in a small area. He stated that if approved he would like the berm and privacy fence to provide a buffer but noted that he would also support nice trees and grass and sod that provide a nice aesthetic buffer. He stated that he would like the development to look nice if it moves forward.

City Planner Anderson provided details on density transitioning and tree size requirements. He stated that an agreement is also recorded against the property in terms of maintaining and warrantying the transitioning area, which is meant to remain in eternity. He stated that the City also has a nuisance code to address weeds and vegetation concerns, should that not be maintained. He provided details on the tree inventory that would need to be completed and replacement that would be required depending upon the proposed removal. He noted that he could follow up with Mr. Novak to provide additional details.

Deputy City Administrator Gladhill reviewed a comment from a resident related to traffic on 175th and Nowthen Boulevard.

Kim Salocka, stated that she was curious as to how the utilities would be brought to the site.

Senior Planner McGuire Brigl advised how the water and sewer would be brought to the site.

Deputy City Administrator Gladhill referenced a comment from a resident related to how the City would ensure that well water supply would not be impacted. He stated that the City is involved in two water studies at this time and provided additional details on how the City monitors water usage and future options. He stated that the City would ensure that private wells continue to operate properly.

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

A roll call vote was performed by the Deputy City Administrator:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Commissioner Anderson	aye
Commissioner Johnson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 11:05 p.m.

Commission Business

Deputy City Administrator Gladhill summarized the decision of the Commission on the last case and noted that a similar action could carry over for this case.

Commissioner Woestehoff stated that the last case was voted to table with comments but noted that this case does not have a written extension from the developer and asked if the Commission would therefore need to make a decision tonight.

Senior Planner McGuire Brigl stated that the developer is open to granting an extension, similar to the previous request.

Commissioner Anderson stated that he cannot support a 55-foot lot. He stated that while he would rather have 80-foot lots, he would be open to 65-foot lots. He stated that he would like to follow a similar direction from the last case with a mix of 65-foot lots and 80-foot lots.

Deputy City Administrator Gladhill stated that if similar direction is made from the previous case, that could be done.

Mr. Bebo stated that he does agree with the 60-day extension and sent an email to staff stating such. He stated that the villas are an in-demand product and stated that he would be willing to work between 55 feet and 80 feet because he likes to have diversity within the development. He stated that he would like to have some 55-foot lots but would like the ability to have that flexibility.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council table Ordinance #20-08 approving a Zoning amendment for the Hunt Property for Platinum Development, LLC with direction for staff and the developer to work together on a plan that includes diversity of lots between 65- to 80-foot lots with a small percentage of 55-foot lots in the interior.

Further discussion

Commissioner Woestehoff stated that he would not feel comfortable with that as the Commission just told the last developer that 55-foot lots would not be allowed on a larger piece of property. Commissioner VanScoy echoed those comments and noted that he would like to see 80-foot lots. Commissioner Anderson stated that he would be open to an amendment to the motion. Commissioner Woestehoff suggested that the minimum lot size be 65-foot wide. Commissioners Anderson and Peters agreed to the amendment.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to amend the motion to recommend that City Council table Ordinance #20-08 approving a Zoning amendment for the Hunt Property for Platinum Development, LLC with direction for staff and the developer to work together on a plan that includes diversity of lots between 65- to 80-foot lots.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion carried.

ORDINANCE #20-08

CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described property is hereby rezoned from R-1 Detached Single Family Homes (MUSA) to R-1 Detached Villa and R-2 Detached Villa:

The Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Excluding the Southern 329 Feet of Eastern 400 Feet thereof, Excluding Roads, Subject to Easement of Record

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the_____day of_____, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:

Posting dates:
Adoption date:
Publication date:
Effective date:

Hunt Property Sketch Plan

Applicant: Platinum Land, LLC

MN Statute 15.99 (60 Day Rule)

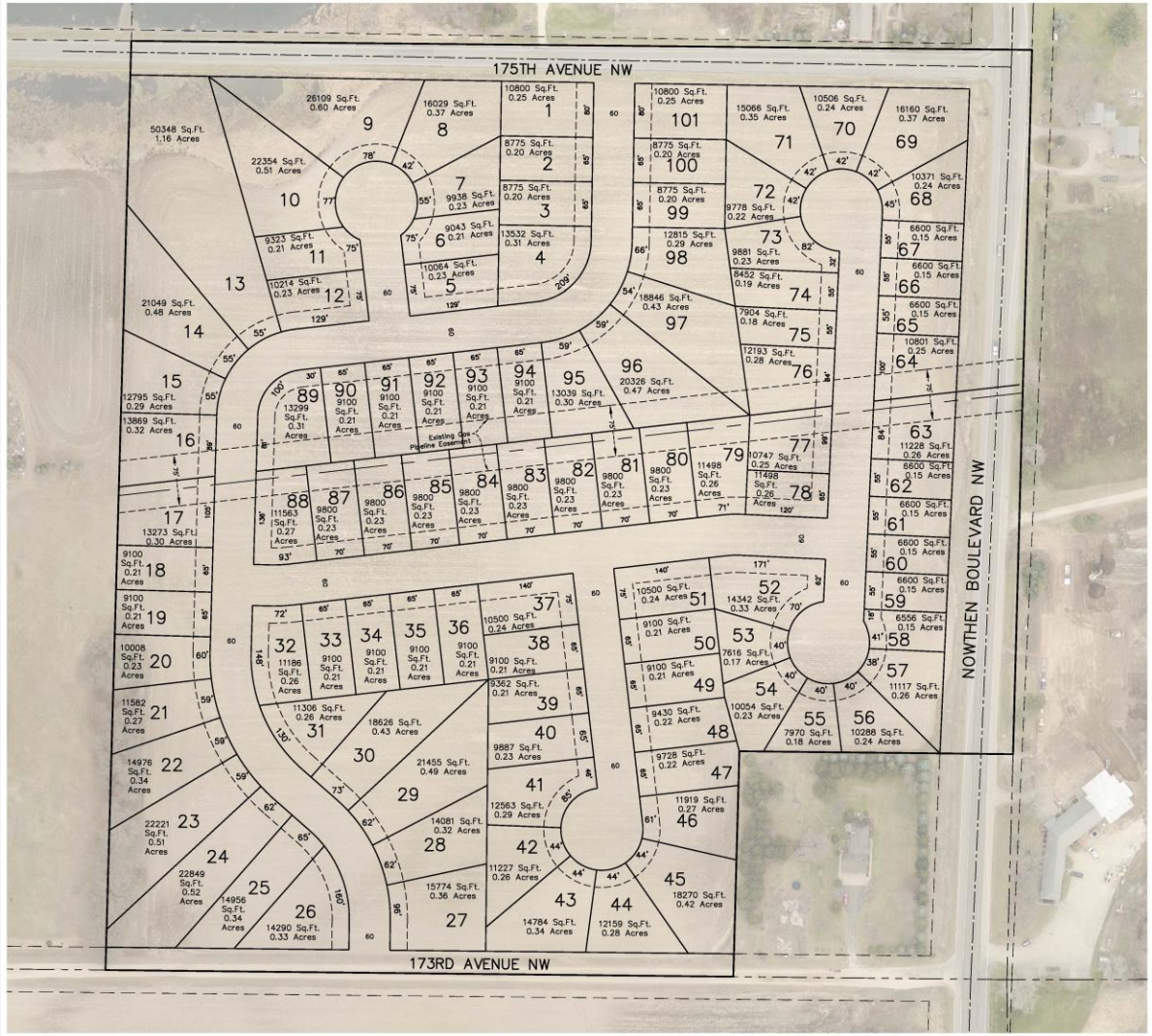
Submittal Date	March 13, 2020
60 Day Deadline	May 12, 2020
120 Day Administrative Extension	July 11, 2020

- Action within 60 Day or Automatic Approval
- Multiple Applications – not full project approval
- Developer can agree to additional extensions

COVID-19

- Public Comment during Stay at Home Order
  - Postponed cases
  - Hosted preparatory webinars
  - Placed videos online
  - Extended public comment periods
  - Did more focused outreach
  - Suggested alternative means to provide comment

SKETCH PLAN



Municipality:	City of Ramsey	Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 20 feet
Existing Zoning:	R-1 MUSA		
Proposed Zoning:	R-2 Medium-Density Residential	Lot Summary:	101 Single Family Residential Lots (27 – 55' Minimum Lot Width) (74 – 65' Minimum Lot Width)
Proposed Use:	Urban Residential		
Road Mileage:	0 LF or 0.00 Miles	Owner:	Ronald & Judith Hunt 17455 Nowthen Blvd. NW Ramsey, MN 55303
Street Lighting	as required		
Proposed Utilities:	Sewer: Municipal (Needs Extension) Water: Municipal (Needs Extension)	Subdivider:	Platinum Land LLC 15363 Rodlum St. NW Ramsey, MN 55303 Jason Rebeau (763) 301-4550
Plat Area:	Total Area: 1,656,232 Sq.Ft. = 38.022 Acres Proposed ROW: 455,737 Sq.Ft. = 10.462 Acres Park Area: 0 Sq.Ft. = 0.000 Acres	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860

Hunt Property

N

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SCALE IN FEET

DATE	REVISION	DESIGNED BY:	DRAWN BY:	CHECKED BY:
		BP/BAW	RM/SMM	BP/SMM

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

PLATINUM LAND, LLC

SKETCH PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

4455.02

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SUMMARY

Site Summary	
Site Acreage	38 acres
Proposed Lots	101 lots
Density	2.7 units/acre*
Existing Zoning	R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65 foot wide lots **Difference from Trott Brook: No 75 foot wide lots**
Proposed Zoning	• R-1 Residential Detached Villa District; and • R-2 Residential Detached Villa District

*Calculated by dividing the number of lots by the total buildable acreage, wetland and park space are excluded from the buildable acreage. Internal roads are included in buildable acreage.

City of RAMSEY

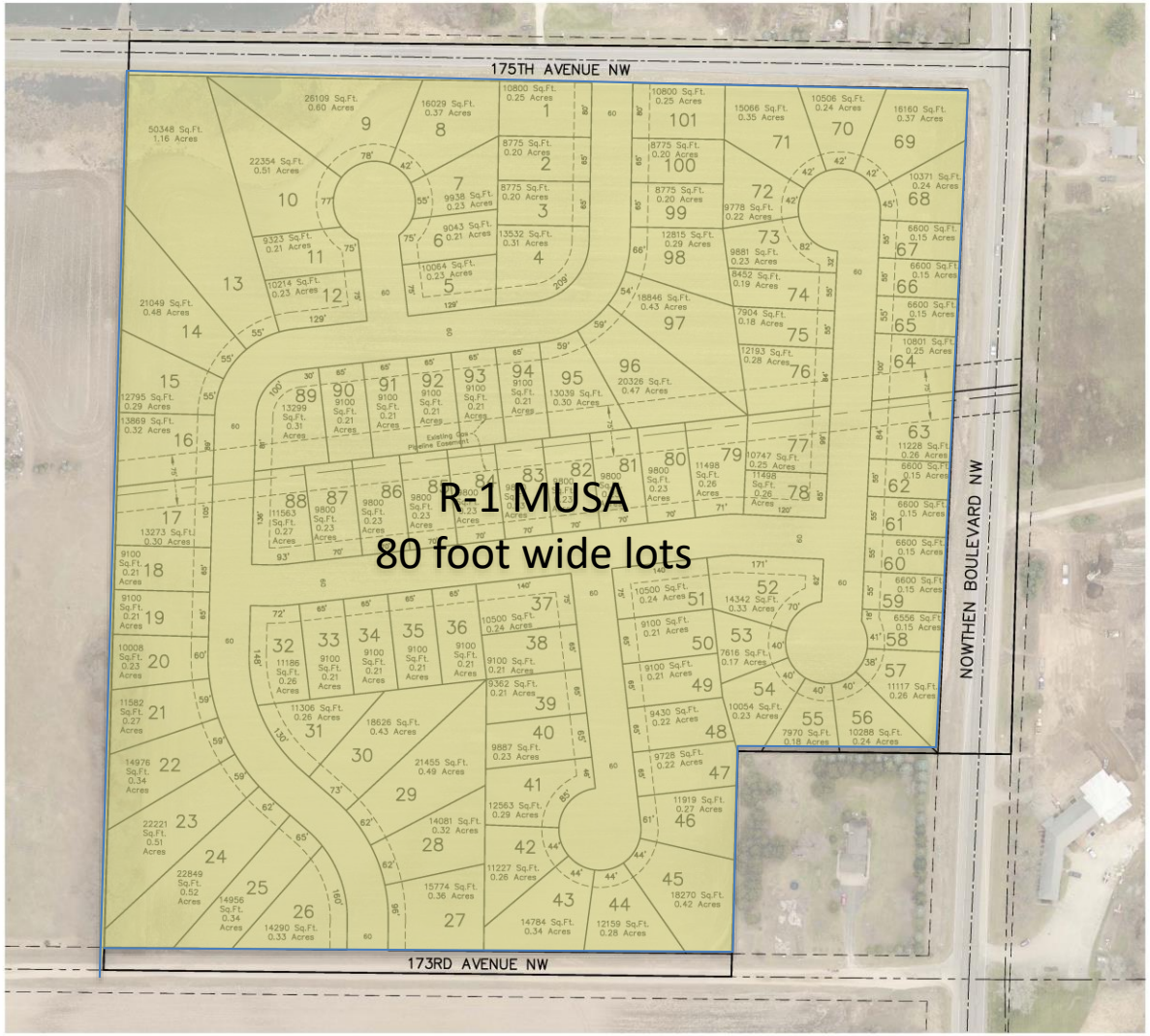
SUMMARY CONTINUED

- Current Zoning (80 Foot Wide Lots)
  - 85 lots at 80 foot wide (current zoning)
  - 101 lots at 55, 65, 75 lots (proposal)
  - Zoning Amendment would add 16 additional lots

*Note: this was drawn utilizing the same internal roads, a different configuration of lots and roads could result in a different number of 80 foot wide lots

City of RAMSEY

EXISTING ZONING



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Proposed Utilities:	Sewer: Municipal (Needs Extension) Water: Municipal (Needs Extension)	Subdivider:	Platinum Land LLC 15363 Radium St. NW Ramsey, MN 55303 Jason Rebeau (763) 301-4550
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Hunt Property

N

160 0 80 160
SCALE IN FEET

DATE	REVISION	DESIGNED BY:	Hakanson Anderson Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-427-5860 FAX 763-427-0520 www.haa-inc.com	PLATINUM LAND, LLC	SKETCH PLAN CITY OF RAMSEY, MINNESOTA	SHEET 1 OF 1 SHEETS
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		DRAWN BY: RM/SMM				
		CHECKED BY: BP/SMM				

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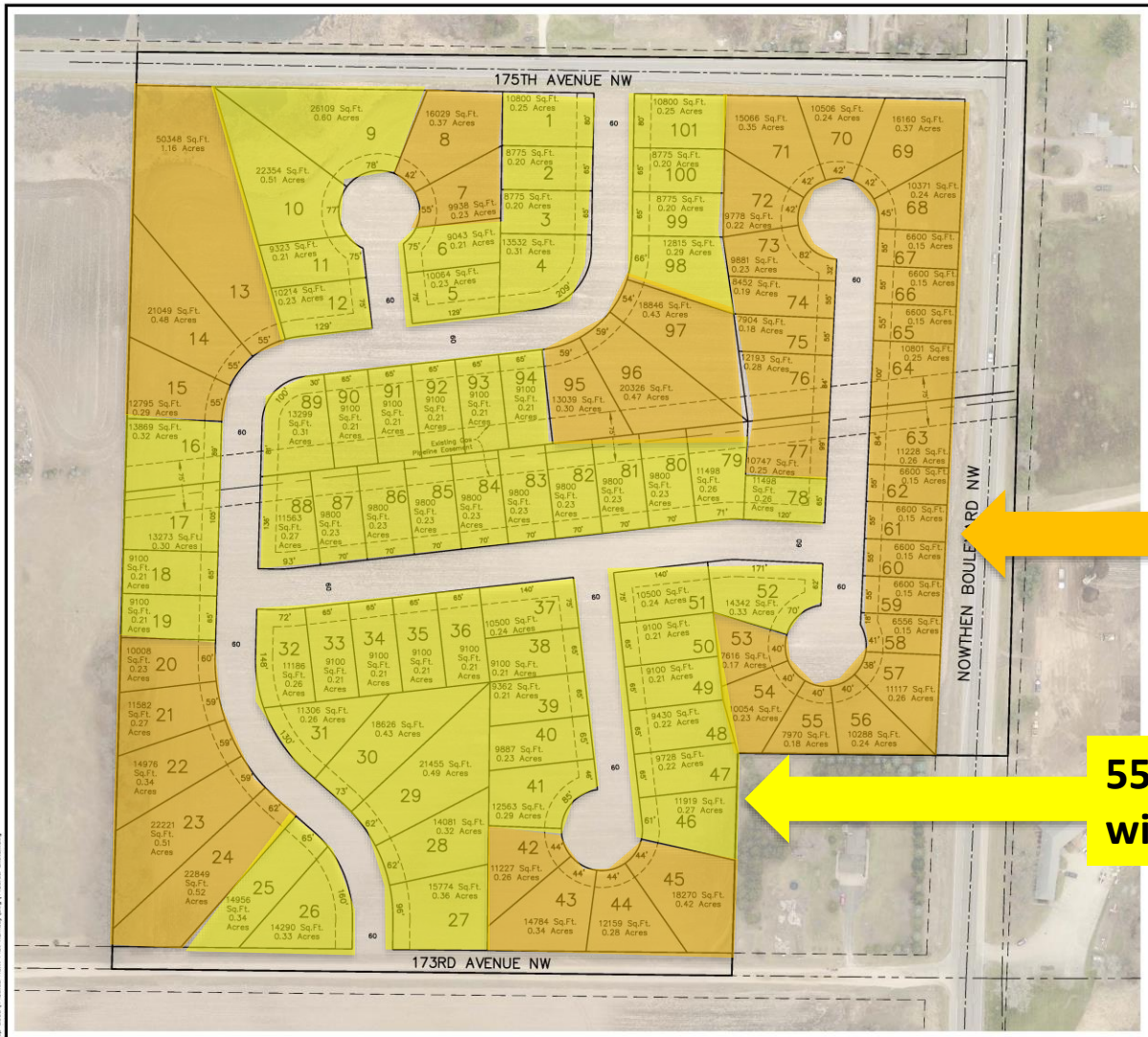
4455.02

EXISTING ZONING



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Hunt Property

65 foot wide lots

55 foot wide lots

N

SCALE 160 0 80 160 IN FEET

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		DRAWN BY: RM/SMM				
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4455.02

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Hunt Property

Density transitioning required

No density transitioning required but recommended

N

SCALE 160 0 80 160 IN FEET

DATE	REVISION	DESIGNED BY: BP/BAW DRAWN BY: RM/SMM CHECKED BY: BP/SMM	Hakanson Anderson Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-427-5860 FAX 763-427-0520 www.haa-inc.com	PLATINUM LAND, LLC	SKETCH PLAN CITY OF RAMSEY, MINNESOTA	SHEET 1 OF 1 SHEETS 4455.02

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Public Comment Summary

- Opposition of rezoning (21 letters)
- Layout of the development/density (20 letters)
- Preservation of rural character (16 letters)
- Transportation infrastructure problems (14 letters)
- Environmental degradation (10 letters)
- Safety hazards (10 letters)
- Decreasing property values (5 letters)
- Support of park/trail (4 letters)
- Noise pollution (4 letters)
- Business attraction (2 letters)
- Rental properties (1 letter)
- Setback regulations (1 letter)
- Petition of development (1 letter)
- Limited public input due to pandemic (1 letter)
- Higher demand on schools/institutions (1 letter)

City of RAMSEY

Public Comment Continued

- Update on Change.org Petition
  - Potential Citizen Survey with current info and request for addresses
- Individual resident comments
  - Staff sent letters to two adjacent properties offering to set up individual meetings, did not hear back (home to SE of site and directly SW of site)

FAQ

Why would the City allow more residential? We want to see more retail.	This area is guided for residential. The City has approximately 100 acres of undeveloped retail land. Retailers have responded that they are looking for additional population and traffic counts.
Is this high density residential?	No – the proposal is still for detached single-family homes, on smaller lots.
Does this proposal require a Comprehensive Plan Amendment?	No – despite the smaller lot sizes, the overall density is less than 3 units per acre.
Is the City or the Metropolitan Council driving this Application?	No – the City is responding to an official Application. The Applicant is responsible for the costs of processing the Application.

City of RAMSEY

Next Steps/Policy Questions

- Is the Planning Commission supportive of the City initiating a Citizen Survey for the project?
- What is the Planning Commission's recommendation for this area?
  - All 80 foot wide lots? (Current Zoning)
  - 65 and 80 foot wide lots? (Compromise)
  - 55 and 65 foot wide lots? (Proposal)
    - Could 55 foot wide lots be relocated away from existing residential and clustered?

City of RAMSEY

CC Regular Session **8. 5.**

Meeting Date: 05/26/2020

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #20-106 Approving Plans and Specifications and Authorizing Advertisements for Bids for Puma Street Improvements, Improvement Project #20-04

Purpose/Background:

Purpose:

The purpose of this case is to consider adopting Resolution #20-106 approving plans and specifications and authorizing advertisements for bids for Puma Street Improvements, Improvement Project #20-04.

Background:

Existing Infrastructure

The improvements proposed with this project are the last in a series of improvement projects providing street, trail and trunk utility improvements to serve numerous commercial and residential developments in the general 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, approximately 1,400 linear feet of municipal trunk utility extension improvements were constructed along the west end 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 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/fall of 2018, permanent street and trail improvements were constructed on the sections of Bunker Lake Boulevard and Puma Street where trunk utility improvements were constructed.

Proposed Improvements

The proposed Puma Street Improvements are 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 on the east side of Puma Street, and Riverstone 4th Addition by Capstone Homes on the west side. Figures showing the locations and scope of both developments are attached to this case.

This spring Capstone Homes began development of Riverstone 4th Addition, which is located on the north half of

the Riverstone residential development. Currently there are no plans to begin construction of the Alpha/AKM Farms development.

Streets and Trails

Approximately 1,000 feet of Puma Street and the adjacent regional trail south of Alpine Drive must be realigned and reconstructed to replace the existing temporary street section with a permanent street section including bituminous pavement, concrete curb and gutter, storm sewer, and associated appurtenant improvements. Municipal trunk utilities must also be extended.

The proposed street and trail improvements 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 were developed, submittals were made to the State Aid office to obtain all required State Aid approvals before awarding a contract for construction.

Trunk Watermain

Trunk 16-inch DIP watermain is proposed to be extended to the north to serve the Riverstone 4th Addition and the Alpha/AKM Farms development with water, and to provide a looped watermain system along Puma Street and Alpine Drive to more reliably serve properties in the immediate area, provide better fire flows, and provide better water quality by removing a dead end. 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 with this project.

Trunk Sanitary Sewer

Trunk sanitary sewer (8" PVC) is proposed to be extended to the north to serve the Riverstone 4th Addition and the Alpha/AKM Farms development with sanitary sewer. The sewer is not designed to serve properties north of Alpine Drive with municipal sewer. Those properties can be served, if needed, from a future trunk sewer line along Armstrong Boulevard.

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:

Pending Council approval, advertisements for bids will be published twice in the City's official newspaper, the Anoka Union Herald, as well as in Finance and Commerce, on Friday, May 29th, and Friday, June 5th.

Observations/Alternatives:

Alternatives:

Alternative #1 – Motion to adopt Resolution #20-106 approving plans and specifications and authorizing advertisements for bids for Puma Street Improvements, Improvement Project #20-04.

Alternative #2 – Motion denying adoption of Resolution #20-106 at this time.

Funding Source:

Bolton & Menk prepared final plans and specifications for the Puma Street improvements. The have estimated construction costs for this project at $837,175. This includes $419,565 for street and trail improvements, $91,865 for storm sewer improvements, $148,000 for trunk sanitary sewer improvements, and $177,745 for trunk water improvements. Estimated project costs, including 25-percent indirect costs for administrative, engineering, finance and legal costs, total $1,046,468.75.

An engineering services proposal was previously secured from Bolton & Menk on March 17, 2020, which included a not-to-exceed fee of $8,930 for construction administration and staking, which will be considered at the time bids are accepted.

Based on previous direction, project costs are proposed to be funded in part by the City, in part by Capstone Homes, and in part by AKM Farms/Paxmar. The proposed cost contributions are outlined in the cost share model attached to this case. The City is proposed to contribute to the costs since the City owns 4 acres of real property fronting Puma Street, and since Puma Street is a collector street.

As previously discussed, 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. As such, the Chapter 429 assessment process will continue to be followed, which will require a final assessment hearing on October 13, 2020.

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 current and continued development in the area.

Action:

Motion to adopt Resolution #20-106 approving plans and specifications and authorizing advertisements for bids for Puma Street Improvements, Improvement Project #20-04.

A roll call vote is required.

Attachments

Resolution 20-106
Resolution 20-043
Resolution 20-043A
Riverstone 4th Cover Sheet
Alpha Dev Concept Plan
Cost Splits
BMI Proposal
IP2004 Plans

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2020 04:15 PM
Form Started By: Bruce Westby		Started On: 05/19/2020 06:43 AM
Final Approval Date: 05/21/2020		

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

RESOLUTION #20-106

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS 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, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-043A, adopted March 24, 2020, the City Council conducted a Public Hearing, approved the Feasibility Report, and ordered the City Engineer to prepare plans and specifications for the making of such improvements; and

WHEREAS, 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 Engineer has completed plans and specifications for the purpose of advertising for bids for the same improvements.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer for the making of such improvements, and authorizes the advertisement of bids for the same improvements as City Improvement Project 20-04.

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 26th day of May, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #20-043

RESOLUTION POSTPONING PUBLIC HEARING FOR PUMA STREET IMPROVEMENTS, IMPROVEMENT PROJECT #20-04

WHEREAS, to support future development the City of Ramsey proposes to improve Puma Street generally between 150th Lane NW and Alpine Drive in 2020 by reconstructing the street and trail and extending municipal utilities; 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, the City Charter, and the City's adopted Special Assessments Policy; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-015, a Public Hearing was called for the 10th day of March, 2020, in the Council Chambers of City Hall at 7:00 p.m., and the Clerk was directed to give mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, Public Hearing notices were not mailed to benefiting property owners as required by law; and

WHEREAS, the Public Hearing must be 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.

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

1) A Public Hearing will be held on such improvements on the 24th day of March, 2020 in the Council Chambers of City Hall at 7:00 pm, and the Clerk shall give mailed and published notice of such hearing and improvements as required by law.

The motion of 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 LeTourneau
Councilmember Riley
Councilmember Kuzma
Councilmember Heinrich
Councilmember Menth
Councilmember Musgrove
Councilmember Specht

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 10th day of March, 2020.

Mayor

ATTEST:

City Clerk

Councilmember Riley 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 Menth, and upon vote being taken thereon, the following voted in favor thereof:

Mayor LeTourneau
Councilmember Riley
Councilmember Menth
Councilmember Heinrich
Councilmember Kuzma
Councilmember Musgrove
Councilmember Specht

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

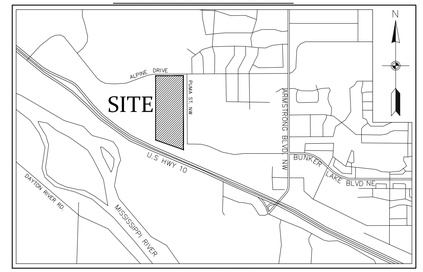
ATTEST:

City Clerk

RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE

PUMA STREET N.W.
ALPINE DRIVE N.W.
152ND AVENUE NW
152ND COURT
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
151ST AVENUE NW
150TH LANE NW
152ND LANE NW
QUINTANA STREET NW
QUINTANA CIRCLE NW
149TH COURT
RABBIT STREET NW
149TH AVENUE NW
SNOWY OWL STREET NW
TIGER STREET NW
BUNKER LAKE BLVD.
BURLINGTON NORTHERN INC.
US HIGHWAY NO. 10 & 169

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

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 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
5. 12/4/19 Revise Layout Per Owner

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

RIVERSTONE
Ramsey, MN

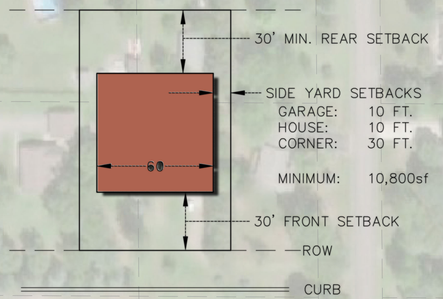
COVER SHEET

Save Date: 12/05/19 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_cover.dwg

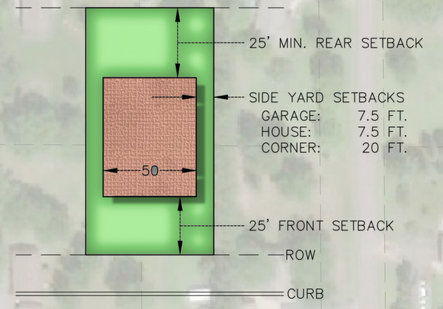
North Fork Meadows

PAXMAR©

80' SINGLE FAMILY - R1



65' SINGLE FAMILY - R2

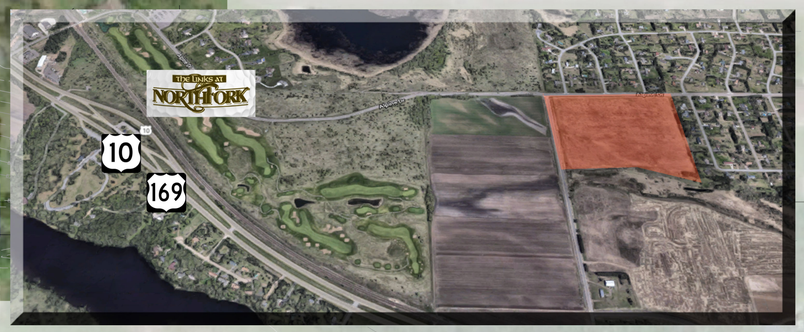


NOTES

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

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%*	

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.

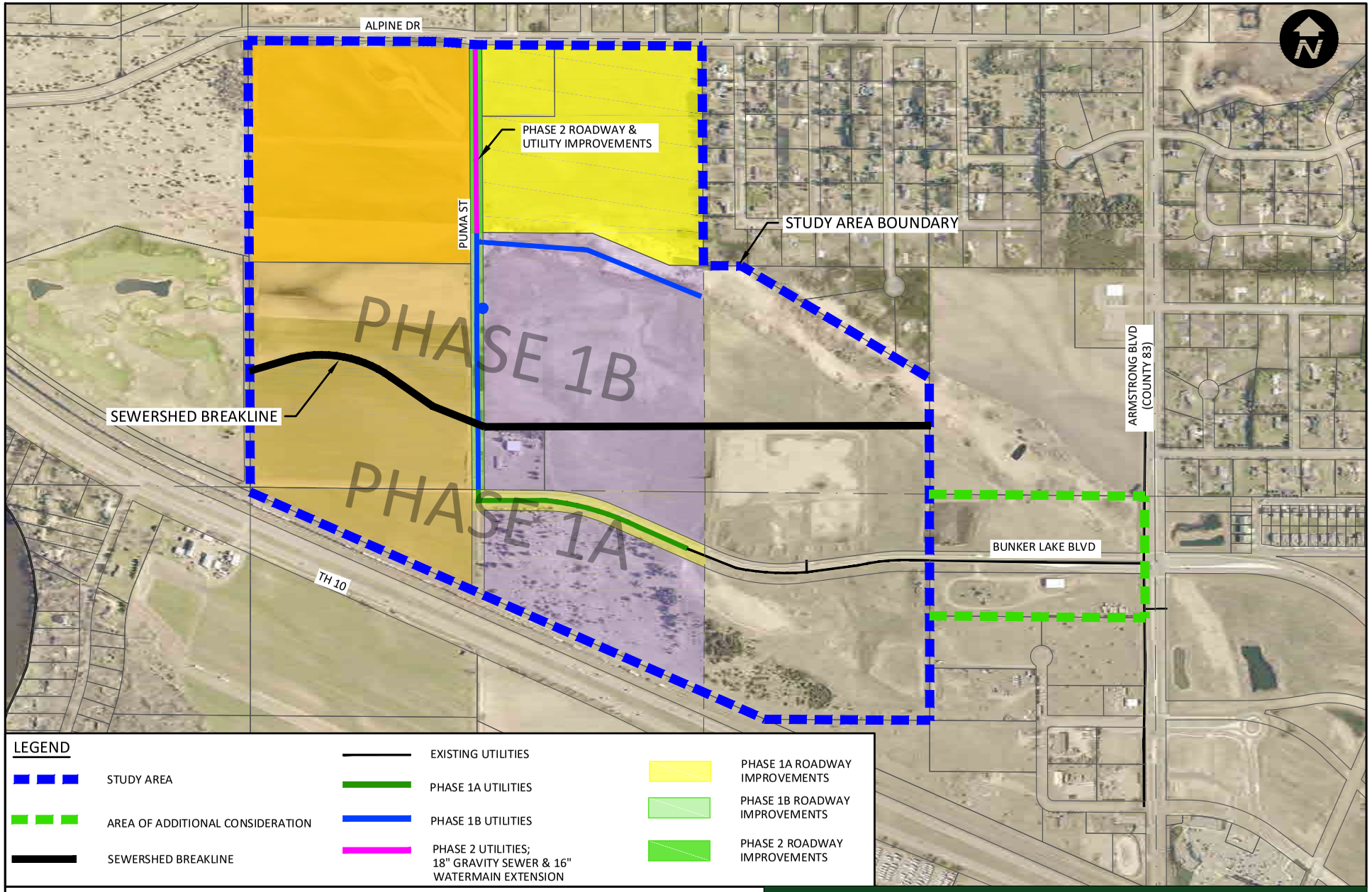
Kevin P. Kielb, P.E.
Project Manager

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

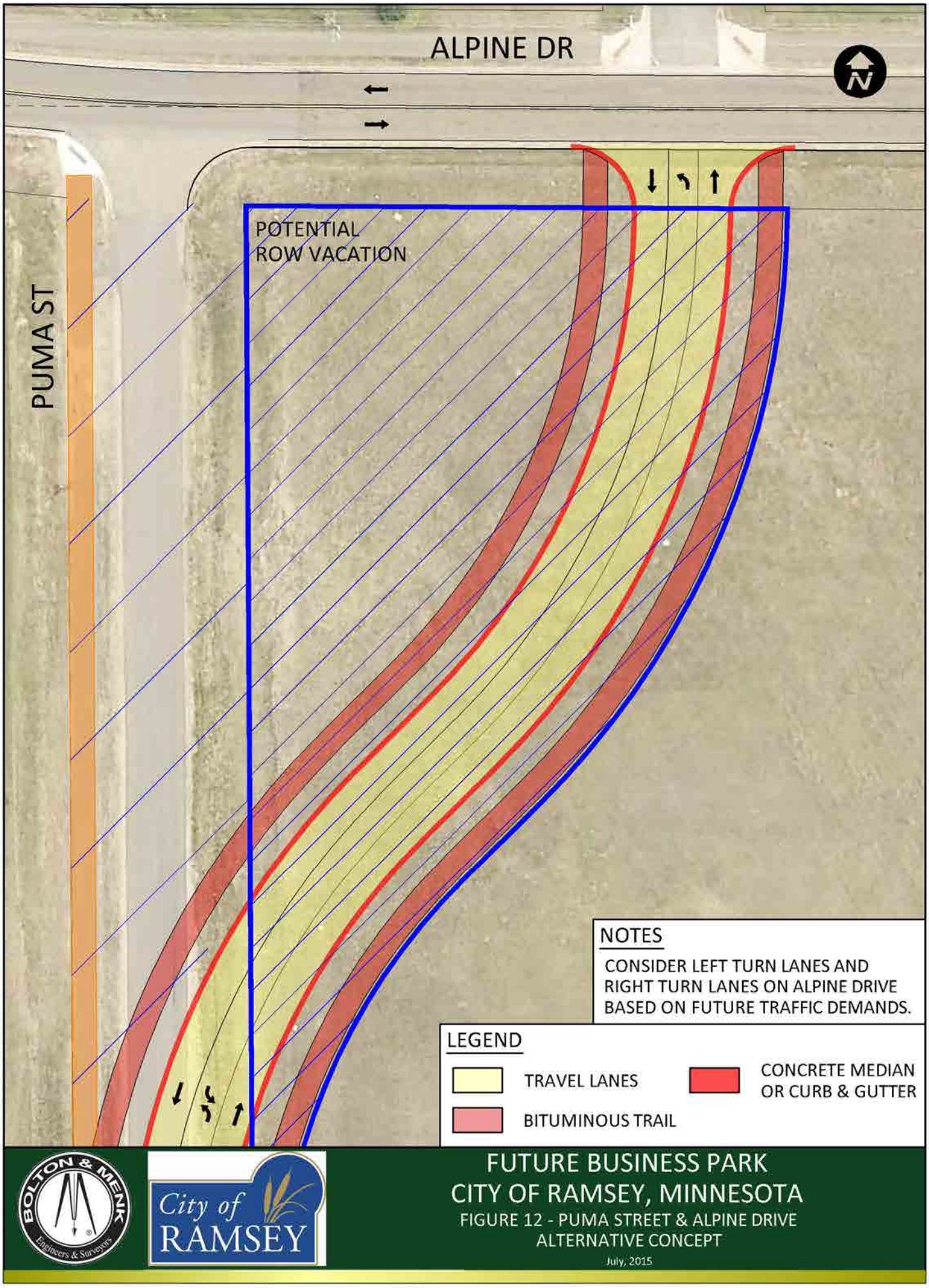
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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



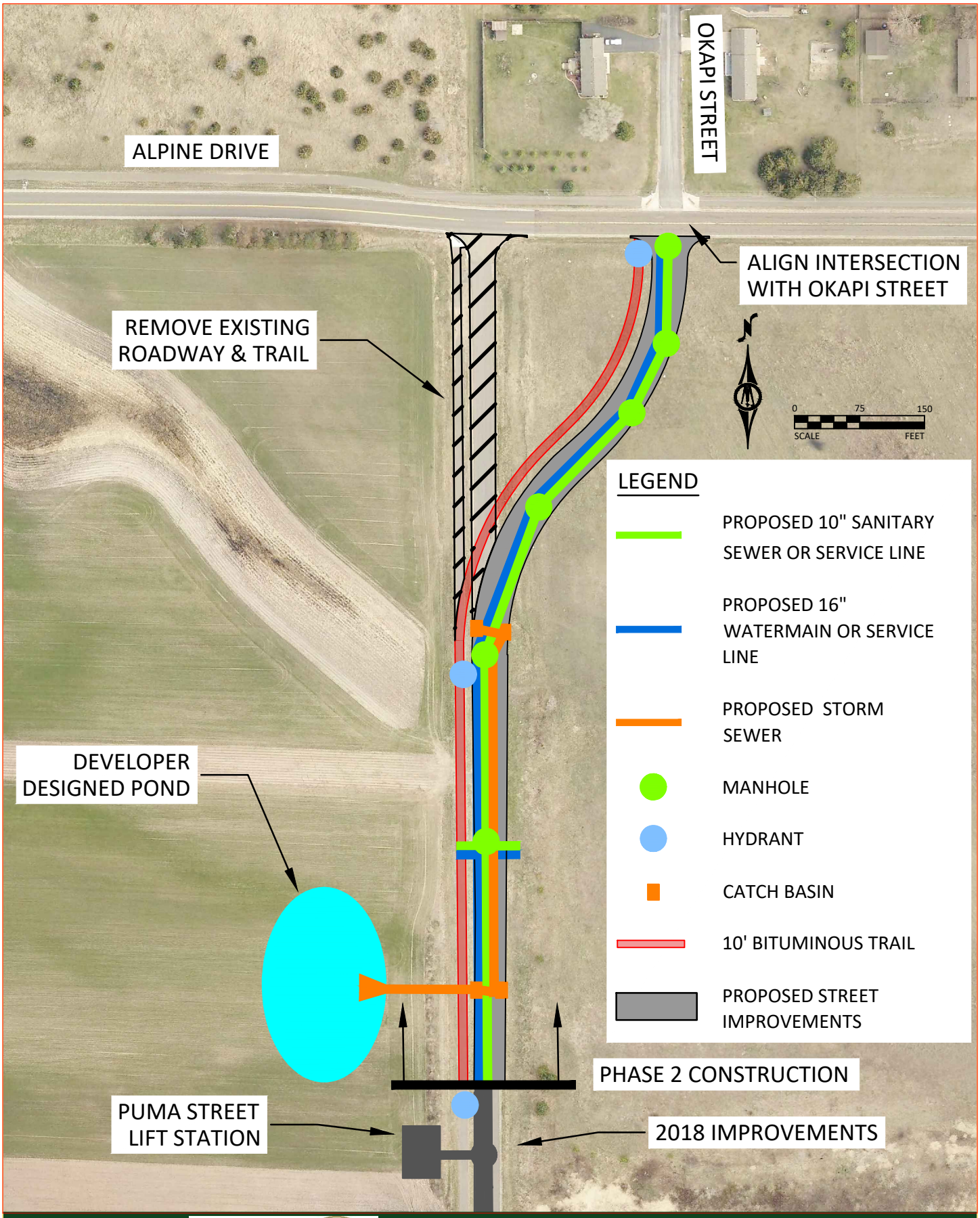
BOLTON & MENK
Engineers & Surveyors

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

MINNESOTA DEPARTMENT OF TRANSPORTATION
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS
CITY IMPROVEMENT PROJECT #20-04

CONSTRUCTION PLAN FOR: GRADING, AGGREGATE BASE, PLANT MIXED BITUMINOUS PAVEMENT, CONCRETE CURB AND GUTTER, BITUMINOUS TRAIL, ADA IMPROVEMENTS, STORM SEWER, SANITARY SEWER, WATER MAIN, LANDSCAPING AND RELATED APPURTENANCES

S.A.P. 199-109-007 LOCATED ON PUMA STREET NW FROM 1,060' SOUTH OF ALPINE DRIVE NW TO ALPINE DRIVE NW

DESIGN DESIGNATION	PUMA STREET NW
STA 0+35.00 TO STA 14+37.00	
FUNTIONAL CLASSIFICATION	MINOR COLLECTOR
R-VALUE	25
ΣN-18	422,000
NO. & WIDTH OF TRAFFIC LANES	2 & 12 ft
NO. & WIDTH OF PARKING LANES	0
ADT (PRESENT YEAR) 2020	1,080
ADT (PROJECTED YEAR) 2040	3,780
HCADT (PROJECTED YEAR) 2040	6.09%
DESIGN SPEED	30 mph
DESIGN LOAD	10 ton
DESIGN SPEED FOR ROADWAY BASED ON:	
STOPPING SIGHT DISTANCE	
HEIGHT OF EYE = 3.5 FT	
HEIGHT OF OBJECT = 2.0 FT	

DESIGN DESIGNATION	OFF-ROAD TRAIL
STA 0+35.00 TO STA 14+37.00	
FUNTIONAL CLASSIFICATION	BIKE TRAIL
DESIGN SPEED	20 mph
DESIGN SPEED FOR ROADWAY BASED ON:	
STOPPING SIGHT DISTANCE	
HEIGHT OF EYE = 4.5 FT	
HEIGHT OF OBJECT = 0 FT	

PUMA STREET NW (S.A.P. 199-109-007)

GROSS LENGTH	1,402.0	FEET	0.266	MILES
BRIDGE LENGTH	NA	FEET	NA	MILES
EXCEPTION LENGTH	NA	FEET	NA	MILES
NET LENGTH	1,402.0	FEET	0.266	MILES

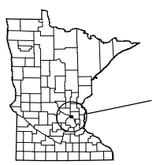
LENGTH AND DESCRIPTION BASED UPON PROPOSED PUMA STREET NW CENTERLINE

TYPICAL PLAN SCALE UNLESS OTHERWISE NOTED:

HORIZONTAL SCALE 0 25 50 SCALE FEET

VERTICAL SCALE 0 5 10 SCALE FEET

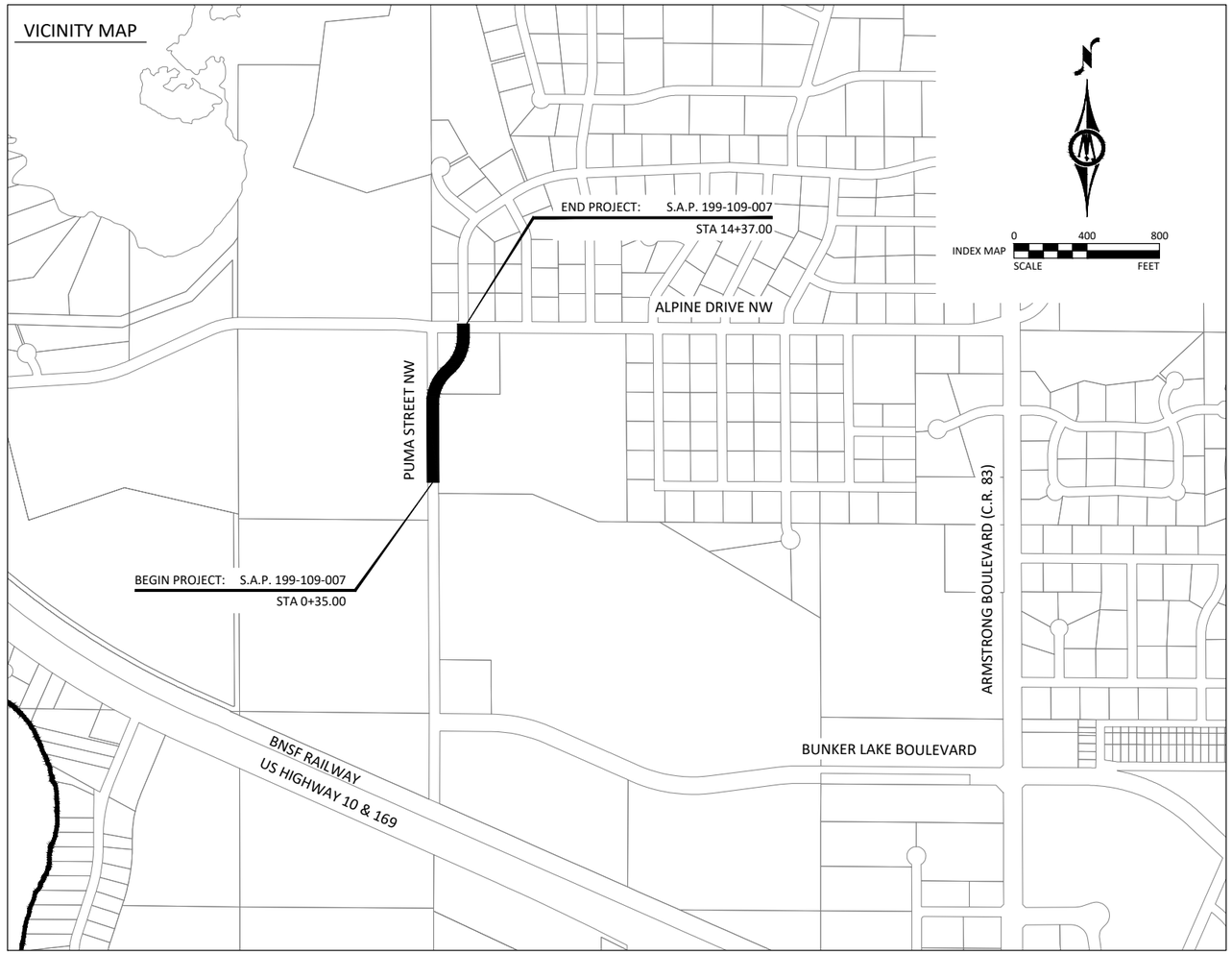
PROJECT LOCATION



CITY: RAMSEY
COUNTY: ANOKA
DISTRICT: METRO

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

VICINITY MAP



⌖ BM= 872.70
TOP NUT OF HYDRANT
STA: 3+17
ADJACENT TO EX LIFT STATION

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NGVD 29

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

MINN. PROJ. NO. STATE FUNDS

--- GOVERNING SPECIFICATIONS ---
THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) AND PART VI, "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL DEVICES.

SHEET NUMBER	SHEET TITLE
GENERAL	
1	TITLE SHEET
2	LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
4	ALIGNMENT TABULATION
CIVIL	
5	TYPICAL SECTIONS
6 - 8	CONSTRUCTION DETAILS
9 - 14	PEDESTRIAN CURB RAMP DETAILS
15	TRAFFIC CONTROL PLAN
16	EXISTING CONDITIONS & REMOVALS
17 - 20	STORM WATER POLLUTION PREVENTION PLAN
21 - 22	SANITARY SEWER & WATERMAIN PLAN & PROFILE
23 - 24	STORM SEWER & STREET PLAN & PROFILE
25	UTILITY LEADS
26	INTERSECTION DETAILS
27	SIGNAGE & STRIPING PLAN
28 - 33	CROSS SECTIONS

THIS PLAN SET CONTAINS 33 SHEETS.

Kevin P. Kielb, P.E.
Design Engineer: I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date _____ License Number 23211

Approved: City of Ramsey Engineer _____ Date _____

District State Aid Engineer:
Review for compliance with State Aid Rules/Policy _____ Date _____

Approved for State Aid Funding: State Aid Engineer _____ Date _____

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H:\RAMS\R121210401\CAD\C3D\121040G001.dwg 5/19/2020 9:35:54 AM

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

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
STATE AID PROJECT NO. S.A.P. 199-109-007

SHEET 1 OF 33

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT ON POLE
- LIGHT-GROUND
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- ORDER MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCH MARK LOCATION
- CONTROL POINT
- MONUMENT IRON FOUND
- CAST IRON MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

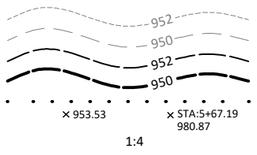
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- BITUMINOUS
- CONCRETE
- GRAVEL

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

- F — UNDERGROUND FIBER OPTIC
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- C — UNDERGROUND COMMUNICATION
- OE — OVERHEAD ELECTRIC
- OC — OVERHEAD COMMUNICATION
- OU — OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A — G-A — UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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REVIEW PLANS
KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

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City of RAMSEY

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CLIENT PROJ. NO.			
R12.121040			

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
LEGEND

SHEET 2 OF 33

199-109-007 STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	NOTES	MnDOT SPEC NO.	ITEM	UNIT	TOTAL	STATE AID PARTICIPATING 199-109-007		CITY OF RAMSEY (NON-PARTICIPATING)
						ROADWAY	STORM SEWER	ROADWAY
1		2021.501	MOBILIZATION	LUMP SUM	1	0.50	0.11	0.39
2		2102.503	PAVEMENT MARKING REMOVAL	LIN FT	1,050	1,050		
3		2104.502	SALVAGE SIGN	EACH	11	11		
4		2104.503	REMOVE CURB AND GUTTER	LIN FT	240	240		
5		2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	4,380	4,380		
6		2104.504	REMOVE CONCRETE WALK	SQ YD	16	16		
7	(1)	2105.507	COMMON EXCAVATION (P) (EV)	CU YD	3,700	3,700		
8		2105.507	SUBGRADE EXCAVATION (EV)	CU YD	125	125		
9		2105.609	GRANULAR BORROW	TON	190	190		
10		2105.601	DEWATERING	LUMP SUM	1			1
11		2211.509	AGGREGATE BASE CLASS 5 MODIFIED	TON	2,980	2,980		
12		2360.504	TYPE 9.5 WEARING COURSE MIX (3,B) (TRAIL)	TON	190	190		
13		2360.504	TYPE 9.5 WEARING COURSE MIX (3,B) (ROADWAY)	TON	605	605		
14		2360.504	TYPE 12.5 NON WEARING COURSE MIX (3,B) (ROADWAY)	TON	755	755		
15		2501.502	24" RC PIPE APRON	EACH	1		1	
16		2501.602	TRASH GUARD FOR 24" PIPE APRON	EACH	1		1	
17		2503.503	8" PVC PIPE SEWER SDR 26	LIN FT	650			650
18		2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	165		165	
19		2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	375		375	
20		2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	235		235	
21		2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	100		100	
22		2503.602	8" PIPE PLUG	EACH	2			2
23		2503.602	CONSTRUCT BULKHEAD	EACH	1			1
24		2503.602	CONNECT TO EXISTING SANITARY MANHOLE (CORE & BOOT)	EACH	1			1
25		2504.602	CONNECT TO EXISTING WATER MAIN	EACH	1			1
26		2504.602	ADJUST GATE VALVE & BOX	EACH	2			2
27		2504.602	6" GATE VALVE & BOX	EACH	2			2
28		2504.602	8" GATE VALVE & BOX	EACH	2			2
29		2504.602	16" GATE VALVE & BOX	EACH	1			1
30		2504.602	HYDRANT (8.5' BURY)	EACH	1			1
31		2504.602	HYDRANT (9.0' BURY)	EACH	1			1
32		2504.603	6" WATERMAIN DUCTILE IRON CL 53	LIN FT	40			40
33		2504.603	8" WATERMAIN DUCTILE IRON CL 52	LIN FT	90			90
34		2504.603	12" WATERMAIN DUCTILE IRON CL 52	LIN FT	65			65
35		2504.603	16" WATERMAIN DUCTILE IRON CL 52	LIN FT	1,050			1,050
36		2504.608	WATERMAIN FITTINGS	POUND	1,770			1,770
37		2506.502	CASTING ASSEMBLY (SANITARY)	EACH	2			2
38		2506.502	CASTING ASSEMBLY (STORM)	EACH	8		8	
39		2506.502	ADJUST FRAME AND RING CASTING	EACH	2	2		
40		2506.503	CONSTRUCT SANITARY SEWER MANHOLE	LIN FT	38			38
41	(2)	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	22		22	
42	(3)	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1	LIN FT	17		17	
43		2506.603	CONSTRUCT 8" INSIDE DROP	LIN FT	9			9
44		2511.507	RANDOM RIPRAP CL III	CU YD	10	10		
45		2521.518	6" CONCRETE WALK	SQ FT	800	800		
46		2531.503	CONCRETE CURB & GUTTER DES B618	LIN FT	2,410	2,410		
47		2531.604	7" CONCRETE VALLEY GUTTER	SQ YD	48	48		
48		2531.618	TRUNCATED DOMES	SQ FT	118	118		
49		2563.601	TRAFFIC CONTROL	LUMP SUM	1	0.50	0.11	0.39
50		2563.61	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	1	0.50	0.11	0.39
51		2564.502	INSTALL SIGN	EACH	11	11		
52		2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	1		
53		2573.502	STORM DRAIN INLET PROTECTION	EACH	8	8		
54		2573.503	SILT FENCE, TYPE MS	LIN FT	1,600	1,600		
55		2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	550	550		
56		2574.507	FERTILIZER TYPE 3	POUND	750	750		
57		2575.505	SEEDING	ACRE	2.5	2.5		
58		2575.505	RAPID STABILIZATION METHOD 2	ACRE	0.5	0.5		
59		2575.508	SEEDING MIXTURE 25-121	POUND	230	230		
60		2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	8,750	8,750		
61		2582.503	4" SOLID LINE MULTI COMP	LIN FT	4,760	4,760		
62		2582.503	4" BROKEN LINE MULTI COMP	LIN FT	410	410		
63		2582.503	4" DBLE SOLID LINE MULTI COMP	LIN FT	360	360		
64		2582.503	24" SOLID LINE MULTI COMP	LIN FT	35	35		
65		2582.518	PAVT MSSG MULTI COMP	SQ FT	150	150		
66		2582.518	CROSSWALK MULTI COMP	SQ FT	300	300		

199-109-007 STATEMENT OF ESTIMATED QUANTITIES

NOTES:

(1) INCLUDES TOPSOIL STRIPPING & STOCKPILING

(2) DESIGN 48-4020 WITH A 4022 COVER

(3) 2' x 3' CATCH BASIN. SEE CONSTRUTION DETAILS

STANDARD PLATES	
THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT	
PLATE NO.	DESCRIPTION
3000M	REINFORCED CONCRETE PIPE (6 SHEETS)
3006H	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
3100G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
3145G	CONCRETE PIPE OR PRECAST BOX CULVERT TIES
4011E	PRECAST CONCRETE BASE
4020J	MANHOLE OR CATCH BASIN WITH OR WITHOUT TRAFFIC LOADS (2 SHEETS)
4022A	MANHOLE OR CATCH BASIN COVER - 3' x 2' OPENING - FOR USE WITH OR WITHOUT TRAFFIC LOADS
4026A	CONCRETE ENCASAED CONCRETE ADJUSTING RINGS
4108F	ADJUSTING RINGS FOR CATCH BASINS & MANHOLES
7038A	DETECTABLE WARNING SURFACE TRUNCATED DOMES
7100H	CONCRETE CURB AND GUTTER
8000J	CHANNELIZERS (3 SHEETS)

BASIS FOR ESTIMATED QUANTITIES	
BID ITEM	BASIS
TYPE SP WEARING & NON-WEARING COURSE MIX	115 LBS/SY-IN
BITUMINOUS TACK COAT	0.05 GAL/SY
AGGREGATE BASE CLASS 5	110 LBS/SY-IN
HYDRAULIC BONDED FIBER MATRIX	3500 LBS/ACRE
FERTILIZER TYPE 3	300 LBS/ACRE
SEED MIX 25-121	92 LBS/ACRE

EARTHWORK SUMMARY S.A.P. 199-109-007

NOTES	ITEMS	UNIT	PROJECT TOTAL	PUMA STREET NW	SITE GRADING AREA
	UNADJUSTED VOLUMES BASED ON CROSS SECTIONS				
1	TOPSOIL STRIPPING (EV)	CU YD	1380	1340	40
2	EXCAVATION (EV)	CU YD	2320	1910	410
3	EMBANKMENT MATERIAL REQUIRED (CV)	CU YD	1900	1850	50
4	TOPSOIL REQUIRED (CV)	CU YD	970	575	395
	EARTHWORK BALANCE				
	TOPSOIL BALANCE				
5,8	TOPSOIL REQUIRED (LV)	CU YD	1455	863	593
6	TOPSOIL GENERATED (LV)	CU YD	1518	1474	44
9	EXCESS TOPSOIL	CU YD	63	612	-549
	GRADING MATERIAL BALANCE				
6, 8	GRADING MATERIAL GENERATED (LV)	CU YD	2552	2101	451
7	EMBANKMENT MATERIAL REQUIRED (LV)	CU YD	2470	2405	65
9	EXCESS GRADING MATERIAL (LV)	CU YD	82	-304	386
	EARTHWORK QUANTITIES TO SEQ				
9	COMMON EXCAVATION	CU YD	3700	3250	450
12	SUBGRADE EXCAVATION	CU YD	125	125	
11,12	GRANULAR BORROW	TON	190	190	

NOTES

1 FROM CROSS SECTIONS, ASSUMES AN AVERAGE OF 7" OF TOPSOIL THICKNESS IN UNDEVELOPED GREEN AREAS.

2 EXCAVATION REQUIRED BELOW EXISTING BITUMINOUS PAVEMENT & TOPSOIL, FROM CROSS SECTIONS.

3 FILL VOLUMES FROM CROSS SECTIONS.

4 MINIMUM 4 INCHES OF TOPSOIL PLACED IN ALL SEEDED AREAS DISTURBED DURING CONSTRUCTION.

5 SHRINKAGE FACTOR OF 1.5 APPLIED FROM CV TO LV

6 SWELL FACTOR OF 1.1 APPLIED FROM EV TO LV

7 SHRINKAGE FACTOR OF 1.3 APPLIED FROM CV TO LV

8 CONTRACTOR TO SEPARATE TOPSOIL, GRANULAR MATERIAL AND SELECT GRADING MATERIAL. SELECT GRADING MATERIAL TO BE USED UNDER IMPERVIOUS SURFACE. GRANULAR MATERIAL TO BE USED IN BOULEVARD AREAS.

9 ONCE THE PROJET EARTHWORK IS BALANCED, ANY EXCESS MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY ENGINNER

10 TOPSOIL SALVAGED FROM SITE SHALL BE USED BEFORE ANY TOPSOIL BORROW HAULED TO THE SITE.

11 105 LBS/CU FT APPLIED FROM LV TO TON

12 ADDITIONAL QUANTITY TO BE USED AS DETERMINED BY THE ENGINEER

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REVIEW PLANS

KEVIN P. KIELB

LIC. NO. 23211 DATE 05/12/2020

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City of RAMSEY

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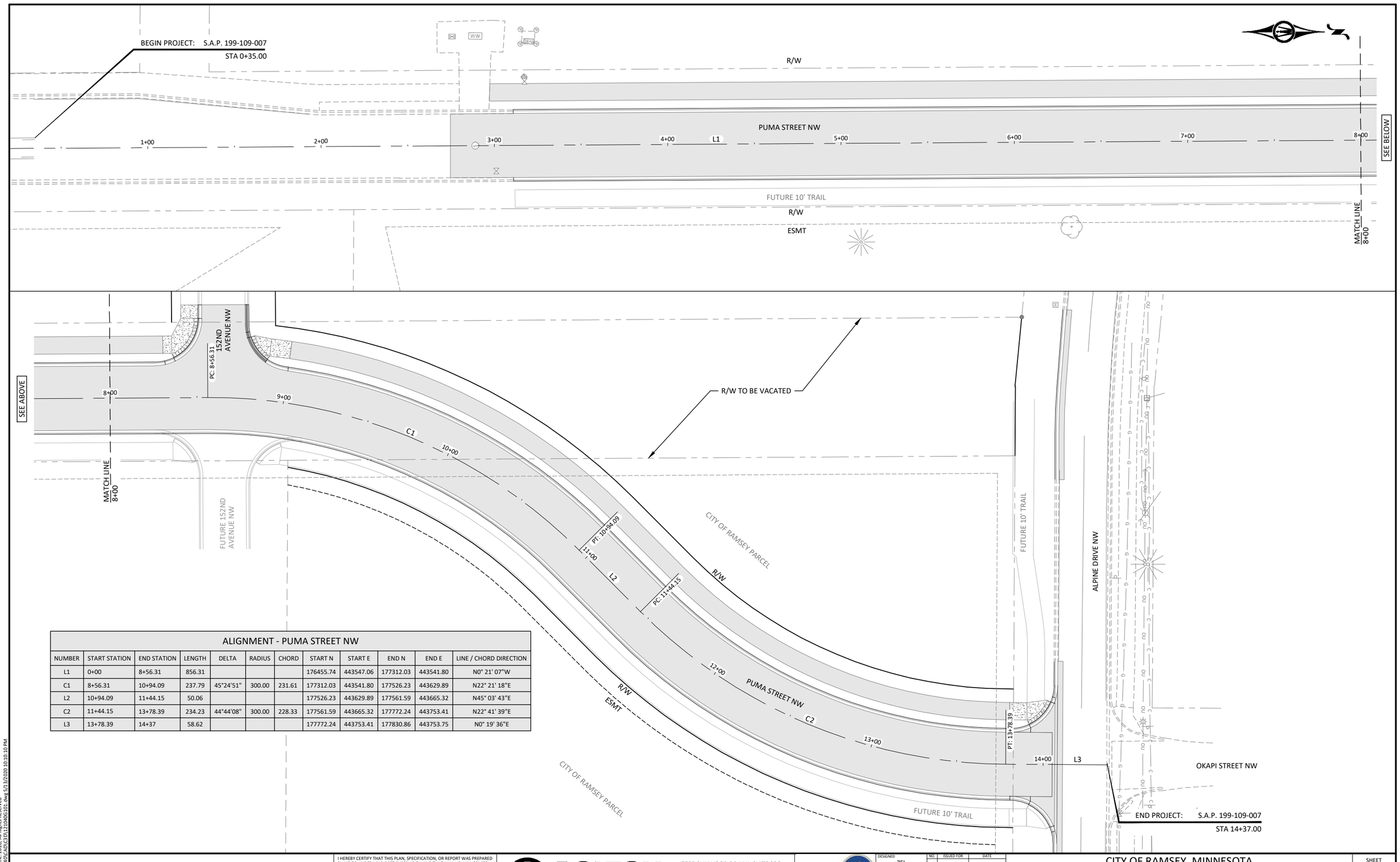
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA

2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

STATEMENT OF ESTIMATED QUANTITIES



ALIGNMENT - PUMA STREET NW											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L1	0+00	8+56.31	856.31				176455.74	443547.06	177312.03	443541.80	N0° 21' 07"W
C1	8+56.31	10+94.09	237.79	45°24'51"	300.00	231.61	177312.03	443541.80	177526.23	443629.89	N22° 21' 18"E
L2	10+94.09	11+44.15	50.06				177526.23	443629.89	177561.59	443665.32	N45° 03' 43"E
C2	11+44.15	13+78.39	234.23	44°44'08"	300.00	228.33	177561.59	443665.32	177772.24	443753.41	N22° 41' 39"E
L3	13+78.39	14+37	58.62				177772.24	443753.41	177830.86	443753.75	N0° 19' 36"E

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SCALE FEET

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CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
ALIGNMENT TABULATION

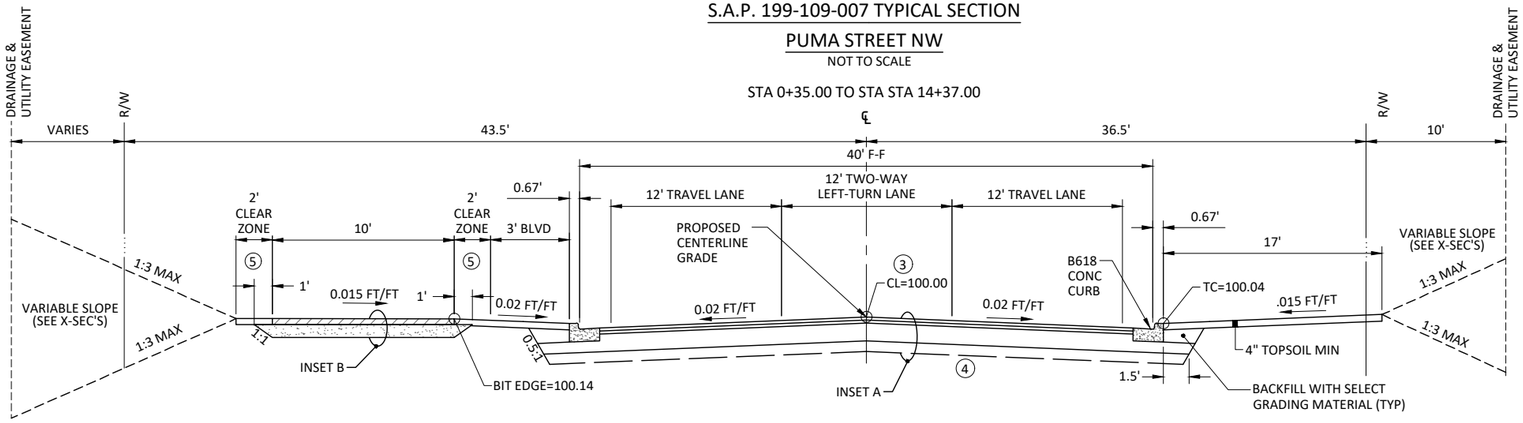
SHEET 4 OF 33

S.A.P. 199-109-007 TYPICAL SECTION

PUMA STREET NW

NOT TO SCALE

STA 0+35.00 TO STA STA 14+37.00



NOTES:

1. ANY VARIATIONS FROM THE TYPICAL SECTION DIMENSIONS ARE SHOWN ON THE PLAN DRAWINGS
2. PAVEMENT SLOPES AT INTERSECTION LOCATIONS MAY VARY FROM THOSE SHOWN ON THE TYPICAL SECTION
3. ELEVATIONS SHOWN ARE RELATIVE TO C/L AND DO NOT RELATE TO ACTUAL CONSTRUCTION GRADES
4. SUBGRADE SHALL BE TEST ROLLED PRIOR TO AGGREGATE BASE INSTALLATION AND CONFORM TO MnDOT SPEC 2111
5. TRAIL CLEAR ZONE 1:6 MAX, 0.02 FT/FT (TYP). NO TRAFFIC SIGNS SHALL BE INSTALLED WITHIN TRAIL CLEAR ZONE

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

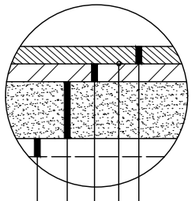
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:
2 – 2003

City of RAMSEY

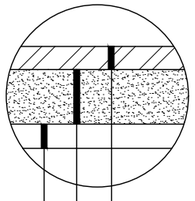
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26



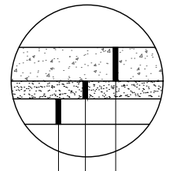
2" TYPE SP 9.5 WEARING COURSE (SPWEA340B) (2360)
BITUMINOUS TACK COAT (2357) (INCIDENTAL)
2.5" TYPE SP 12.5 NON WEARING COURSE (SPNWB330B) (2360)
8" AGGREGATE BASE CL 5, MOD (2211) (SEE STR-26)
12" SUBGRADE PREPARATION (SCARIFY & RE-COMPACT) (2112) (INCIDENTAL)

INSET A - BITUMINOUS ROADWAY
NOT TO SCALE



2.5" TYPE SP 9.5 WEARING COURSE (SPWEA340B) (2360)
4" AGGREGATE BASE CL 5, MOD (2211) (SEE STR-26)
SUBGRADE PREPARATION (2112) (INCIDENTAL)

INSET B - BITUMINOUS TRAIL
NOT TO SCALE



6" CONCRETE WALK (2521)
3" AGGREGATE BASE CL 5, MOD (2211) (SEE STR-26)
SUBGRADE PREPARATION (2112) (INCIDENTAL)

CONCRETE WALK / PEDESTRIAN RAMP
NOT TO SCALE

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REVIEW PLANS

KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

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RAMSEY, MINNESOTA 55303
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City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
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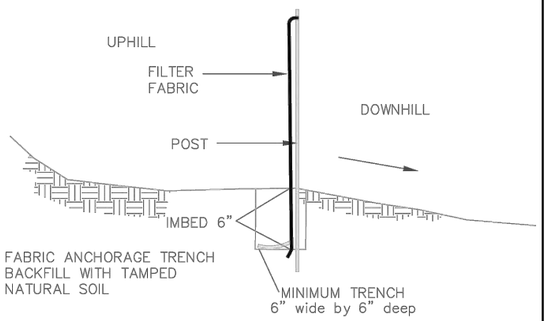
ZFL			
CHECKED			
KPK			
CLIENT PROJ. NO.			
R12.121040			

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
TYPICAL SECTIONS

SHEET 5 OF 33

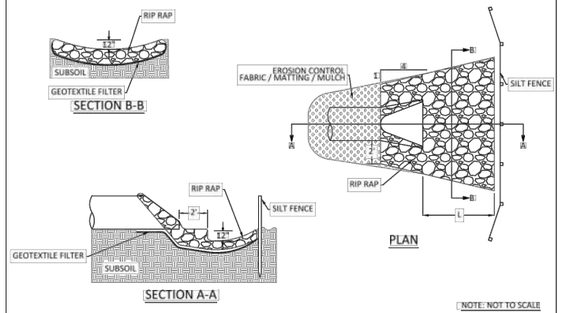


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

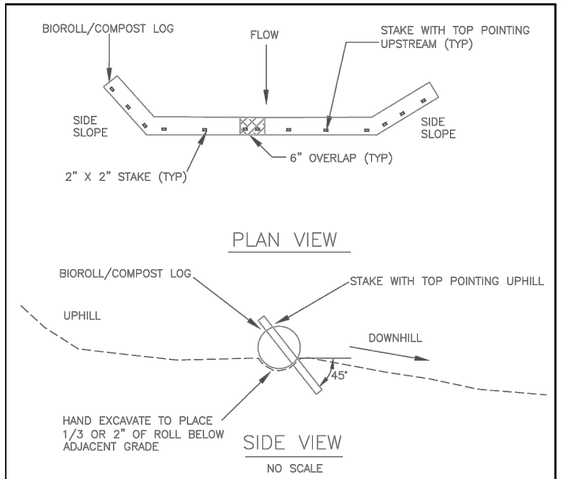
RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

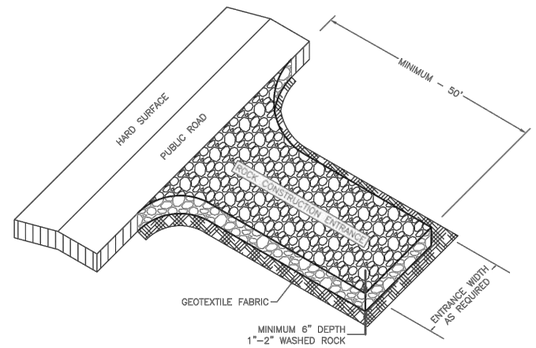
APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

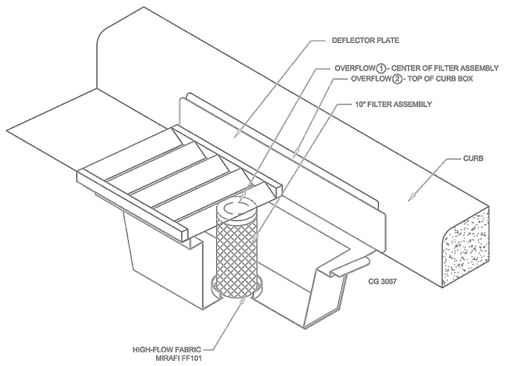
APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



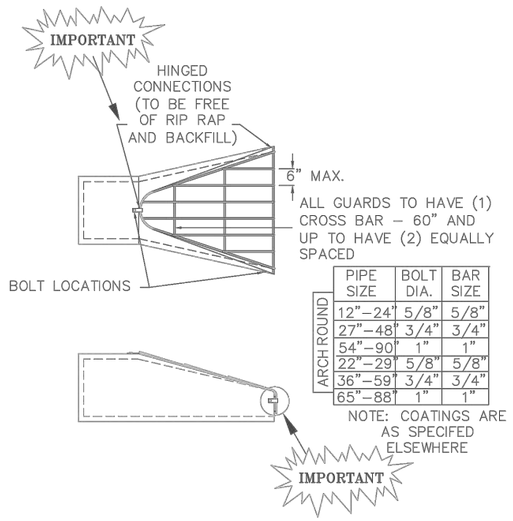
INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



	PIPE SIZE	BOLT DIA.	BAR SIZE
ARCH ROUND	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

APPROVED: 2 – 2006	City of RAMSEY	STANDARD DETAILS: TRASH GUARD
		CITY PLATE No. STO–8

MNDOT 2016 SPEC

MNDOT 2016 SPEC TABLE 3877–1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	–
CLAY	5% – 35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G 51

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

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REVIEW PLANS

KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

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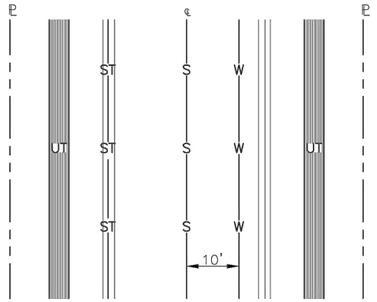
City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
CONSTRUCTION DETAILS

SHEET 6 OF 33

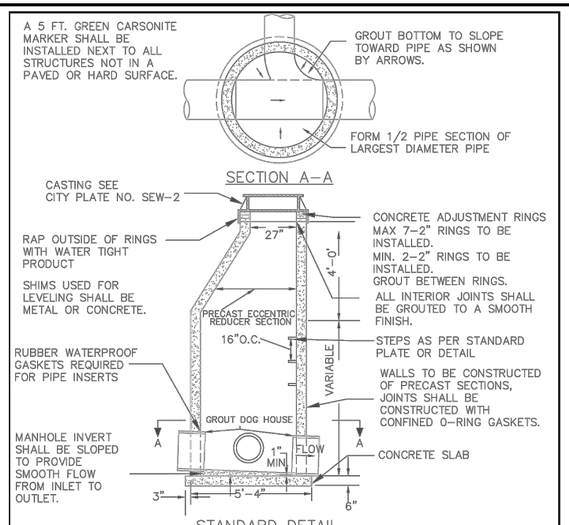


LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

UTILITY LOCATIONS
N.T.S.

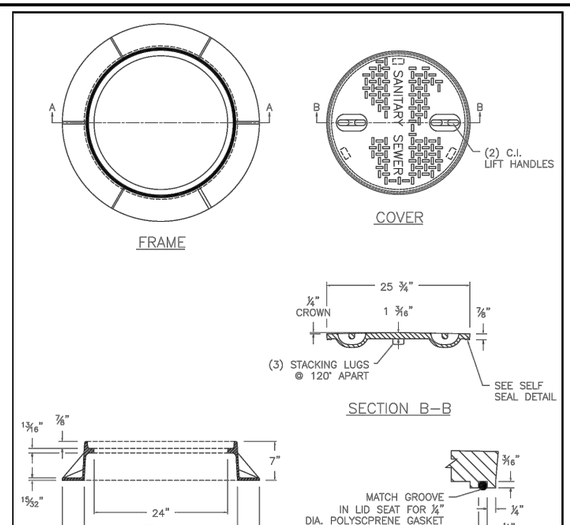
APPROVED: 7 - 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL-1



STANDARD DETAIL

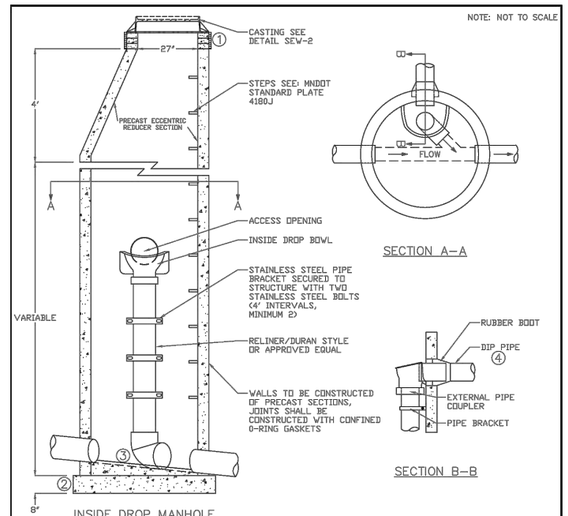
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1



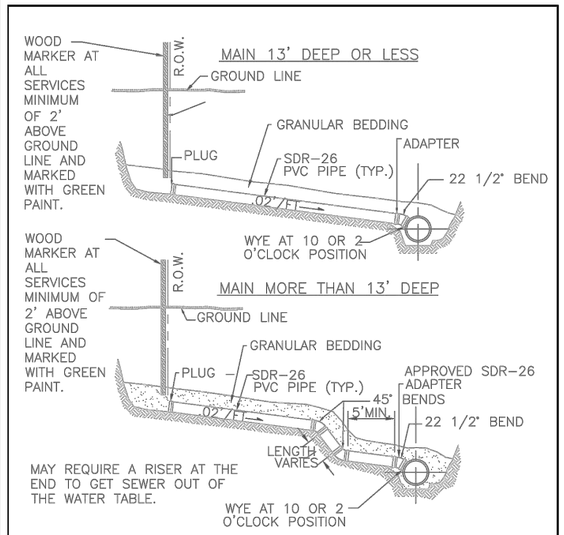
NOTE: NOT TO SCALE

APPROVED: 11 - 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW-2



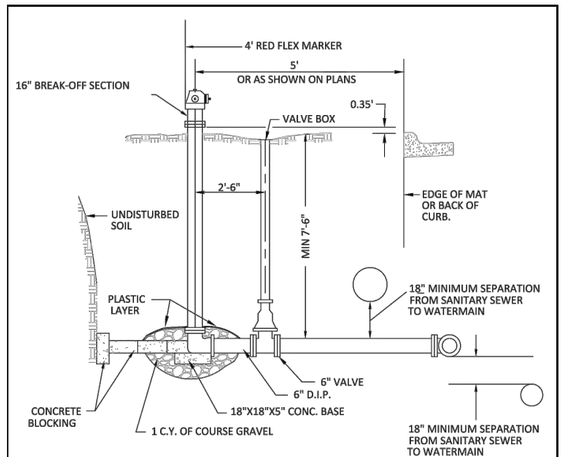
NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT.
2. 8" BASE FOR AL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT. & REINFORCEMENT WITH 6"X6" & 10"X10" MESH.
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS.
4. DUCTILE IRON PIPE FROM TEE TO UNDISTURBED SOIL.
5. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
6. CONDUCTIVITY IS REQUIRED ON ALL TRACE WIRE.
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: INSIDE DROP MANHOLE
		CITY PLATE No. SEW-5



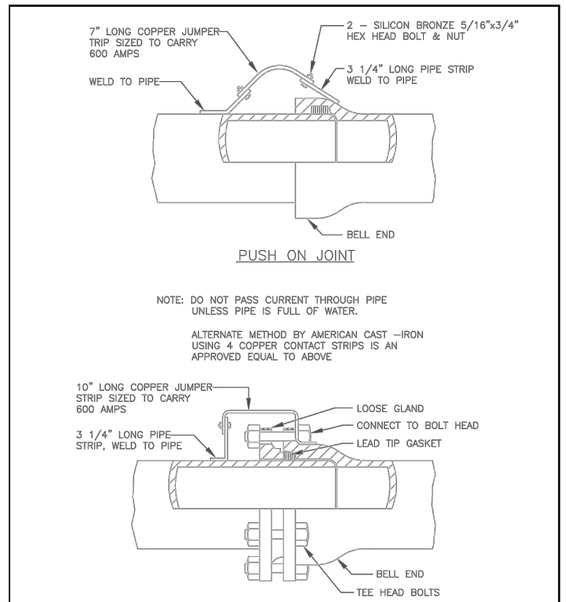
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3

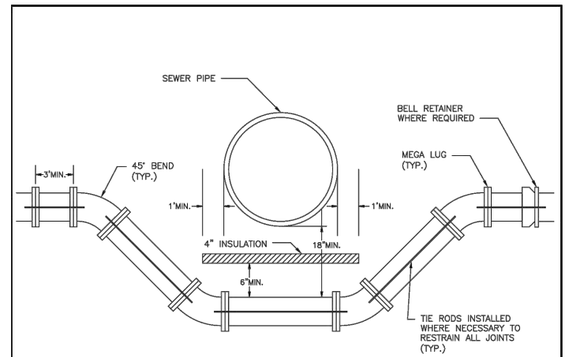


NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

APPROVED: 6 - 2017	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4



NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 - 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT-7

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LIC. NO. 23211 DATE 05/12/2020

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City of RAMSEY

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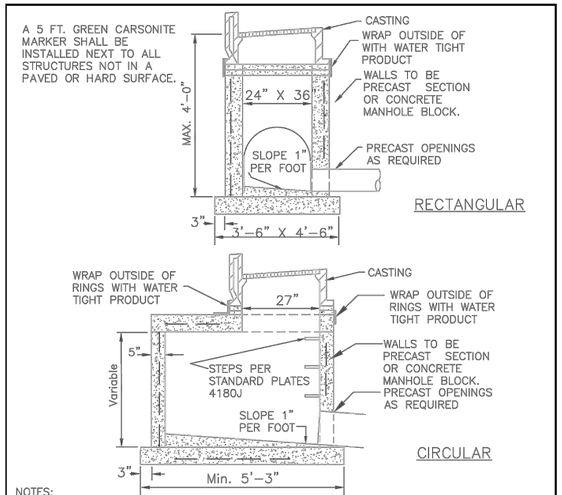
CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
CONSTRUCTION DETAILS

SHEET 7 OF 33



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

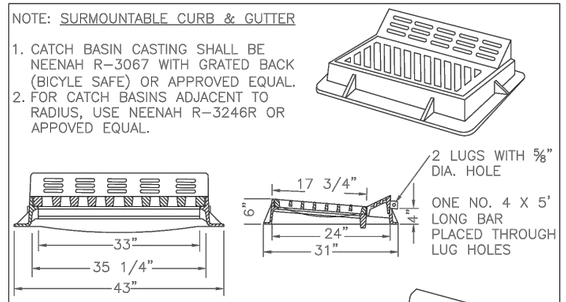
APPROVED: 4 – 2007

STANDARD DETAILS: CATCH BASIN

CITY PLATE No. STO–1

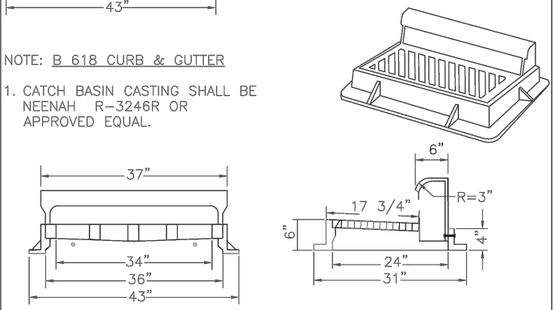
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL.

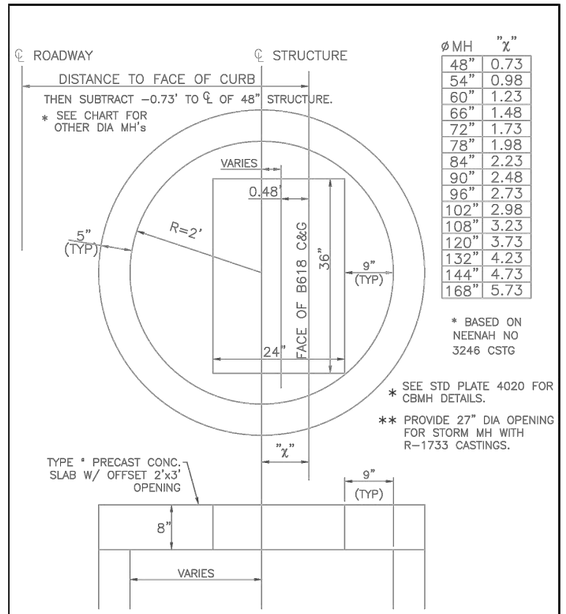


STANDARD CATCHBASIN CASTING

APPROVED: 7 – 2016

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE No. STO–4



ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

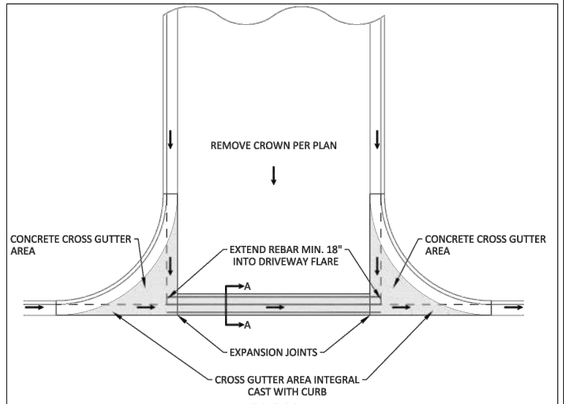
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

APPROVED: 4 – 2005

STANDARD DETAILS: SLAB TOP MANHOLE COVER

CITY PLATE No. STO–5

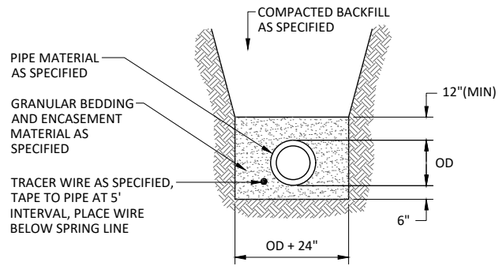


NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 – 2017

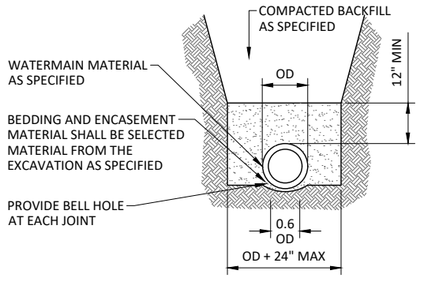
STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR–2



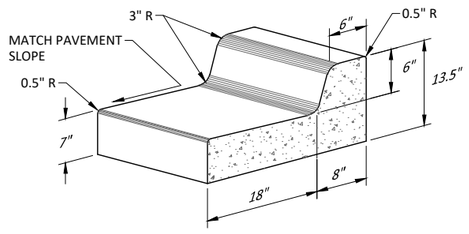
NON-RIGID SANITARY SEWER TRENCH

NOT TO SCALE



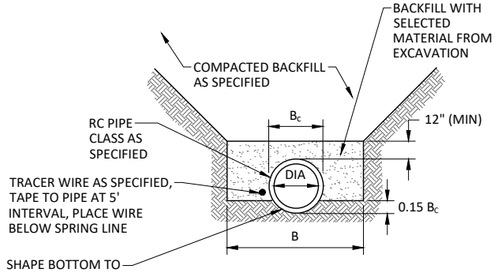
DIP WATERMAIN TRENCH

NOT TO SCALE



CONCRETE CURB & GUTTER
DESIGN B618, GUTTER OUT

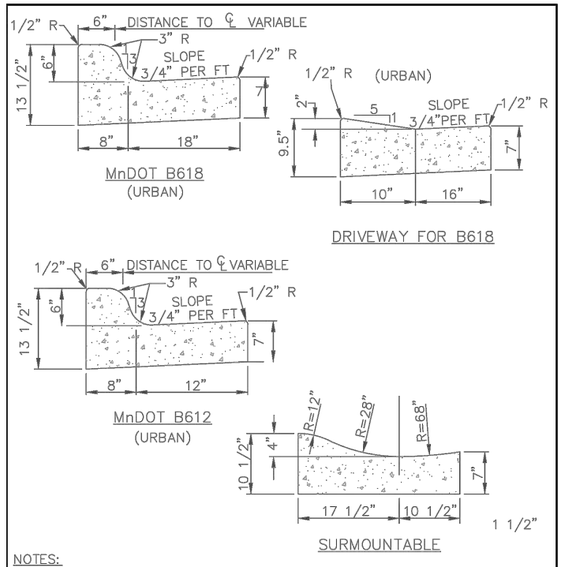
NOT TO SCALE



RC PIPE
CLASS "C" BEDDING

NOT TO SCALE

PIPE DIA	B
36" OR LESS	B_C + 24"
42" TO 54"	1.5 x B_C
60" OR OVER	B_C + 36"



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

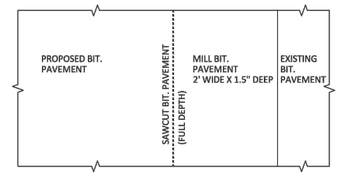
APPROVED: 1 – 2016

STANDARD DETAILS: CURB AND GUTTER

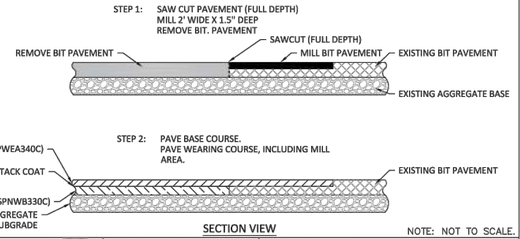
CITY PLATE No. STR–1

NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



PLAN VIEW



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 – 2017

CITY PLATE No. STR–31

STANDARD DETAILS: STREET TIE–IN

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVIEW PLANS

KEVIN P. KIELB

LIC. NO. 23211 DATE 05/12/2020

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

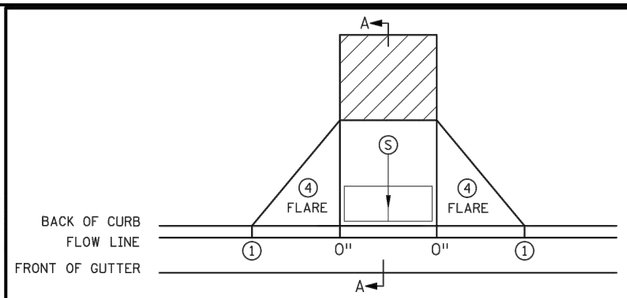
NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA

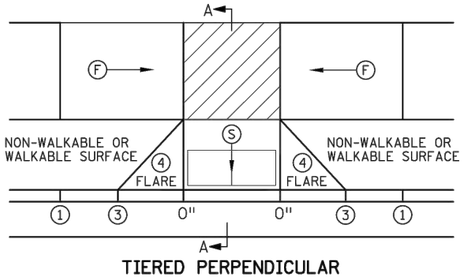
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

CONSTRUCTION DETAILS

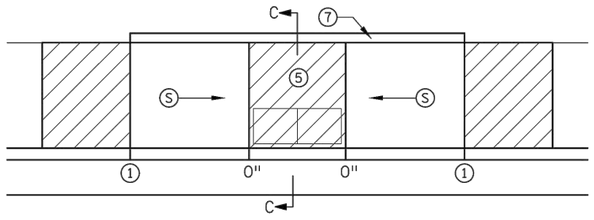
SHEET 8 OF 33



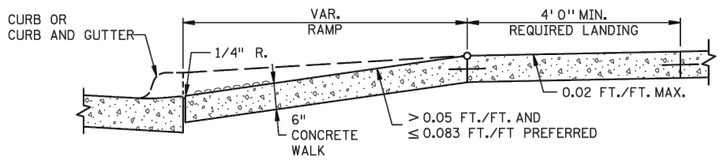
PERPENDICULAR



TIERED PERPENDICULAR

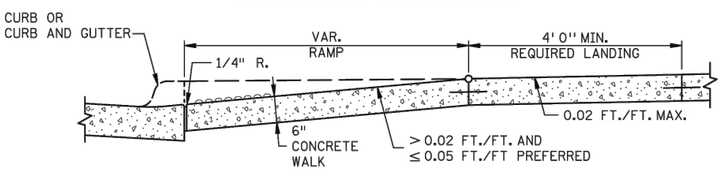


PARALLEL



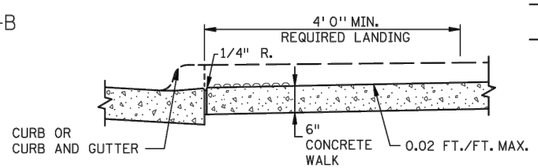
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



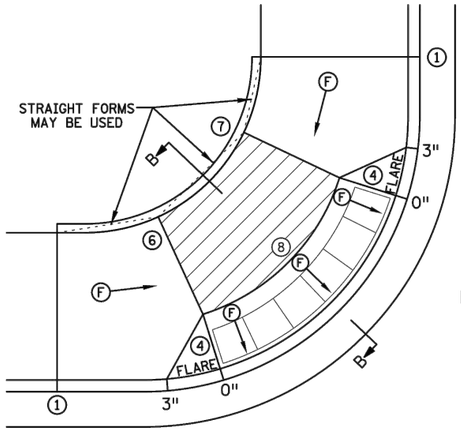
SECTION B-B

FAN

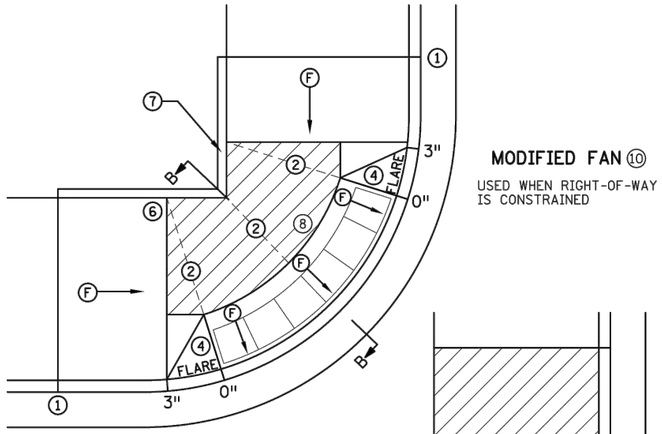


SECTION C-C

PARALLEL/DEPRESSED CORNER

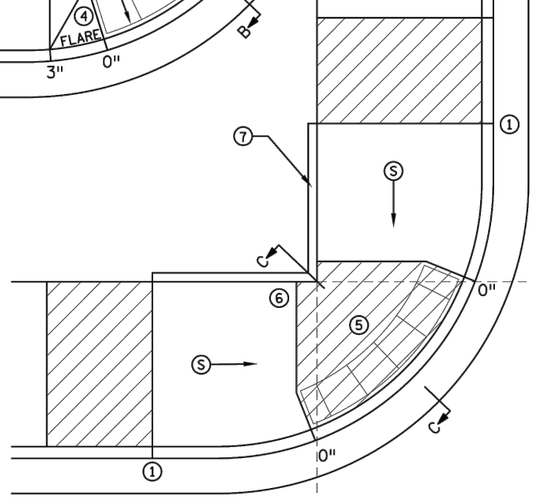


FAN (10)

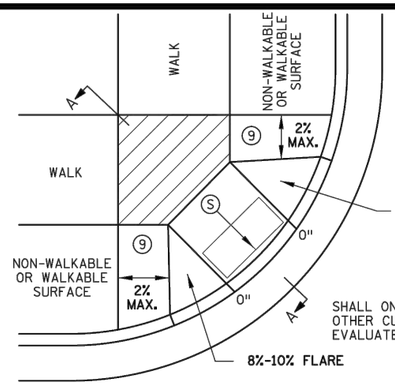


MODIFIED FAN (10)

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 1-23-2017

REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
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City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA

2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

PEDESTRIAN CURB RAMP DETAILS

SHEET 9 OF 33

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PLOTTED/REVISED: 4-APR-2018
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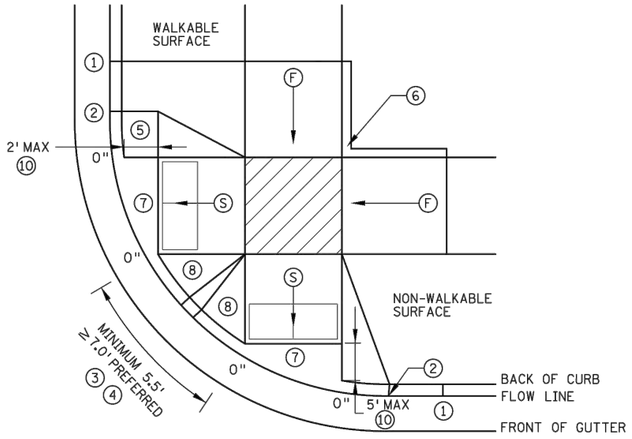
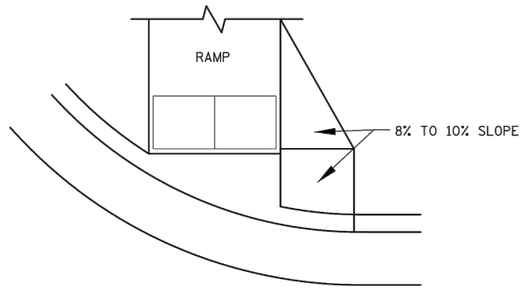


COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

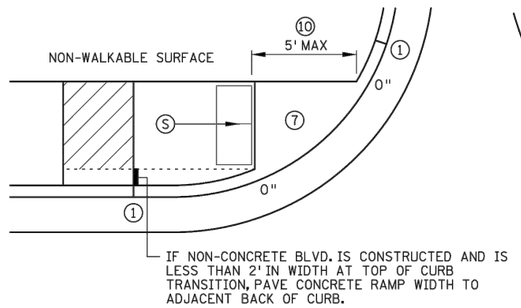
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

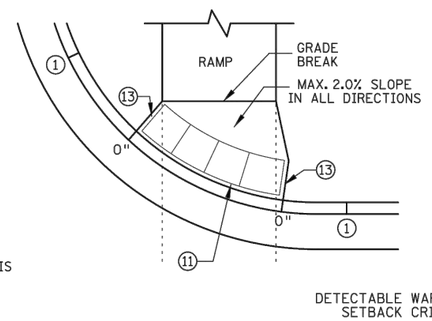
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

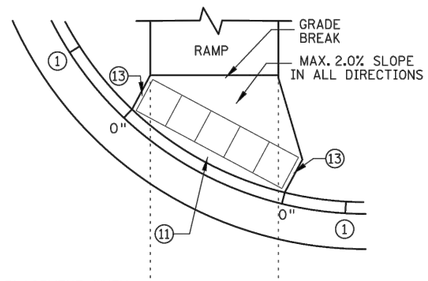
RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.



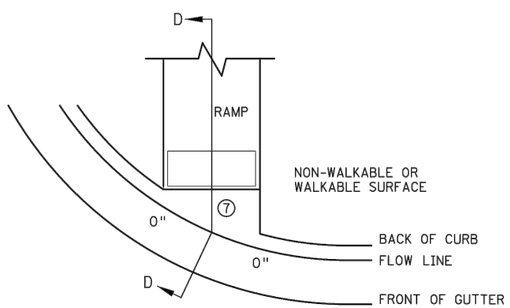
STANDARD ONE-WAY DIRECTIONAL ⑨



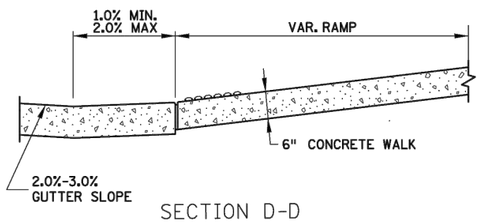
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



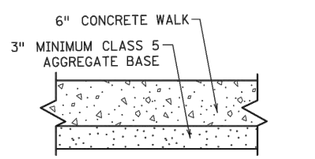
1. MATCH FULL CURB HEIGHT.
2. 3" HIGH CURB WHEN USING A 3' LONG RAMP
   4" HIGH CURB WHEN USING A 4' LONG RAMP.
3. 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
   4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
4. THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
5. WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
6. GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
7. MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
8. 8% TO 10% WALKABLE FLARE.
9. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
10. FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
11. RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
12. FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
13. THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
14. TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

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OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 2 OF 6
APPROVED: 1-23-2017
REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

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City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
PEDESTRIAN CURB RAMP DETAILS

SHEET 10 OF 33

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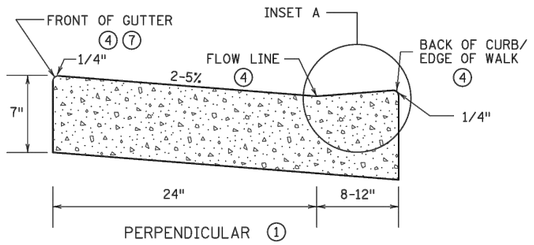
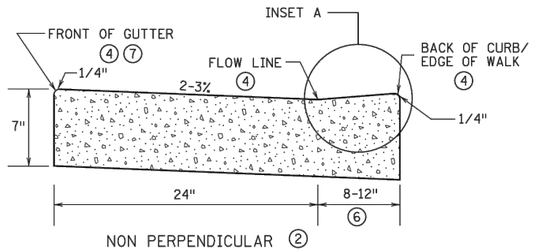
PLOTTED/REVISED: 4-APR-2018

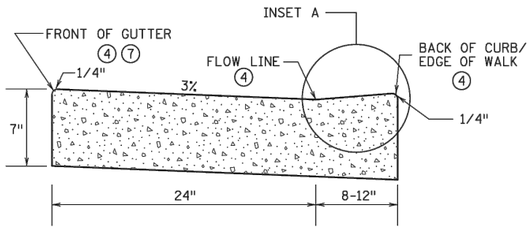


PERPENDICULAR ①

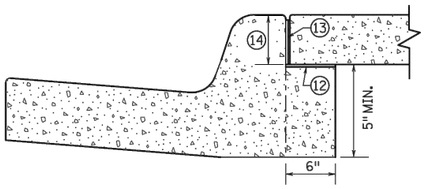


NON PERPENDICULAR ②

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

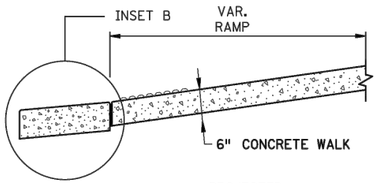


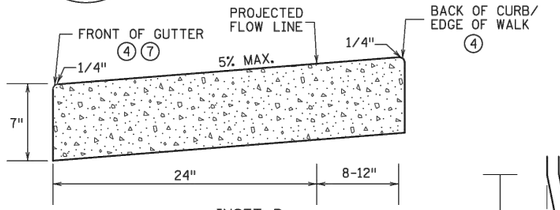
FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)



OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB

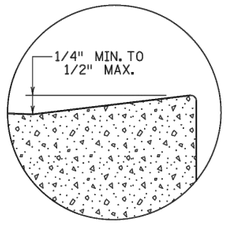
CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



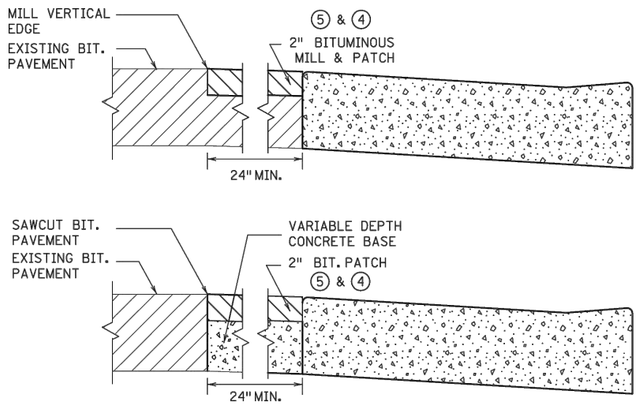


INSET B

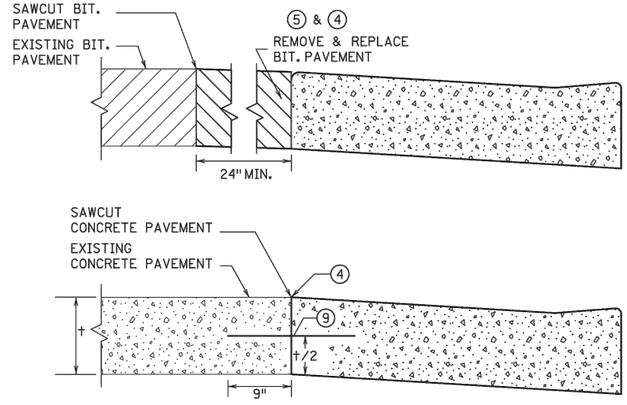
OUTFLOW GUTTER ⑧



INSET A

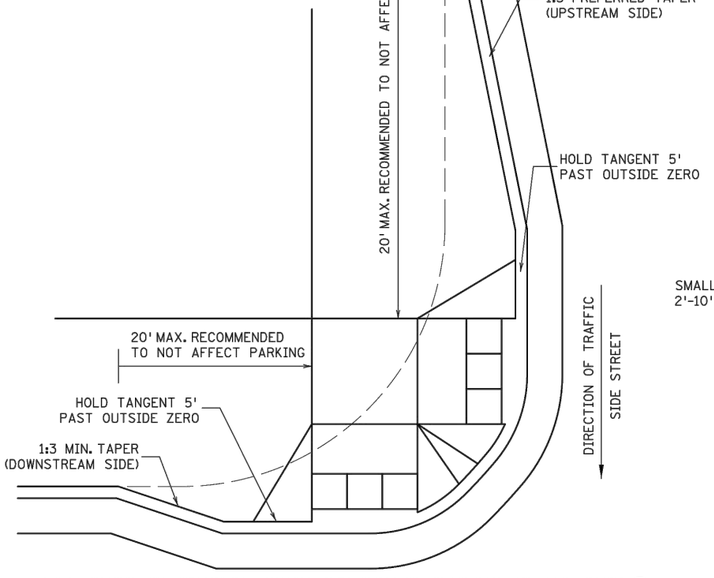


ONLY ALLOWED PER ENGINEER'S APPROVAL



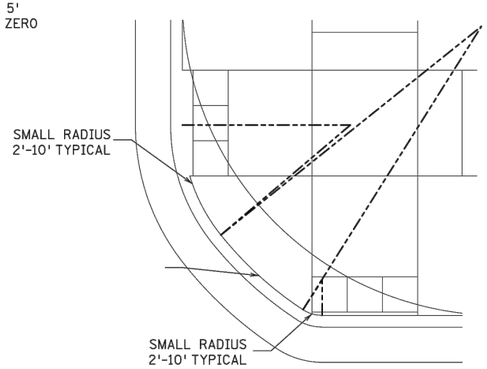
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪

DIRECTION OF TRAFFIC
MAIN STREET



COMBINED DIRECTIONAL ⑩ (COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

⑫ PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

⑬ 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

⑭ DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

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OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 3 OF 6

APPROVED: 1-23-2017

REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

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DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

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CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
PEDESTRIAN CURB RAMP DETAILS

SHEET 11 OF 33

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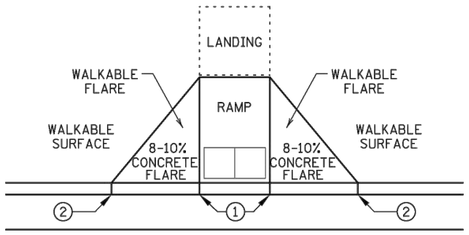
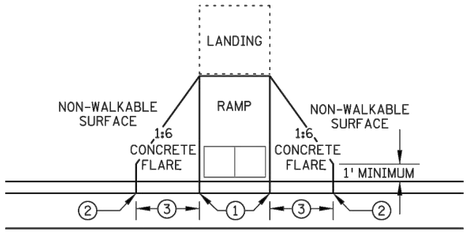


PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
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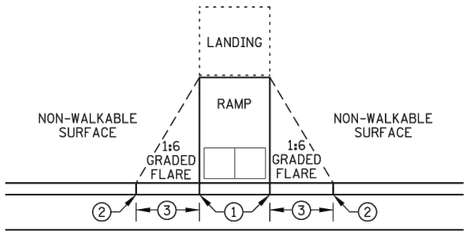
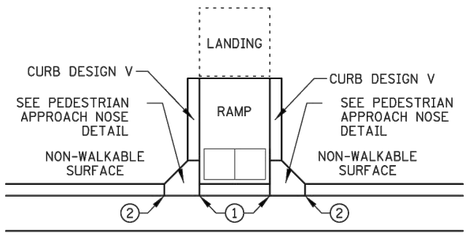
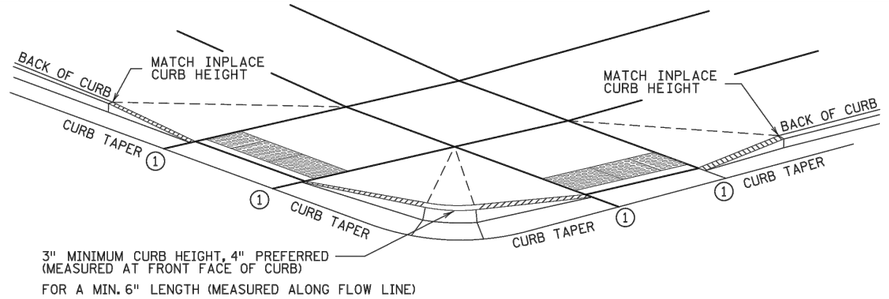


GRADED FLARES

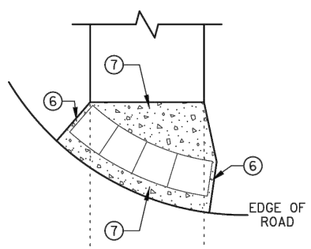


RETURNED CURB ⑤

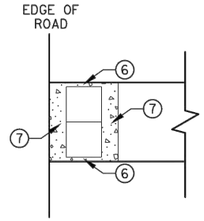
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧ CURB AND GUTTER

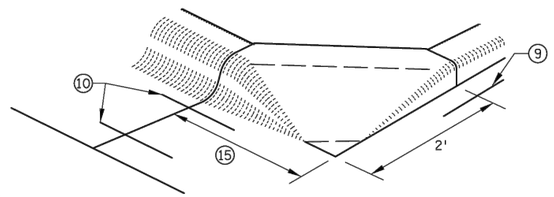


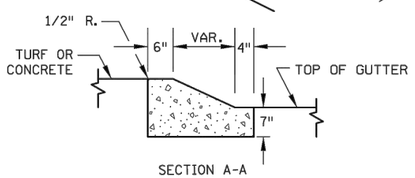
RADIAL DETECTABLE WARNING



RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER





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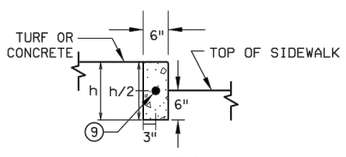

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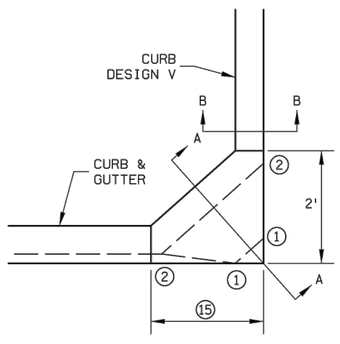
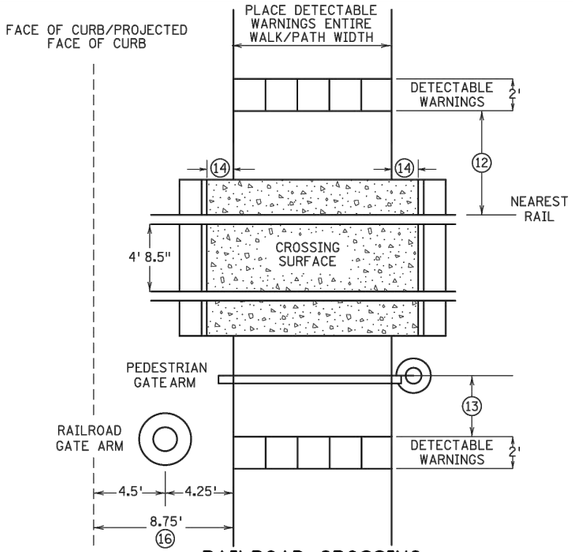


PEDESTRIAN APPROACH NOSE DETAIL
(FOR RETURNED CURB SIDE TREATMENT)



RAILROAD CROSSING PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

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STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 4 OF 6
APPROVED: 1-23-2017
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PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

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City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
PEDESTRIAN CURB RAMP DETAILS

SHEET 12 OF 33

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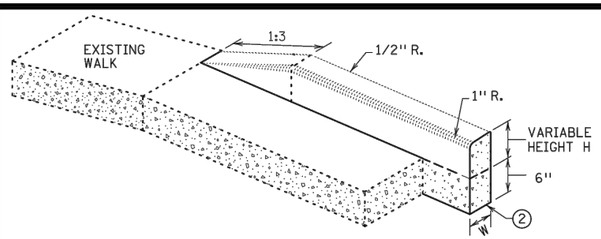
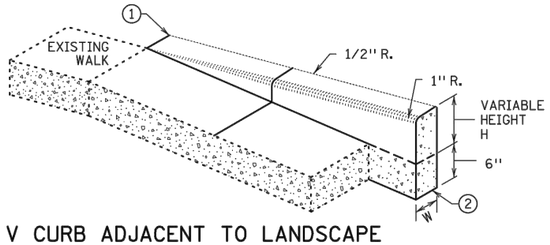


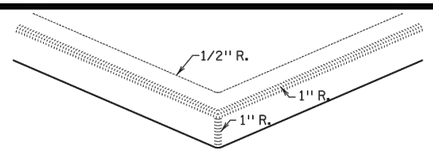
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

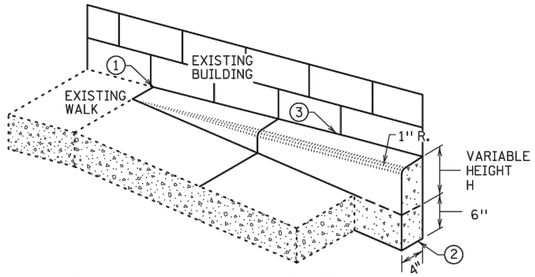


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

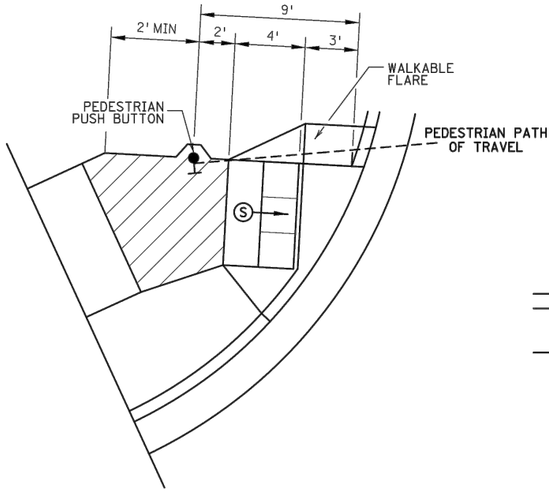


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

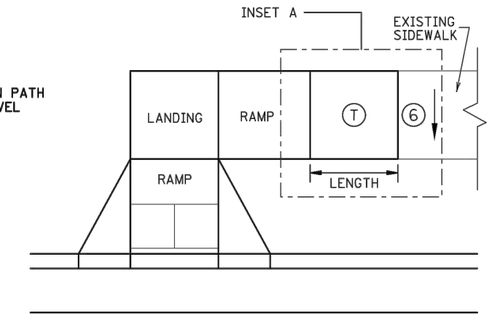
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

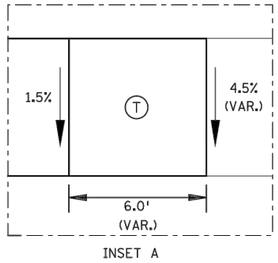


SEMI-DIRECTIONAL RAMP (3,4,9)

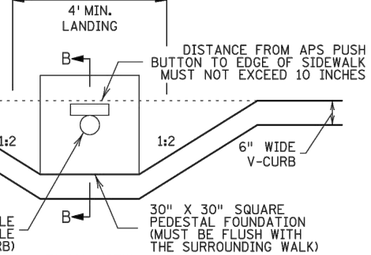
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)

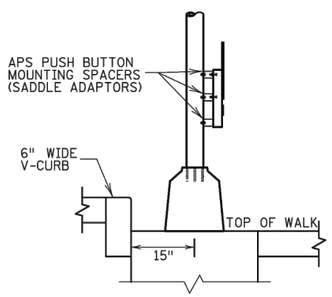




TRANSITION PANEL ④⑤

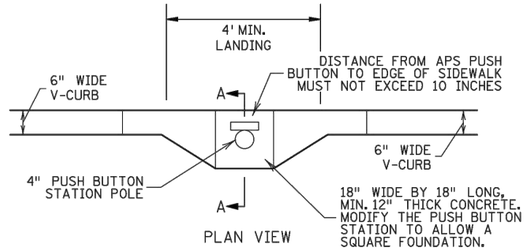


PLAN VIEW

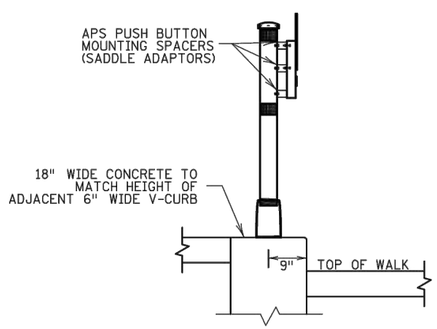


SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



PLAN VIEW



SECTION A-A

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 5 OF 6

APPROVED: 1-23-2017

REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

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

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA

2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

PEDESTRIAN CURB RAMP DETAILS

SHEET 13 OF 33

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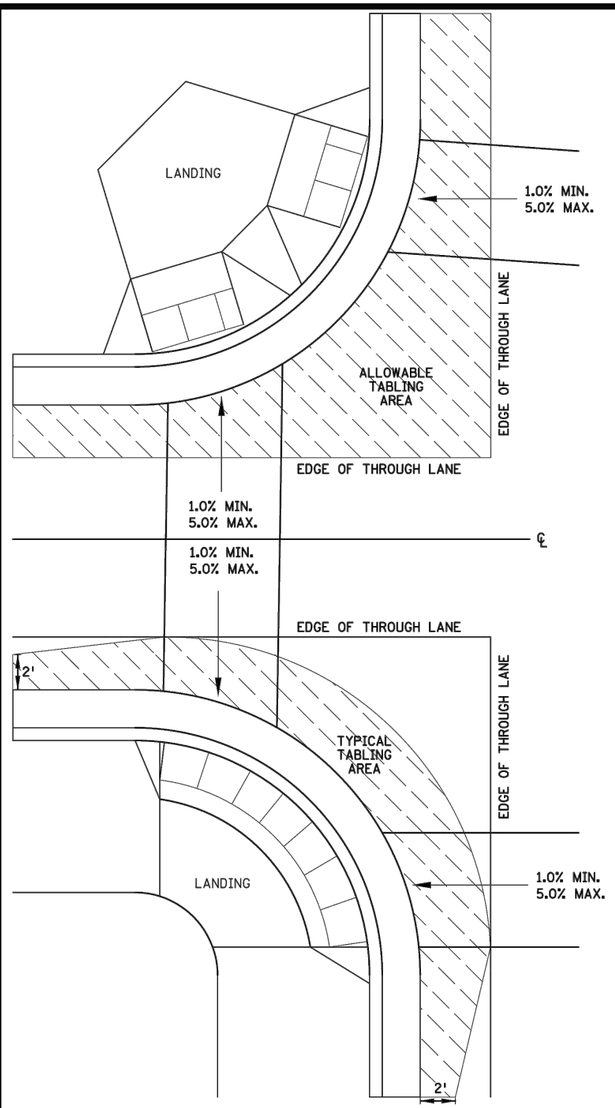
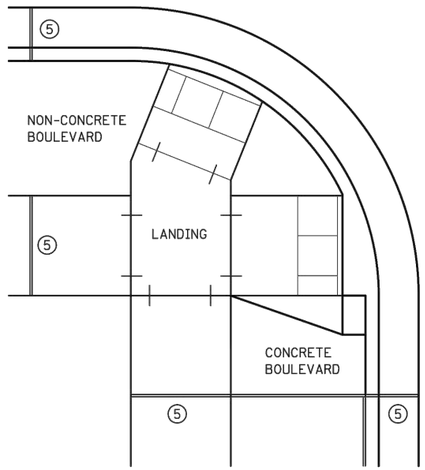
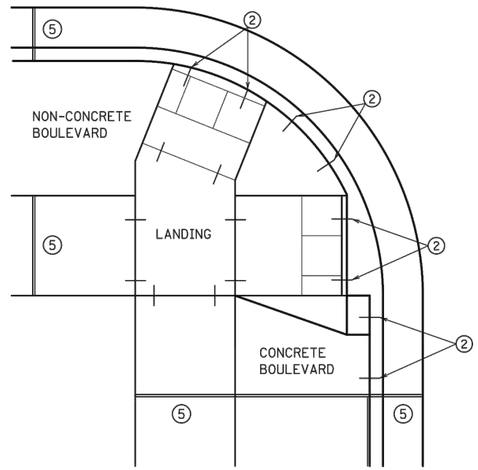


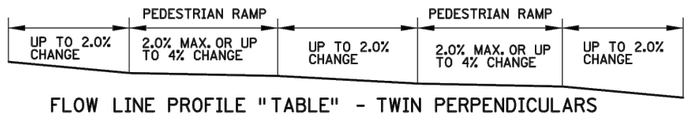
CURB LINE AND ROAD CROSSING ADJUSTMENTS



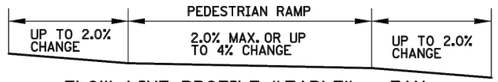
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



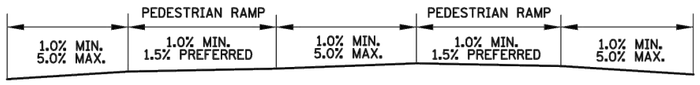
OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④



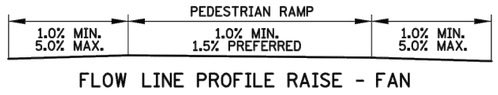
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



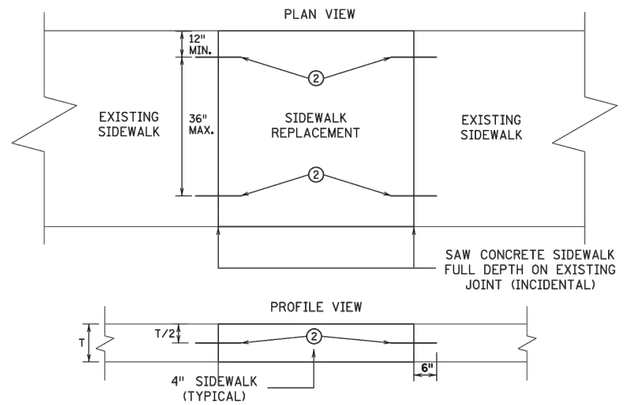
FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

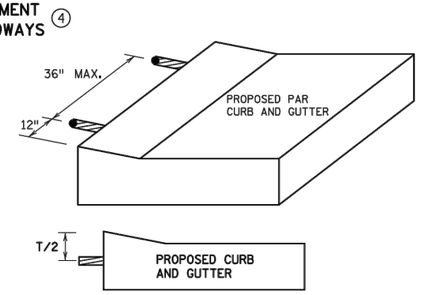


FLOW LINE PROFILE RAISE - FAN

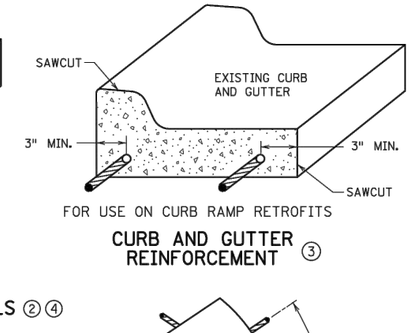


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

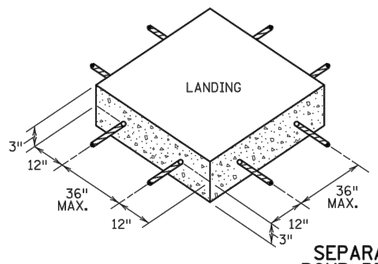


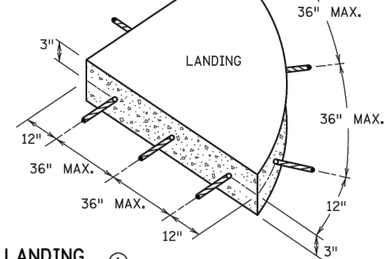
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

1. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
2. DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
3. DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
4. THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
5. 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 1-23-2017

REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

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

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
PEDESTRIAN CURB RAMP DETAILS

SHEET 14 OF 33

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PLOTTED/REVISED: 4-APR-2018

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TRAFFIC CONTROL PHASING PLAN:

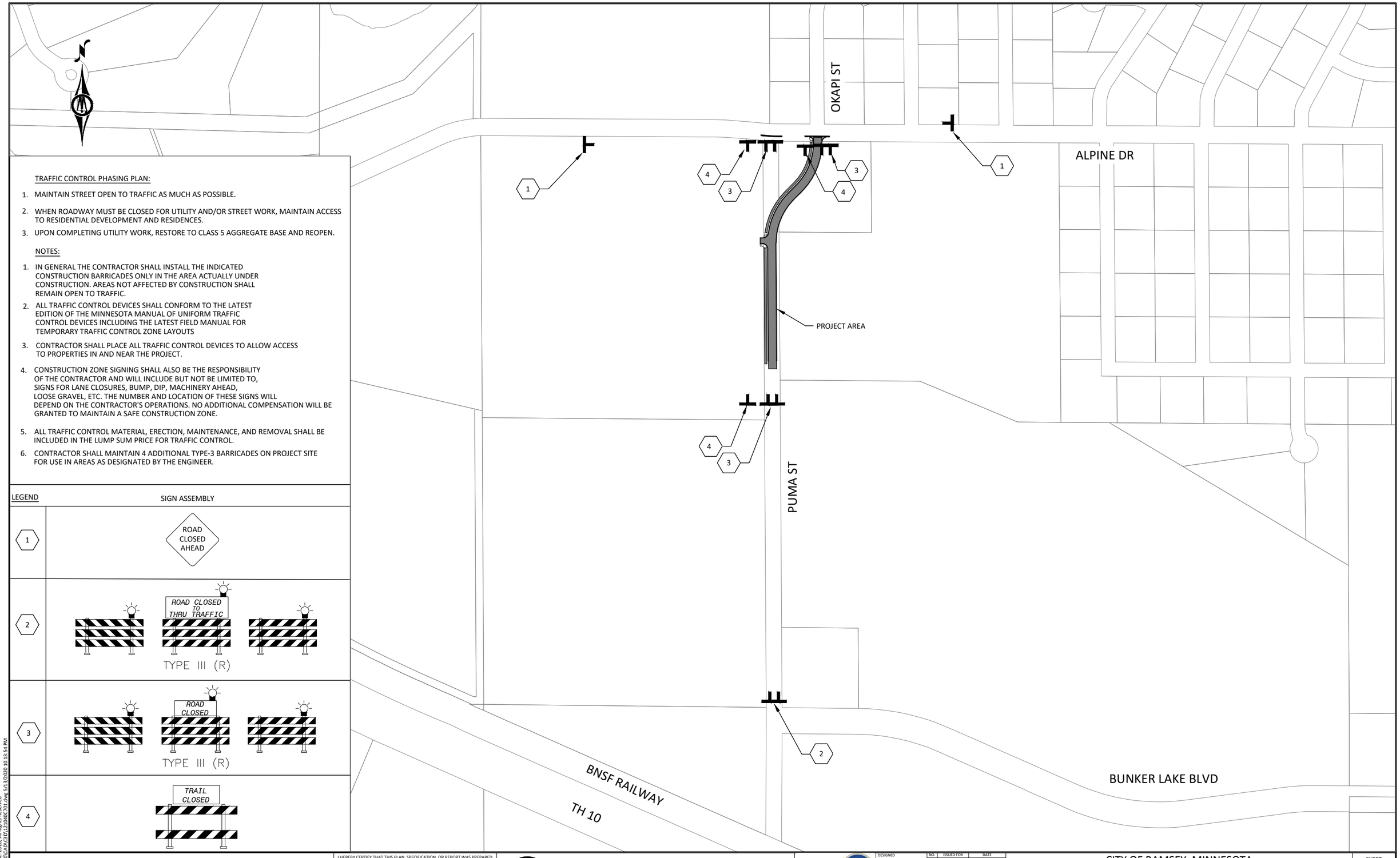
1. MAINTAIN STREET OPEN TO TRAFFIC AS MUCH AS POSSIBLE.
2. WHEN ROADWAY MUST BE CLOSED FOR UTILITY AND/OR STREET WORK, MAINTAIN ACCESS TO RESIDENTIAL DEVELOPMENT AND RESIDENCES.
3. UPON COMPLETING UTILITY WORK, RESTORE TO CLASS 5 AGGREGATE BASE AND REOPEN.

NOTES:

1. IN GENERAL THE CONTRACTOR SHALL INSTALL THE INDICATED CONSTRUCTION BARRICADES ONLY IN THE AREA ACTUALLY UNDER CONSTRUCTION. AREAS NOT AFFECTED BY CONSTRUCTION SHALL REMAIN OPEN TO TRAFFIC.
2. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS
3. CONTRACTOR SHALL PLACE ALL TRAFFIC CONTROL DEVICES TO ALLOW ACCESS TO PROPERTIES IN AND NEAR THE PROJECT.
4. CONSTRUCTION ZONE SIGNING SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL INCLUDE BUT NOT BE LIMITED TO, SIGNS FOR LANE CLOSURES, BUMP, DIP, MACHINERY AHEAD, LOOSE GRAVEL, ETC. THE NUMBER AND LOCATION OF THESE SIGNS WILL DEPEND ON THE CONTRACTOR'S OPERATIONS. NO ADDITIONAL COMPENSATION WILL BE GRANTED TO MAINTAIN A SAFE CONSTRUCTION ZONE.
5. ALL TRAFFIC CONTROL MATERIAL, ERECTION, MAINTENANCE, AND REMOVAL SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR TRAFFIC CONTROL.
6. CONTRACTOR SHALL MAINTAIN 4 ADDITIONAL TYPE-3 BARRICADES ON PROJECT SITE FOR USE IN AREAS AS DESIGNATED BY THE ENGINEER.

LEGEND

	SIGN ASSEMBLY
1	ROAD CLOSED AHEAD
2	ROAD CLOSED TO THRU TRAFFIC — TYPE III (R)
3	ROAD CLOSED — TYPE III (R)
4	TRAIL CLOSED



0 200 400
SCALE FEET

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.

REVIEW PLANS

KEVIN P. KIELB

LIC. NO. 23211 DATE 05/12/2020

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

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA

2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

TRAFFIC CONTROL PLAN

SHEET 15 OF 33

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BEGIN PROJECT: S.A.P. 199-109-007
STA 0+35.00

SALVAGE NO PARKING SIGN

ESMT

R/W

10'

24'

EX 6" FM

EX 12" SAN

EX 16" DIP

1+00

2+00

3+00

4+00

5+00

6+00

7+00

8+00

PUMA STREET NW

SEE BELOW

REMOVE PAVEMENT MARKINGS

PROTECT GATE VALVE

SALVAGE NO PARKING SIGN

SALVAGE TWO-WAY LEFT-TURN ONLY SIGN & PLAQUE

SALVAGE NO PARKING SIGN

R/W

ESMT

MATCH LINE
8+00

SALVAGE NO PARKING SIGN

SALVAGE SPEED LIMIT SIGN

EX R/W

SALVAGE STREET NAME SIGN

10'

24'

SEE ABOVE

8+00

9+00

PUMA STREET NW

R/W TO BE VACATED

SALVAGE NO PARKING SIGN, MRT SIGN (2 EA)
& DIRECTIONAL PLAQUE

SALVAGE STOP SIGN

10+00

EX R/W

EX ESMT

MATCH LINE
8+00

11+00

CITY OF RAMSEY PARCEL

R/W

12+00

PUMA STREET NW CL

13+00

CITY OF RAMSEY PARCEL

R/W

ESMT

14+00

ALPINE DRIVE NW

SAWCUT PAVEMENT (FULL DEPTH) (TYP)

OKAPI STREET NW

END PROJECT: S.A.P. 199-109-007
STA 14+37.00

NOTES

1. CONTRACTOR SHALL CALL GOPHER STATE ONE CALL. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING SIGNS THAT INTERFERE WITH CONSTRUCTION SHALL BE SALVAGED BY THE CONTRACTOR.
3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITY STRUCTURES THAT ARE NOT BEING REMOVED OR RELOCATED.
4. CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING, INCLUDING TREE REMOVALS.
5. CONTRACTOR TO SUBMIT TEMPORARY PEDESTRIAN ACCESS PLAN PER SPECIFICATION

LEGEND

- CONSTRUCTION LIMITS
- REMOVE CURB & GUTTER
- SAWCUT PAVEMENT (FULL DEPTH)
- REMOVE PAVEMENT MARKING
- SALVAGE EXISTING SIGN
- REMOVE BIT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- WET WELL
- VALVE VAULT
- FIRE HYDRANT
- VALVE
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

0 25 50
SCALE FEET

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVIEW PLANS

KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

BOLTON & MENK
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Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
EXISTING CONDITIONS & REMOVALS

SHEET 16 OF 33

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

2020 PUMA STREET IMPROVEMENTS

S.A.P. 199-109-007
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	City of Ramsey	Bruce Westby, PE	763-433-9825
SWPPP DESIGNER:	Bolton & Menk, Inc.	Zach Lingl, PE	952-890-0509
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	City of Ramsey	Bruce Westby, PE	763-433-9825

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS

Permanent stormwater treatment systems for this project have been designed by others. Residential developments are planned for construction within the same time frame as the 2020 Puma Street Improvements. Stormwater runoff within the project site will discharge into the residential development systems.

LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY

PROJECT AREAS:

Total Project Size (disturbed area) =	3.5	ACRES
Existing area of impervious surface =	0.9	ACRES
Post construction area of impervious surface =	1.3	ACRES
Total new impervious surface area created =	0.4	ACRES

Planned Construction Start Date:	JULY 2020
Estimated Construction Completion Date:	NOVEMBER 2020

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
	Infiltration/Filtration
X	Regional Pond
	Permanent Stormwater Management Not Required

PROJECT LOCATION:

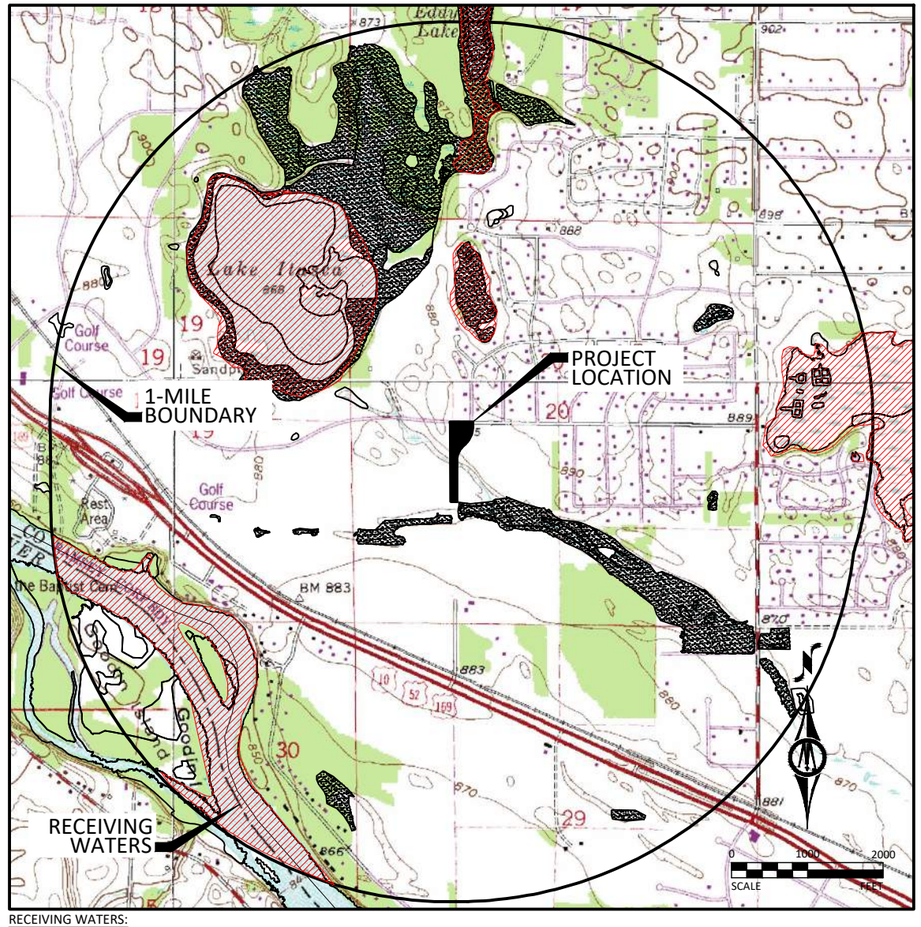
COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ANOKA	T32N	R25W	S29	45.23356°	-93.48042°

BMP SUMMARY	QUANTITY	UNIT
HYDRAULIC BONDED FIBER MATRIX	10,000	LBS
SILT FENCE, TYPE MS	1400	LF
SEDIMENT CONTROL LOG TYPE WOOD FIBER	550	LF
STABILIZED CONSTRUCTION EXIT	1	LS
RAPID STABILIZATION METHOD 2	0.5	AC

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, sanitary sewer, water main, and storm sewer extensions, temporary erosion and sediment control, and permanent stabilization.

Puma Street NW is presently a rural roadway section with ditch ways on either side of the pavement. The ditch ways drain to local wetlands, unassessed streams, and City of Ramsey facilities that ultimately reach the Mississippi River.

After construction is complete stormwater will be conveyed via curb & gutter and storm sewer pipes to permanent stormwater treatment systems. Permanent stormwater treatment systems for this project have been designed by others. Residential developments are planned for construction within the same time frame as the 2020 Puma Street Improvements. Stormwater runoff within the project site will discharge into the residential development systems.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
MISSISSIPPI RIVER	RIVER	YES	YES, NOT FOR CONST.	YES, NOT FOR CONST.
IMPAIRMENTS: MERCURY				

[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Remove existing pavements
4) Grade new alignment
5) Install new public utilities
6) Install roadway section materials
7) Add additional temporary BMPs as necessary during construction based on inspection reports.
8) Ensure final stabilization measures are complete.
9) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
10) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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REVIEW PLANS
KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

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City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
STORM WATER POLLUTION PREVENTION PLAN

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
   a. Types and/or Locations of BMPs
   b. Material Storage and Spill Response
   c. Fueling Plans
   d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
   e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. Inspections of areas with permanent cover to be reduced to once per month,
b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	7 calendar days

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no less than:	7 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	To be obtained by Contractor
Dewatering	MnDNR	To be obtained by Contractor
Sanitary Sewer Extension	MPCA	Owner Obtained
Watermain Extension	MN Dept. Health	Owner Obtained
Watershed	LRRWMO	Owner Obtained

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA

Zachary Lingl

Construction Installer (May 31 2020)
Construction Site Management (May 31 2020)
Design of Construction SWPPP (May 31 2021)

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REVIEW PLANS
KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

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Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
STORM WATER POLLUTION PREVENTION PLAN

LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- NATIONAL WETLANDS INVENTORY
- STEEP SLOPES (>33.3%)

N

0 100 200
SCALE FEET

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MUNAME	HYDGRP	MUHELCL
D67A	Hubbard loamy sand, Mississippi River Valley, 0 to 2 percent slopes	A	NHEL
D67B	Hubbard loamy sand, Mississippi River Valley, 2 to 6 percent slopes	A	NHEL
D67C	Hubbard loamy sand, Mississippi River Valley, 6 to 12 percent slopes	A	NHEL
Dp	Duelm loamy sand, 0 to 2 percent slopes	A/D	NHEL
Is	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	A/D	NHEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	18
DIRECTION OF FLOW	20
FINAL STABILIZATION	20
SOILS	19
DRAINAGE TABULATION	#
STORM SEWER PLAN & PROFILE SHEETS	23 - 24
EROSION & SEDIMENT CONTROL DETAILS	6
EROSION CONTROL TABULATION	#
TURF ESTABLISHMENT TABULATION	#
NARRATIVE & NOTES	17 - 18

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CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
STORM WATER POLLUTION PREVENTION PLAN

SHEET 19 OF 33

BEGIN PROJECT: S.A.P. 199-109-007
STA 0+35.00

SEE BELOW

SEDIMENT CONTROL LOG (TYP)

PUMA STREET NW

R/W

ESMT

SILT FENCE (TYP)

MATCHLINE 8+00

SEE BELOW

VERIFY RIVERSTONE 4TH ADDITION GRADING BEFORE STORM SEWER CONSTRUTION

SEE ABOVE

152ND AVENUE NW

MATCHLINE 8+00

EX R/W

SEDIMENT CONTROL LOG (TYP)

EX R/W

EX ESMT

SOIL STOCKPILE LOCATION

SILT FENCE (TYP)

PUMA STREET NW

R/W

ESMT

SITE GRADING AREA, QUANTITIES INCLUDED IN EARTHWORK CONTRACT ITEMS, AREA SHALL BE USED FOR MATERIAL STORAGE

ALPINE DRIVE NW

OKAPI STREET NW

CITY OF RAMSEY PARCEL

END PROJECT:
S.A.P. 199-109-007
STA 14+37.00

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED
4. RAPID STABILIZATION METHOD 2 SHALL BE UTILIZED WITHIN 7 DAYS AND INITIATED IMMEDIATELY IF PERMANENT STABILIZATION IS NOT USED
5. STABILIZED CONSTRUCTION EXIT SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE EXIT
6. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY
7. INLET PROTECTIONS AT CULVERT APRONS ARE TO BE CONSTRUCTED OF SILT FENCE

LEGEND

- MS — MACHINE SLICED SILT FENCE
- SEDIMENT CONTROL LOG TYPE WOOD FIBER
- INLET PROTECTION
- RANDOM RIP RAP CL III
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-121, FERTILIZER TYPE 3
- STABILIZED CONSTRUCTION EXIT
- EXISTING/PROPOSED DRAINAGE FLOW
- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- WET WELL
- VALVE VAULT
- FIRE HYDRANT
- VALVE
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

0 25 50
SCALE FEET

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CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
EROSION CONTROL & TURF ESTABLISHMENT

SHEET 20 OF 33

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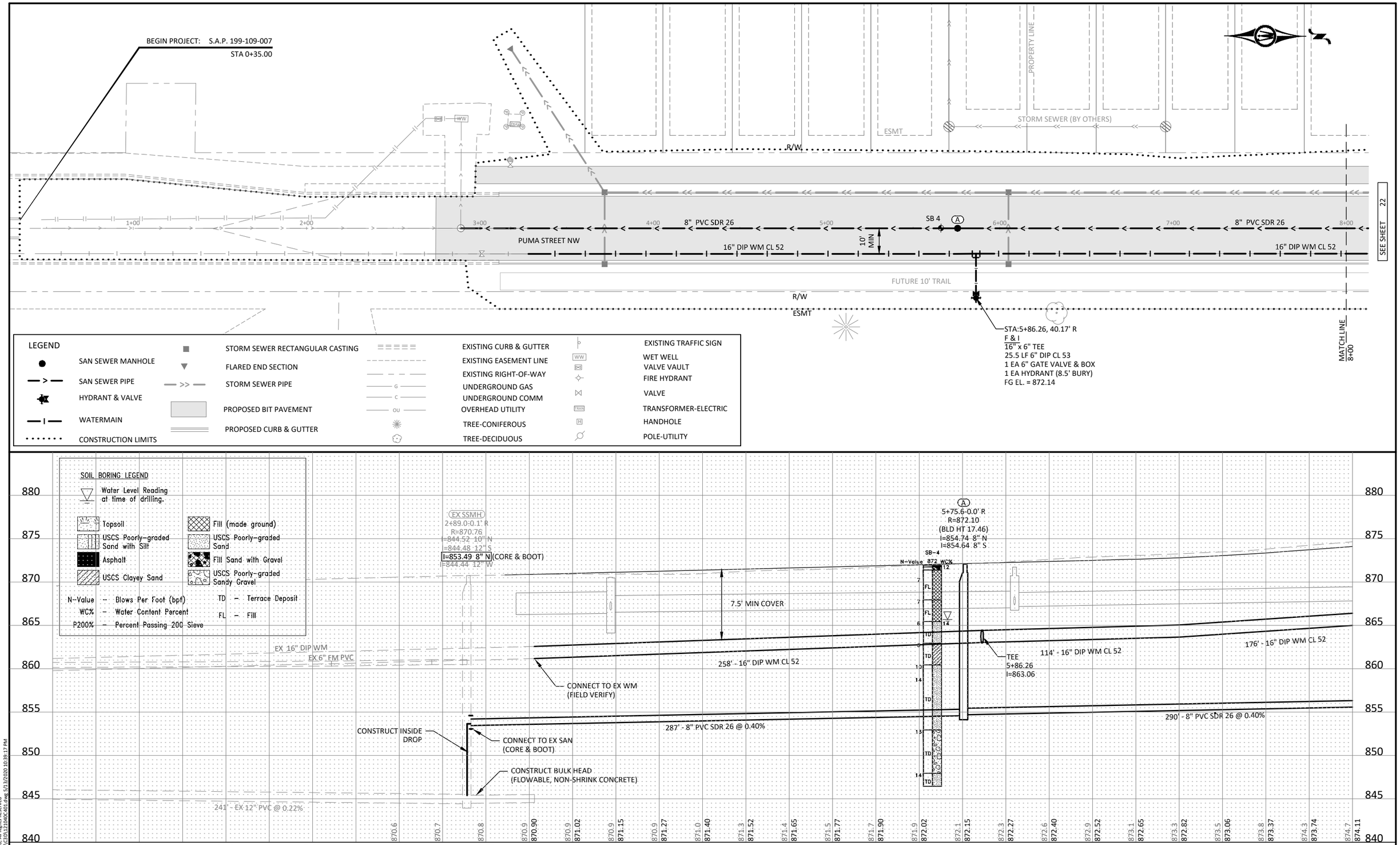

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HORZ SCALE 0 25 50 FEET
VERT SCALE 0 5 10 FEET

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.

REVIEW PLANS

KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

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

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
SANITARY SEWER & WATERMAIN PLAN & PROFILE

SHEET 21 OF 33

VERIFY 152ND AVENUE UTILITY CONNECTIONS WITH RIVERSTONE 4TH ADDITION CONSTRUCTION PLANS

HYDRANT & WATERMAIN (BY OTHERS)
(FIELD VERIFY OR INSTALL 8" PLUG)
I = 866.94

SANITARY SEWER MANHOLE (BY OTHERS)
(FIELD VERIFY OR INSTALL 8" PLUG)
I = 858.22

152ND AVENUE NW

F & I
8" GATE VALVE & BOX

8" DIP WM CL 52

8" PVC SDR 26

RETAINING WALL (BY OTHERS)

CITY OF RAMSEY PARCEL

STORM SEWER (BY OTHERS)

ALPINE DRIVE NW

END PROJECT: S.A.P. 199-109-007
STA 14+37.00

OKAPI STREET NW

SB 3

SB 2

SB 1

PUMA STREET NW

R/W

16" DIP WM CL 52

F & I
16" - 11.25° BEND

F & I
16" - 22.5° BEND

F & I
16" GATE VALVE & BOX
8" GATE VALVE & BOX
16" x 8" CROSS

F & I
8" PLUG
I = 856.15

F & I
8" PLUG
I = 866.58

SEE SHEET 21

FUTURE 10' TRAIL

MATCH LINE STA 8+00

FUTURE 152ND AVENUE NW

CITY OF RAMSEY PARCEL

R/W

ESMT

F & I
16" - 22.5° BEND

F & I
16" - 11.25° BEND
16" x 12" REDUCER

F & I
12" - 90° BEND

F & I
12" PLUG
I = 876.50

STA:14+01.05, 51.30' R
F & I
12" x 6" TEE
13 LF 6" DIP CL 53
1 EA 6" GATE VALVE & BOX
1 EA HYDRANT (9.0' BURY)
FG EL. = 885.85

LEGEND

- SAN SEWER MANHOLE
- SAN SEWER PIPE
- HYDRANT & VALVE
- WATERMAIN
- CONSTRUCTION LIMITS
- STORM SEWER RECTANGULAR CASTING
- FLARED END SECTION
- STORM SEWER PIPE
- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC

SOIL BORING LEGEND

- Water Level Reading at time of drilling.
- Topsoil
- USCS Poorly-graded Sand with Silt
- Asphalt
- USCS Clayey Sand
- Fill (made ground)
- USCS Poorly-graded Sand
- Fill Sand with Gravel
- USCS Poorly-graded Sandy Gravel

N-Value – Blows Per Foot (bpf)
WC% – Water Content Percent
P200% – Percent Passing 200 Sieve
TD – Terrace Deposit
FL – Fill

Ⓑ 8+65.6-0.1' L
R=875.09
(BLD HT 19.19)
I=856.00 8" E
I=857.00 8" W
I=855.90 8" S

SB-3 N-Value 876.5 WC% P200%
SB-2 N-Value 883.5 WC% P200%
SB-1 N-Value 885 WC%

CROSS
8+77.26
I=866.09 16"
I=866.42 8"

176' - 16" DIP WM CL 52

290' - 8" PVC SDR 26 @ 0.40%

94' - 16" DIP WM CL 52

125' - 16" DIP WM CL 52

123' - 16" DIP WM CL 52

7.5' MIN COVER

138' - 16" DIP WM CL 52

90° BEND
13+87.79
I=875.63

13' - 12" DIP WM CL 52

REDUCER
13+74.86
I=875.46 16"
I=875.63 12"

4' - 16" DIP WM CL 52

STA	7+00	7+50	8+00	8+50	9+00	9+50	10+00	10+50	11+00	11+50	12+00	12+50	13+00	13+50	14+00	14+50
EXISTING	873.3	873.5	873.8	874.3	874.7	875.1	875.5	875.9	876.4	876.9	877.3	876.3	878.9	880.7	881.9	882.8	883.2	883.1	883.3	883.4	883.7	884.0	884.3	884.5	884.7	884.7	885.0	885.4	885.6	885.4
PROPOSED	872.82	873.06	873.37	873.74	874.11	874.49	874.88	875.32	875.81	876.35	876.94	877.58	878.28	879.01	879.75	880.48	881.17	881.72	882.12	882.37	882.53	882.68	882.86	883.10	883.39	883.74	884.11	884.50	884.89	

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VERT SCALE 0 5 10 FEET

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NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
SANITARY SEWER & WATERMAIN PLAN & PROFILE

SHEET 22 OF 33

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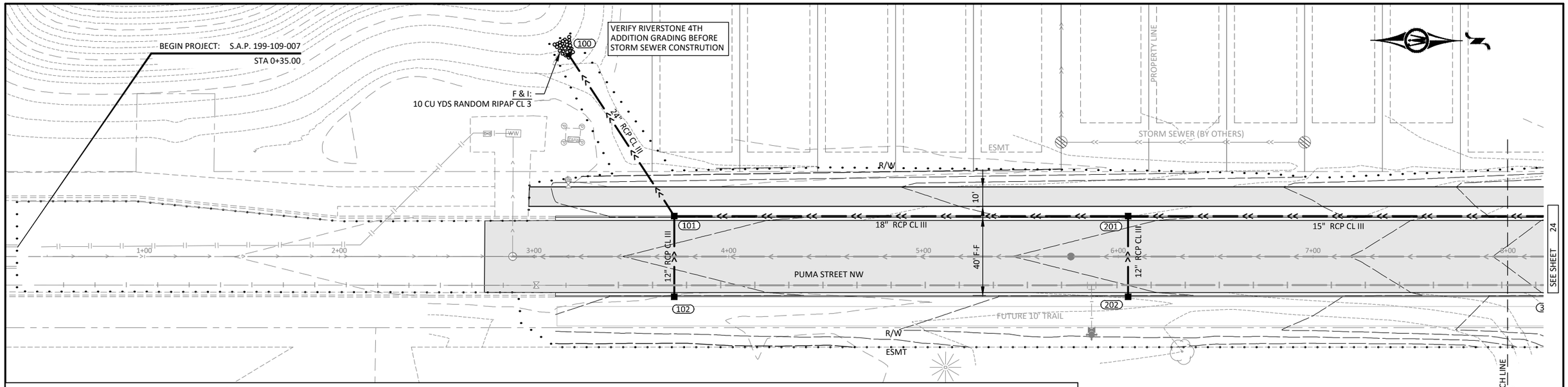
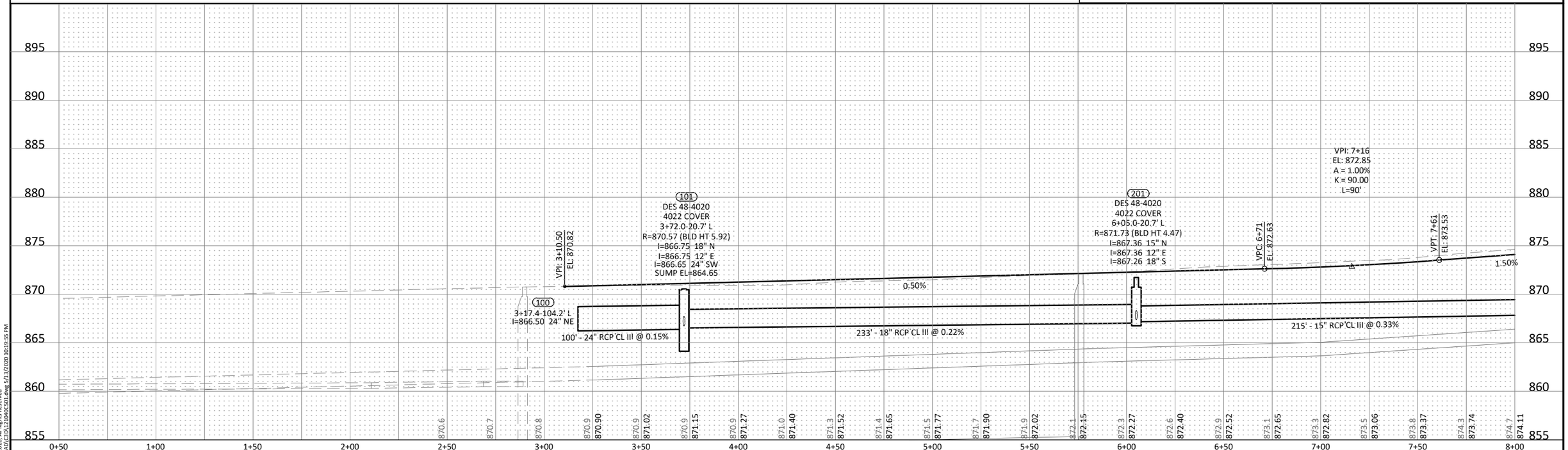


LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER RECTANGULAR CASTING
- FLARED END SECTION
- STORM SEWER PIPE
- RANDOM RIP RAP CL III
- SAN SEWER PIPE
- WATERMAIN
- PROPOSED CONC WALK
- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- WET WELL
- VALVE VAULT
- FIRE HYDRANT
- VALVE
- TRANSFORMER-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC



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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
STORM SEWER & STREET PLAN & PROFILE

SHEET 23 OF 33

VERIFY 152ND AVENUE CONNECTION WITH RIVERSTONE 4TH ADDITION CONSTRUCTION PLANS BEFORE ROAD CONSTRUCTION

SEE SHEET 20 FOR GRADING

SEE SHEET 23

152ND AVENUE NW

28' F-F

RETAINING WALL (BY OTHERS)

CITY OF RAMSEY PARCEL

STORM SEWER (BY OTHERS)

15" RCP CL III

12" RCP CL III

12" RCP CL III

10'

40' F-F

R/W

401

301

402

302

9+00

10+00

11+00

12+00

13+00

14+00

FUTURE 10' TRAIL

MATCH LINE 8400

FUTURE 152ND AVENUE NW

CITY OF RAMSEY PARCEL

R/W

ESMT

PUMA STREET NW

FUTURE 10' TRAIL

END PROJECT: S.A.P. 199-109-007
STA 14+37.00

OKAPI STREET NW

ALPINE DRIVE NW

LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER RECTANGULAR CASTING
- CULVERT / PIPE PROTECTION
- STORM SEWER PIPE
- RANDOM RIP RAP CL III
- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- WET WELL
- VALVE VAULT
- FIRE HYDRANT
- VALVE
- TRANSFORMER-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC

VPI: 7+16
EL: 872.85
A = 1.00%
K = 90.00
L=90'

VPT: 7+61
EL: 873.53

301
DES 48-4020
4022 COVER
8+20.0 20.7' L
R=873.85 (BLD HT 5.77)
I=868.18 15" N
I=868.18 12" E
I=868.08 15" S

VPC: 8+30
EL: 874.56

1.50%

VPI: 9+20
EL: 875.91
A = 1.45%
K = 124.14
L=180'

401
DES 48-4020
4022 COVER
9+70.2-20.7' L
R=876.89 (BLD HT 4.79)
I=872.20 12" E
I=872.10 15" S

VPT: 10+10
EL: 878.57

2.95%

VPC: 10+80
EL: 880.63

VPI: 11+30
EL: 882.11
A = -2.35%
K = 42.61
L=100'

VPT: 11+80
EL: 882.41

0.60%

VPC: 12+24
EL: 882.67

VPI: 12+74
EL: 882.97
A = 0.90%
K = 111.47
L=100'

VPT: 13+24
EL: 883.72

1.50%

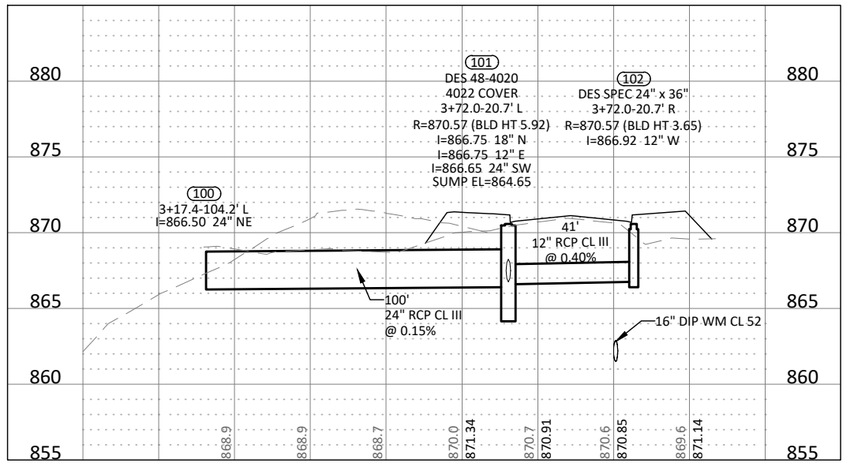
VPI: 14+06.71
EL: 884.97

215' - 15" RCP CL III @ 0.33%

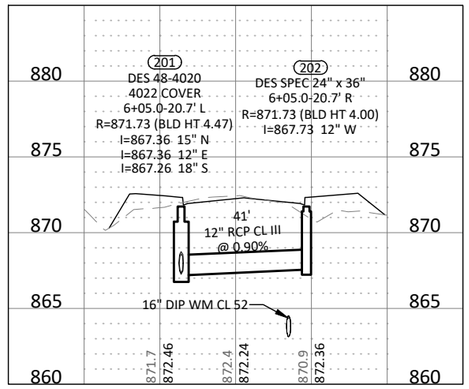
157' - 15" RCP CL III @ 2.50%

| | | |

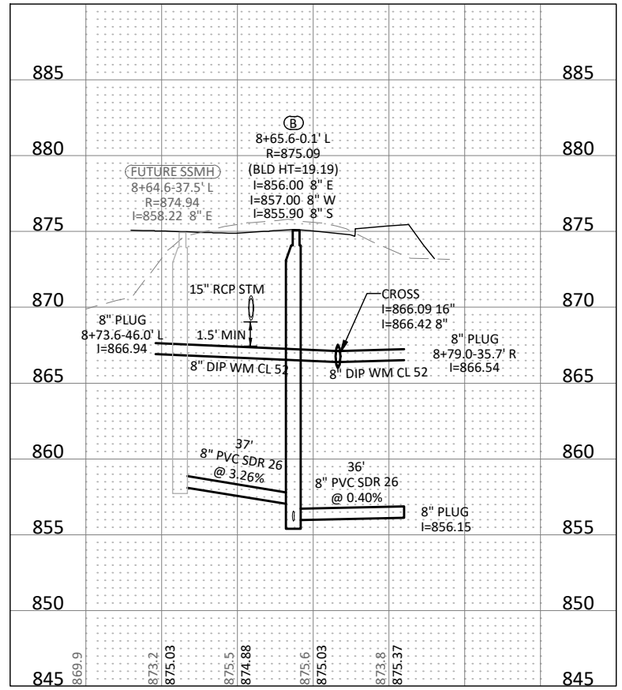
PUMA STREET STORM SEWER OUTLET STA. 3+72



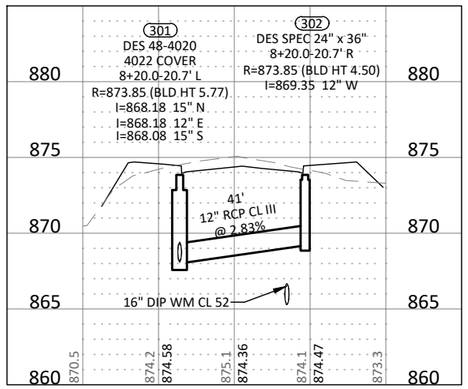
PUMA STREET STA. 6+05



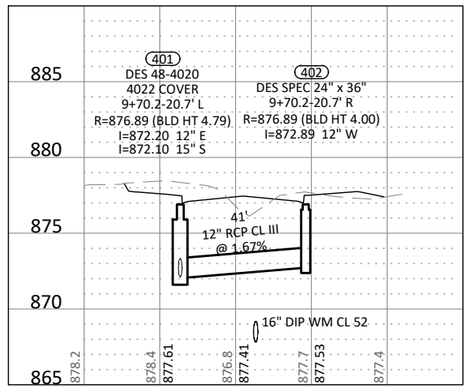
PUMA STREET & 152ND AVENUE



PUMA STREET STA. 8+20



PUMA STREET STA. 9+70



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HORZ SCALE 0 25 50 FEET

VERT SCALE 0 5 10 FEET

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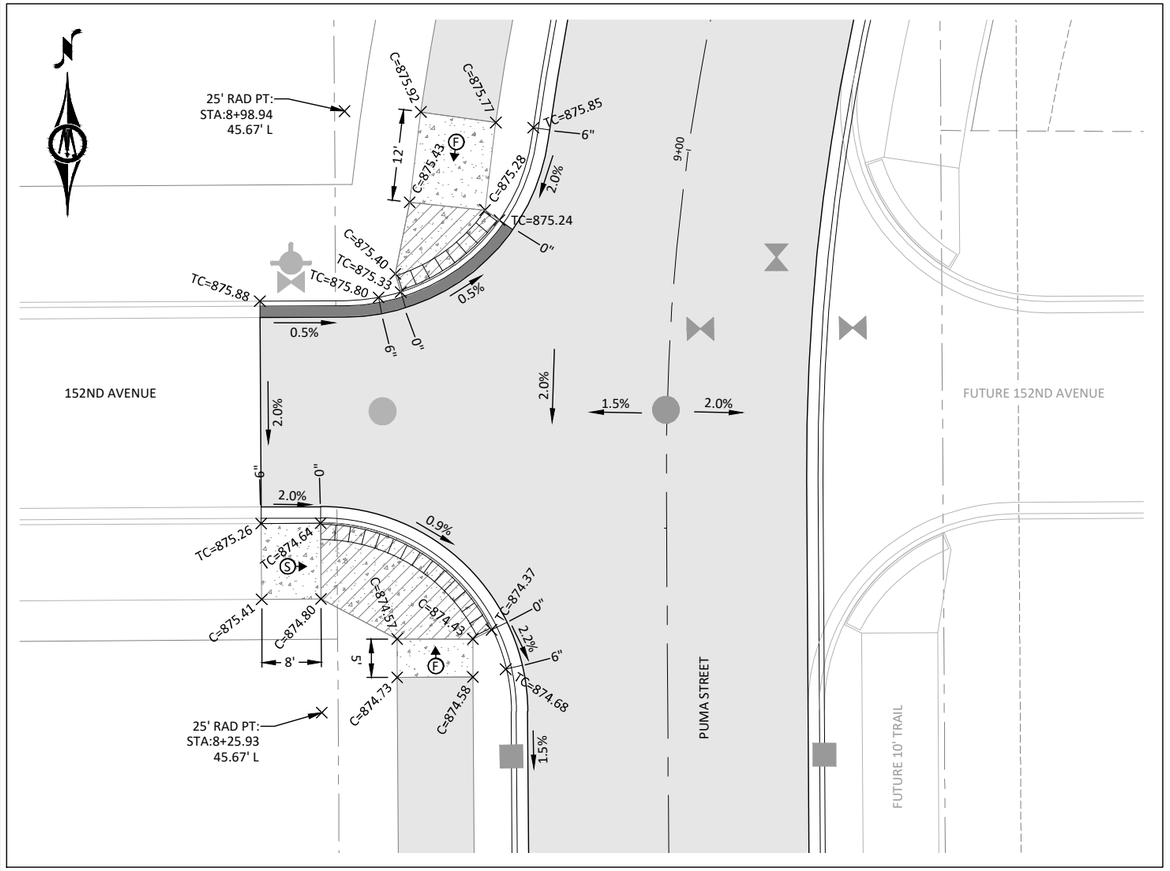
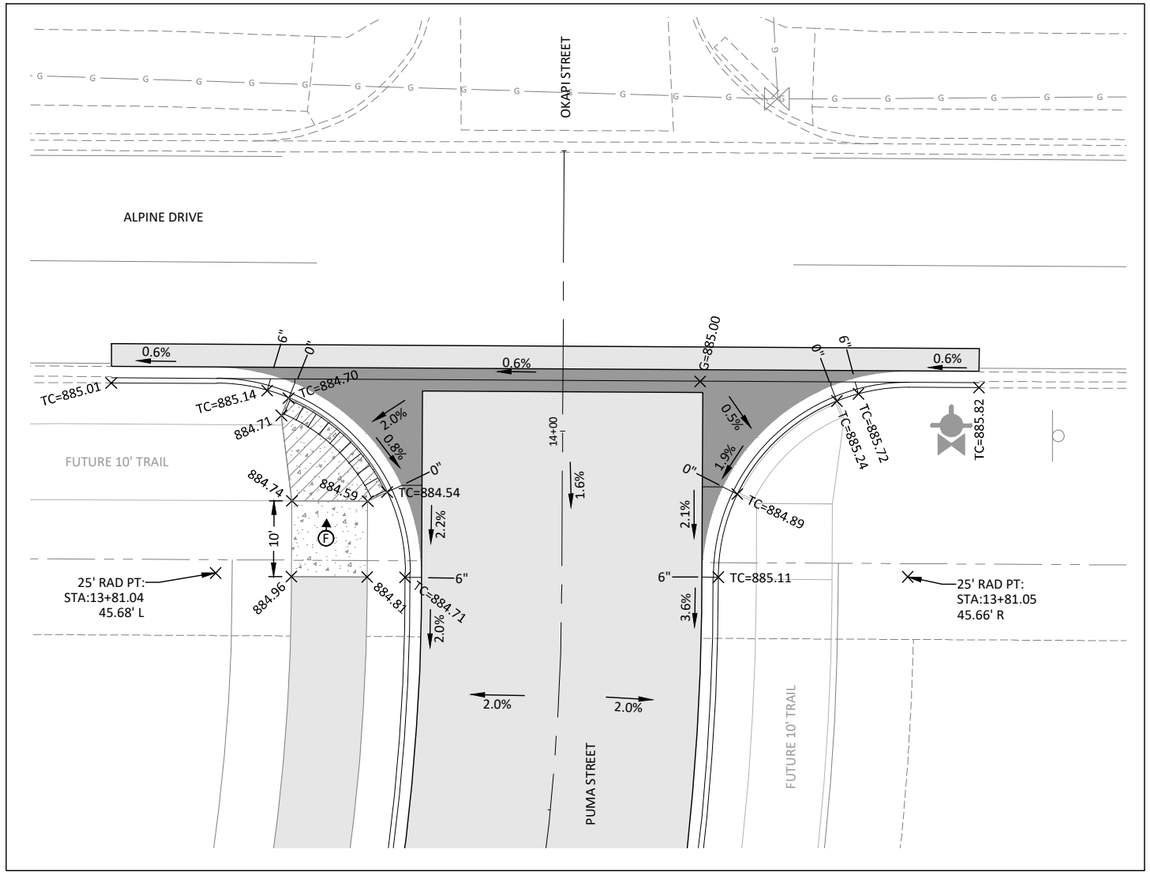
CITY OF RAMSEY, MINNESOTA

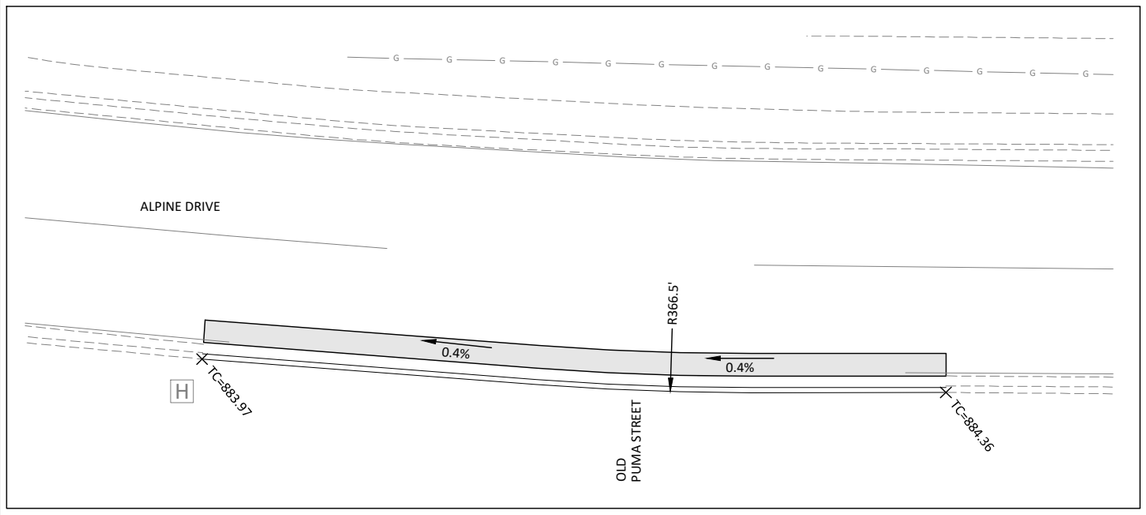
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

UTILITY LEADS

SHEET 25 OF 33







LEGEND

	EXISTING CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER OUT
	PROPOSED BIT PAVEMENT
	7" CONCRETE VALLEY GUTTER
	6" CONCRETE WALK (2521)
	TRUNCATED DOMES (SEE STANDARD PLATE 7038)
	LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS

—X"	CURB HEIGHT
Ⓢ▸	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
Ⓕ▸	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
2.0% →	SURFACE FLOW DIRECTION
× TC=XXX.XX	PROPOSED TOP OF CURB
× G=XXX.XX	PROPOSED GUTTER
× C=XXX.XX	PROPOSED TOP OF CONCRETE
× B=XXX.XX	PROPOSED TOP OF BITUMINOUS

NOTES:

1. MATCH PROPOSED GUTTER WITH EXISTING GUTTER
2. VERIFY 152ND AVENUE ROAD CONNECTION WITH RIVERSTONE 4TH ADDITION PLANS PRIOR TO CONSTRUCTION
3. STREET RADII AND RADIUS POINTS ARE TO BACK OF CURB

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0 10 20
SCALE FEET

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CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
INTERSECTION DETAILS

SHEET 26 OF 33

BEGIN PROJECT: S.A.P. 199-109-007
STA 0+35.00

PUMA STREET NW

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00

4SW
4SY/4BY
4SY / 4BY
R8-3 (24 X 24)
R/W
ESMT
SEE BELOW
MATCH LINE 8+00

STOP (30 X 30) R1-1
24SW
CROSSWALK BLOCK (TYP)
SEE ABOVE
8+00 9+00 10+00 11+00 12+00 13+00 14+00
W1-7 (48 X 24)
MATCH LINE 8+00
EX R/W
EX ESMT
CITY OF RAMSEY PARCEL
R3-9cP (30 X 12X)
BEGIN
R3-9B (24 X 36)
4DY
FURNISH POST & REINSTALL MRT SIGN (2 EA) & DIRECTIONAL PLAQUE ON SAME POST
SPEED LIMIT 30
W16-7P (24 X 12)
W11-15 (30 X 30)
PUMA ST NW
ALPINE DR NW
ALPINE DRIVE NW
OKAPI STREET NW
END PROJECT: S.A.P. 199-109-007
STA 14+37.00

NOTES:
1. THE CITY OF RAMSEY SHALL FURNISH & INSTALL ALL NEW SIGNS
2. SIGNS SALVAGED BUT NOT REINSTALLED SHALL REMAIN THE PROPERTY OF THE OWNER

LEGEND

PROPOSED BIT PAVEMENT	EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER	EXISTING EASEMENT LINE
RECTANGLE - MULTI COMP	EXISTING RIGHT-OF-WAY
CROSSWALK BLOCK MULTI COMP - WHITE	OVERHEAD UTILITY
PAVEMENT MESSAGE MULTI COMP (TYP)	TREE-CONIFEROUS
FURNISH & INSTALL NEW SIGN	TREE-DECIDUOUS
REINSTALL EXISTING SIGN	EXISTING TRAFFIC SIGN
	WET WELL
	VALVE VAULT
	FIRE HYDRANT
	VALVE
	TRANSFORMER-ELECTRIC
	PEDESTAL-COMMUNICATION
	PEDESTAL-ELECTRIC
	HANDHOLE
	POLE-UTILITY
	GUY WIRE ANCHOR

1ST DIGIT(S) WIDTH: 4", 8", ETC.
2ND DIGIT PATTERN: S - SOLID; B - BROKEN; D - DOTTED/DOUBLE
3RD DIGIT COLOR: W - WHITE; Y - YELLOW; B - BLACK

EXAMPLE: 4SW = 4" SOLID LINE WHITE - MULTI COMP

SCALE 0 25 50 FEET

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CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
SIGNAGE & STRIPING PLAN

SHEET 27 OF 33

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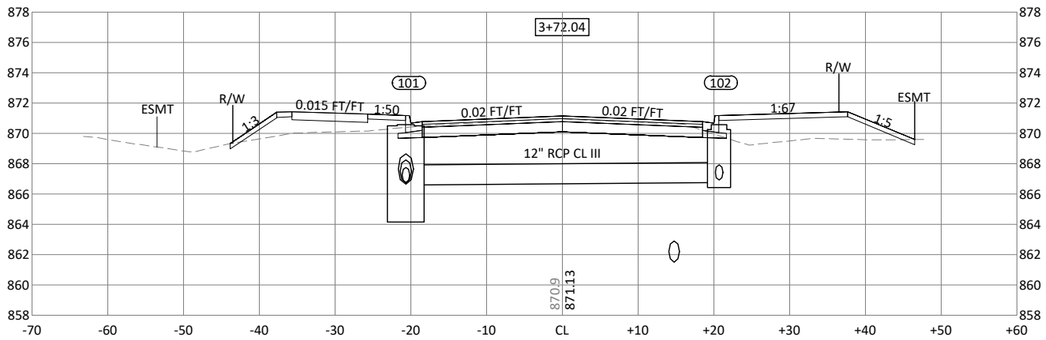

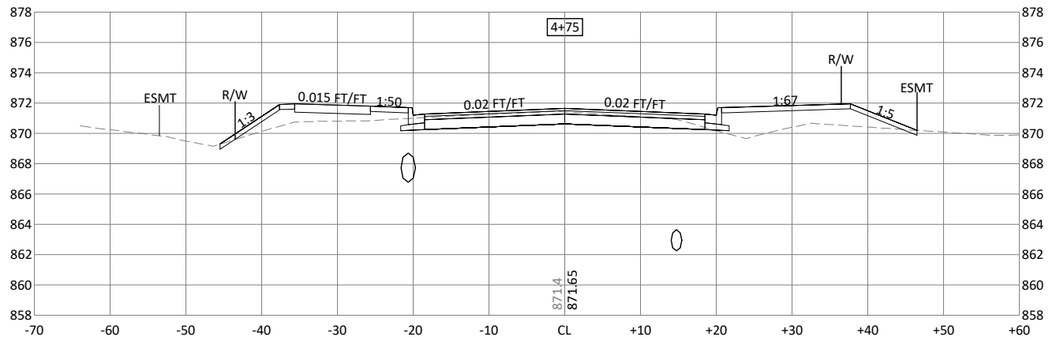

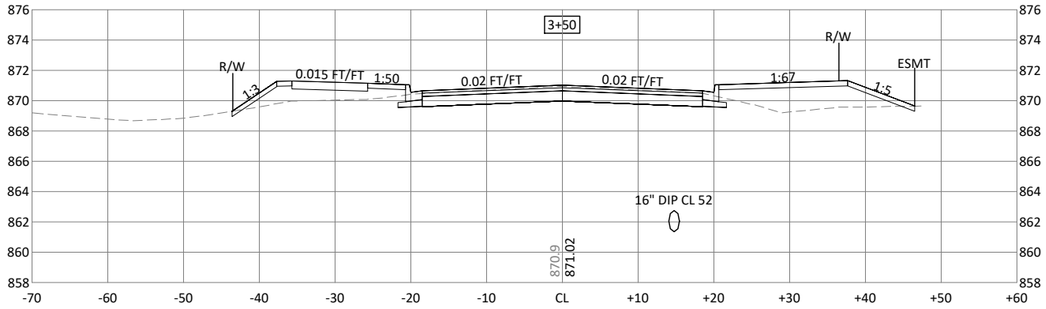

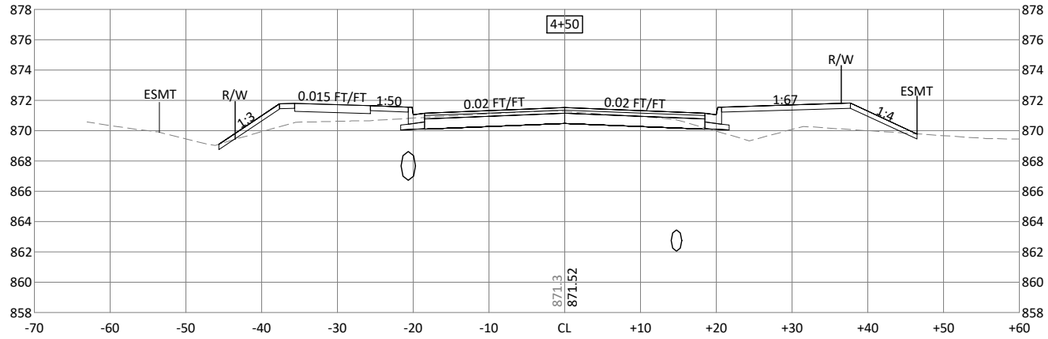

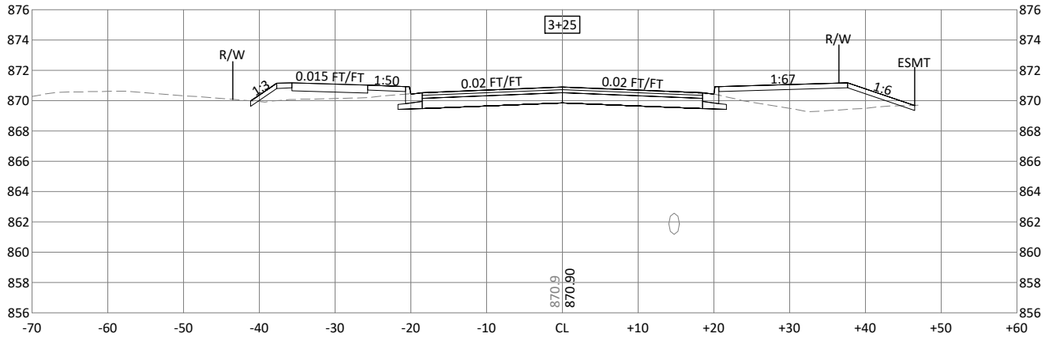

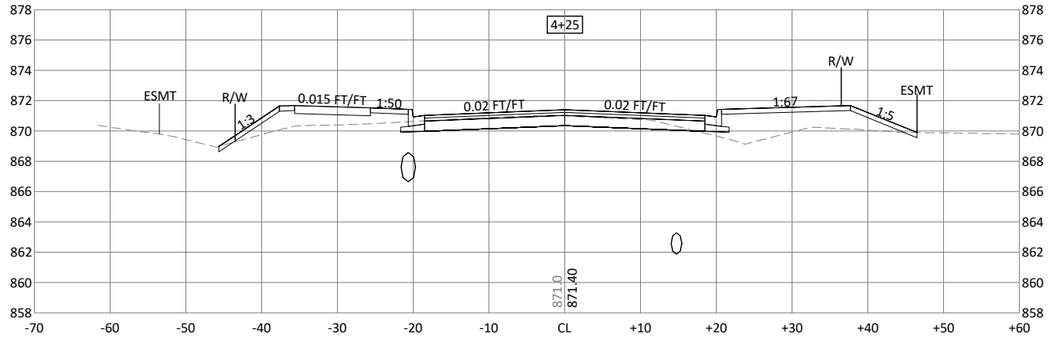

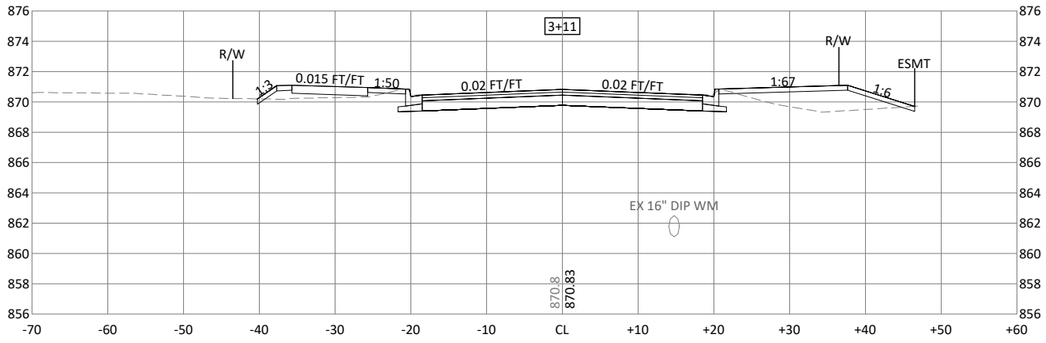

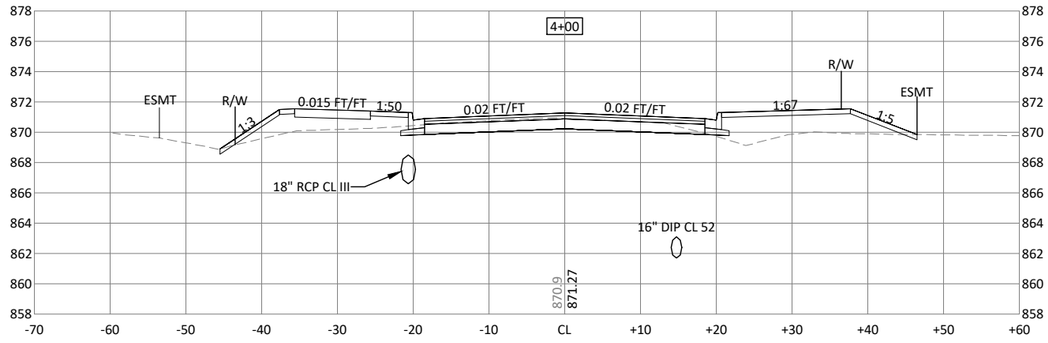

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HORZ SCALE 0 10 20 FEET

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REVIEW PLANS

KEVIN P. KIELB

LIC. NO. 23211 DATE 05/12/2020

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RAMSEY, MINNESOTA 55303
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www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

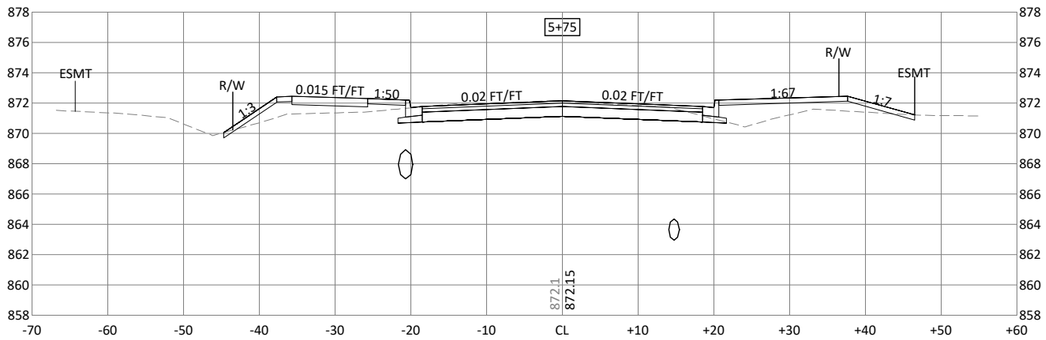
NO.	ISSUED FOR	DATE

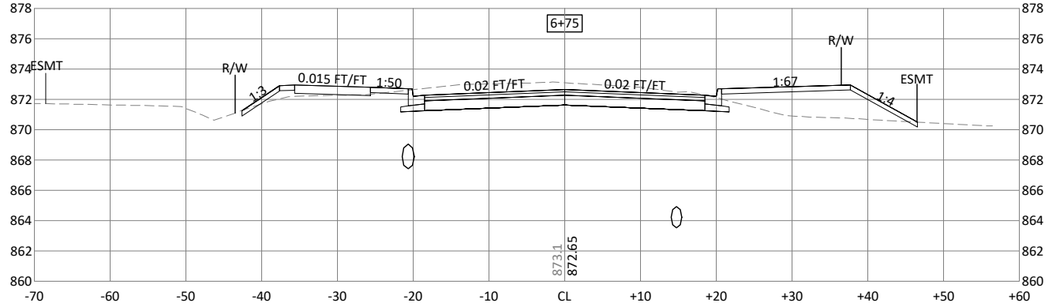
CITY OF RAMSEY, MINNESOTA

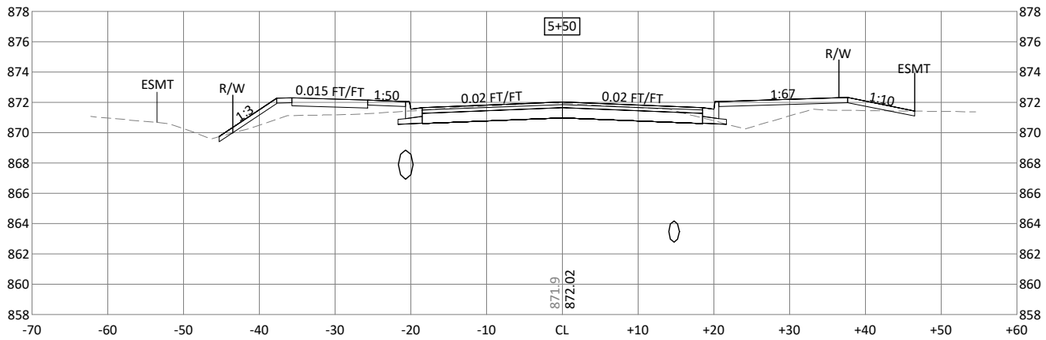
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

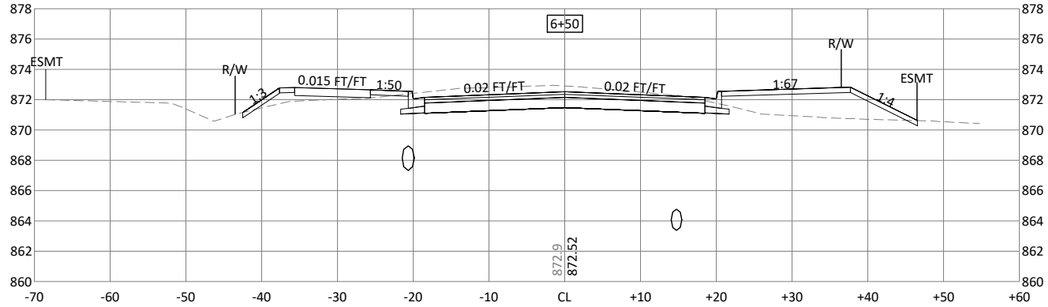
CROSS SECTIONS

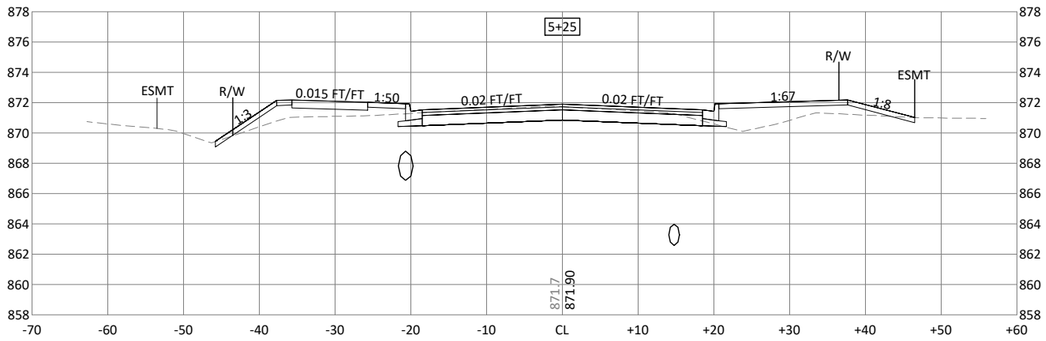
SHEET 28 OF 33

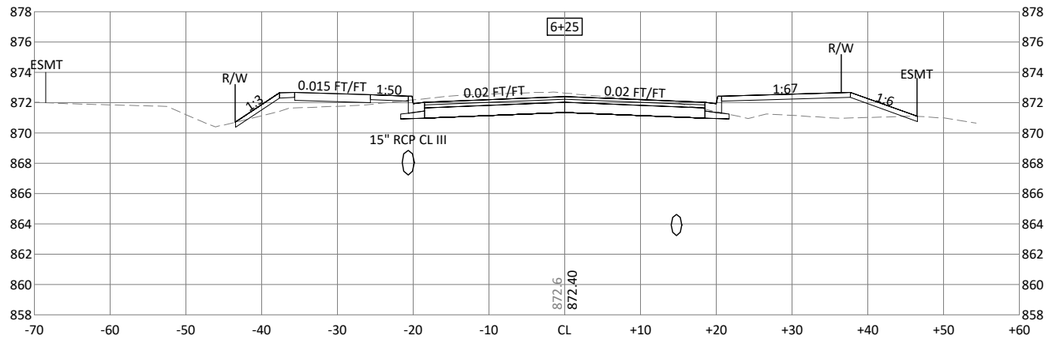


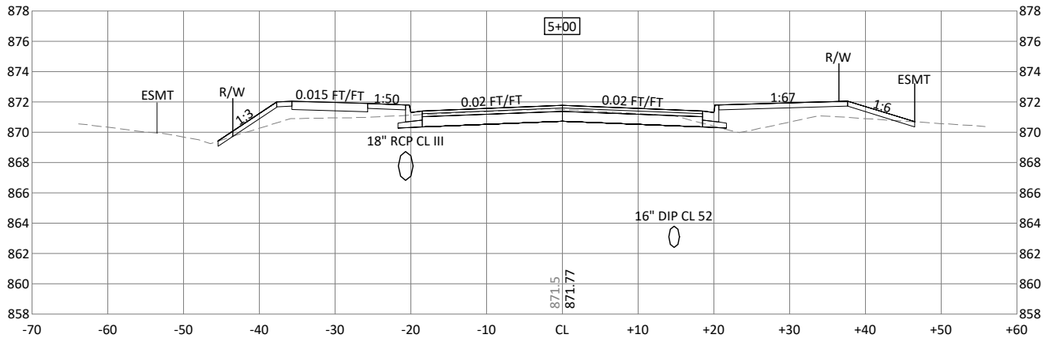


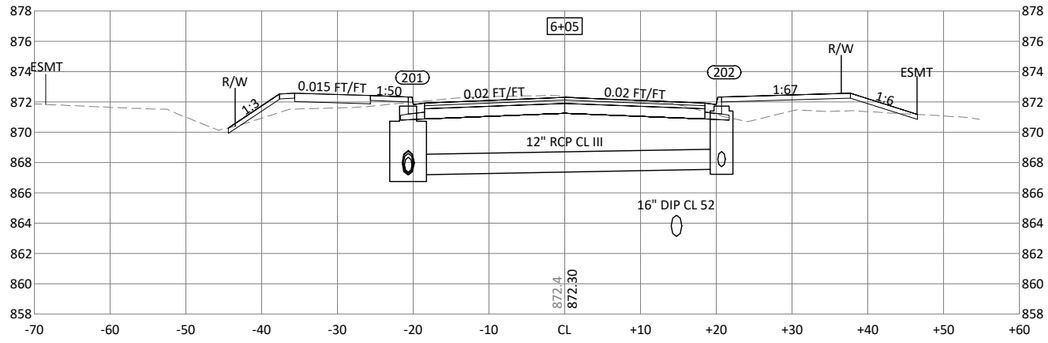












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LIC. NO. 23211 DATE 05/12/2020

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City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

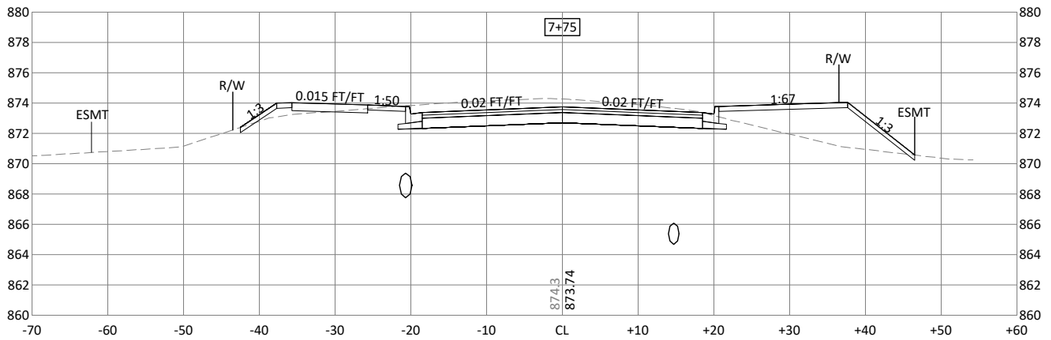
NO.	ISSUED FOR	DATE

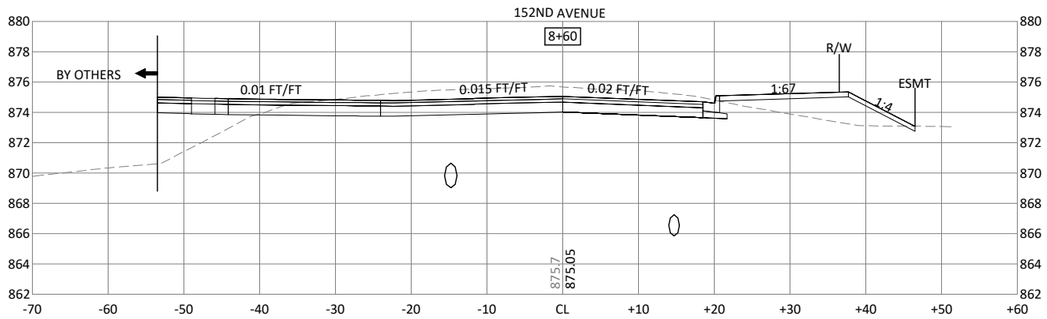
CITY OF RAMSEY, MINNESOTA

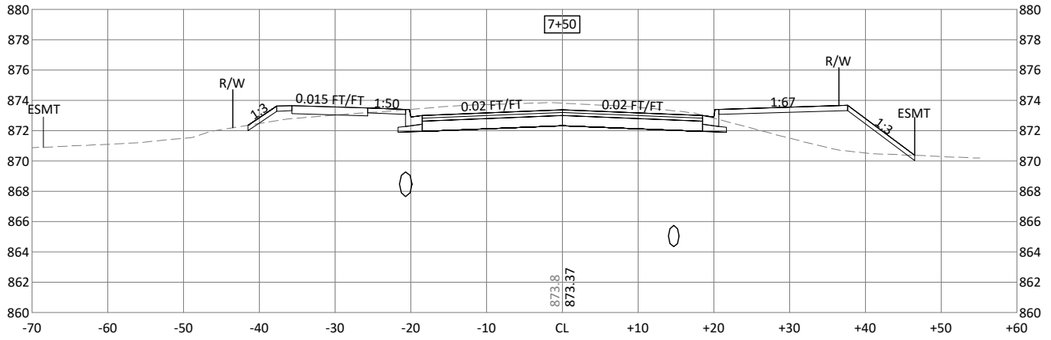
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

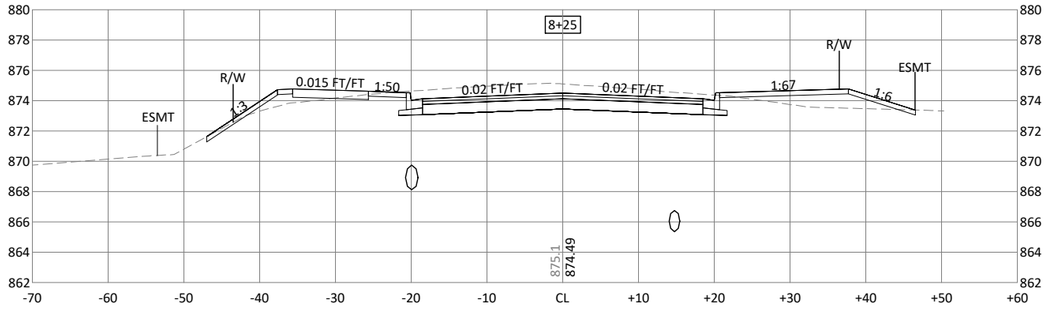
CROSS SECTIONS

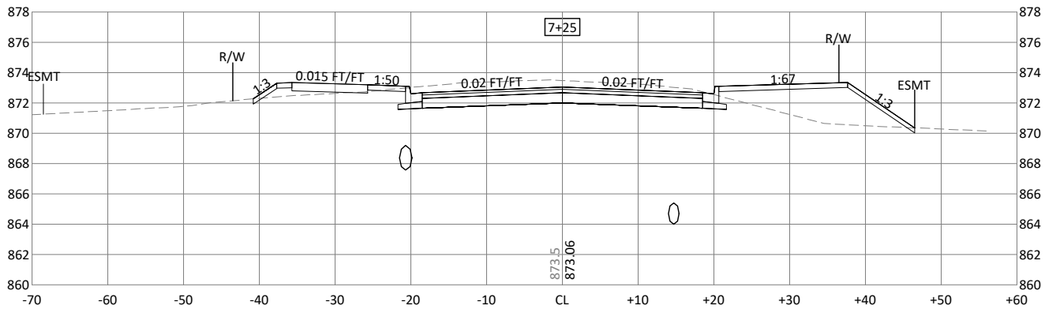
SHEET 29 OF 33

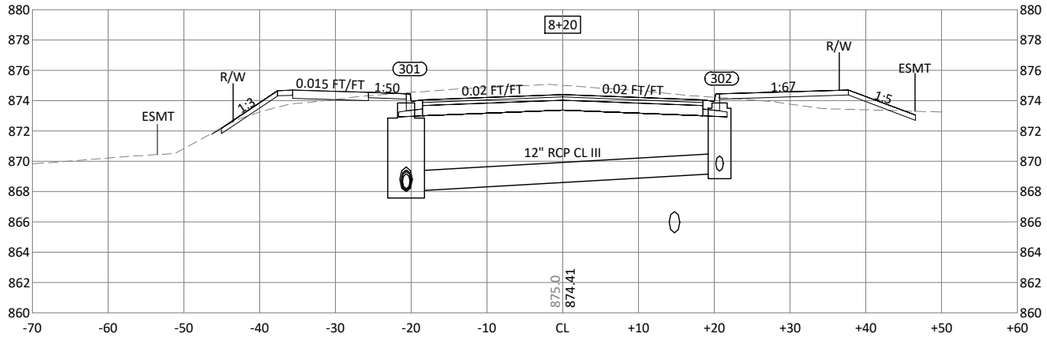


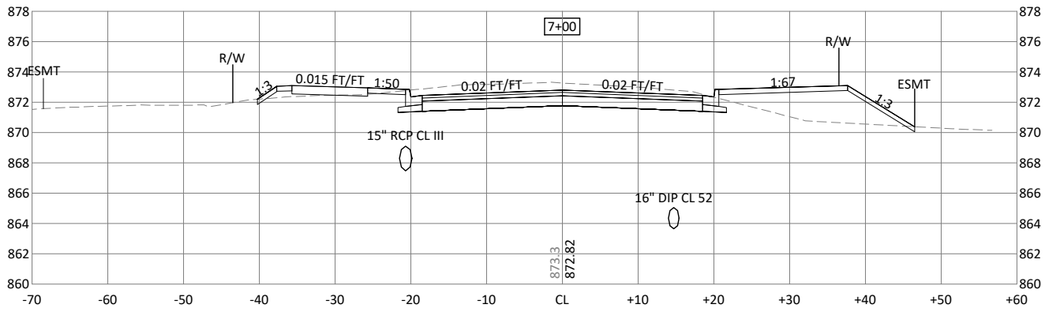


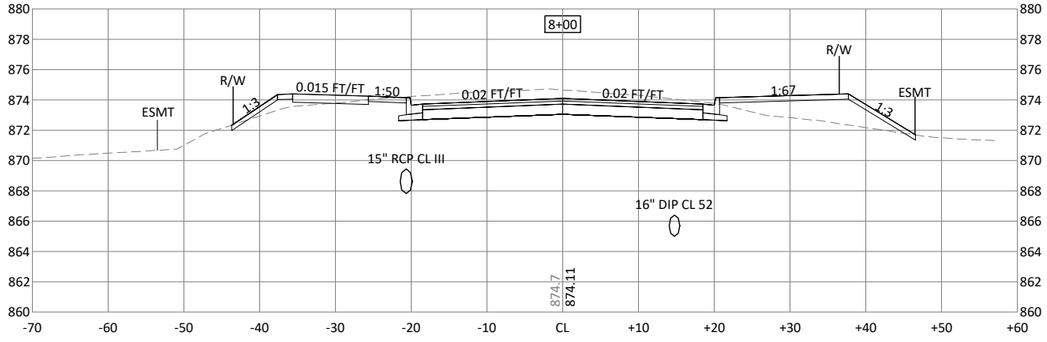












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REVIEW PLANS

KEVIN P. KIELB
LIC. NO. 23211 DATE 05/12/2020

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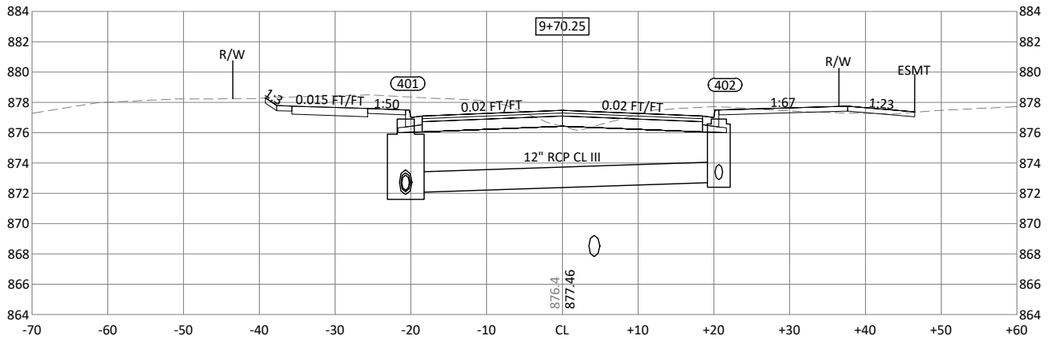
City of RAMSEY

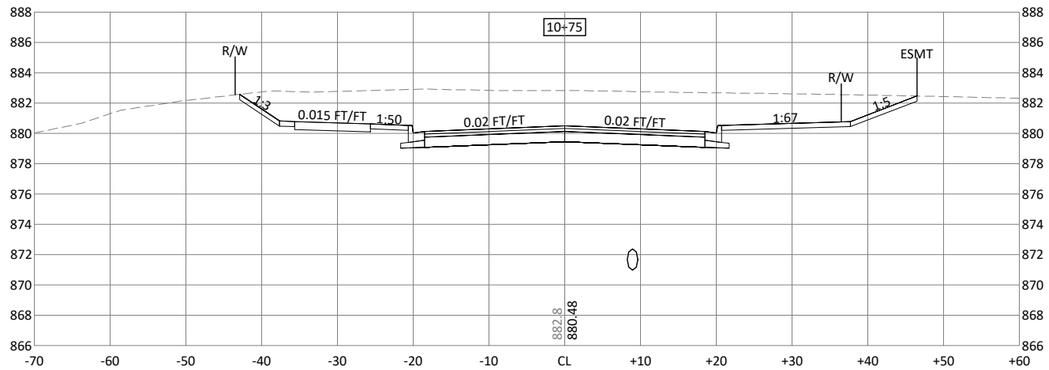
DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

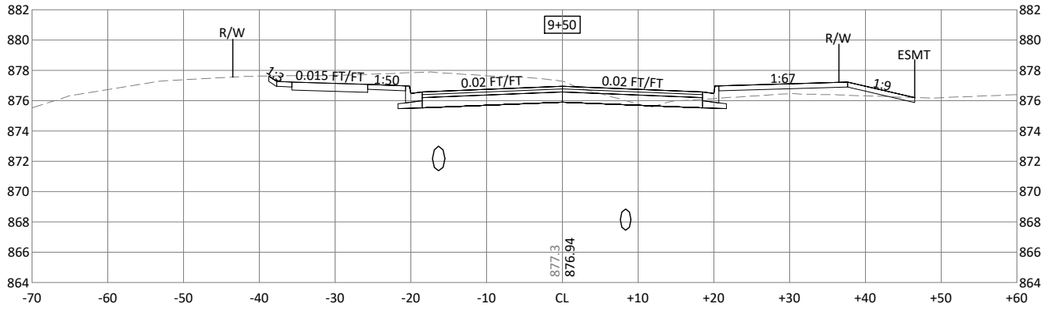
NO.	ISSUED FOR	DATE

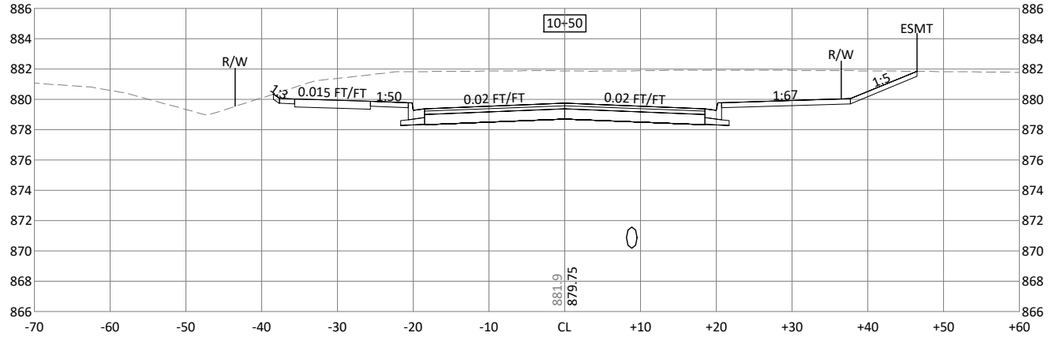
CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
CROSS SECTIONS

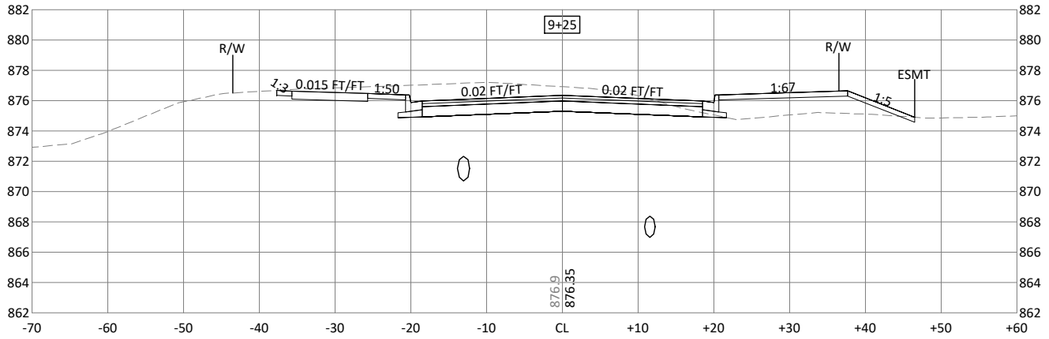
SHEET 30 OF 33

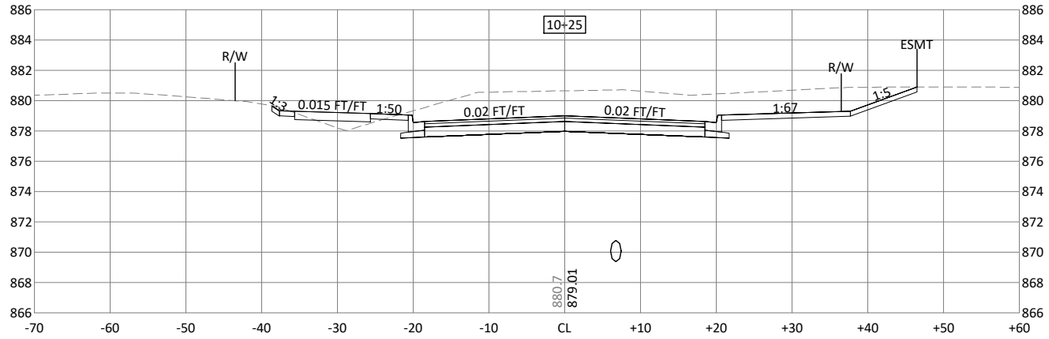


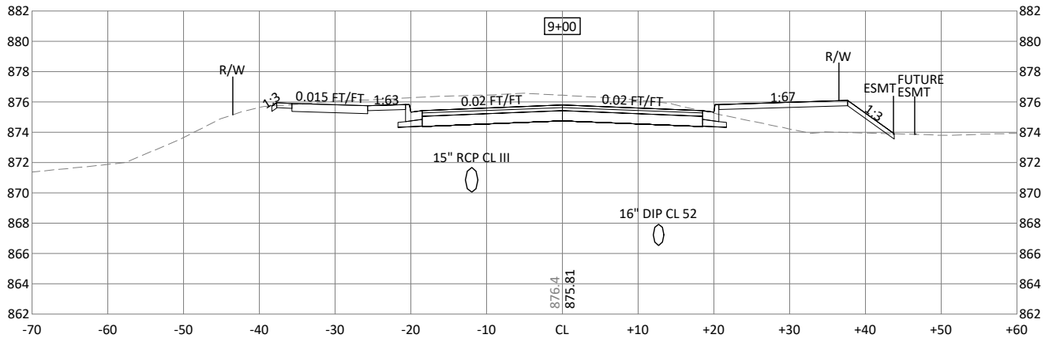


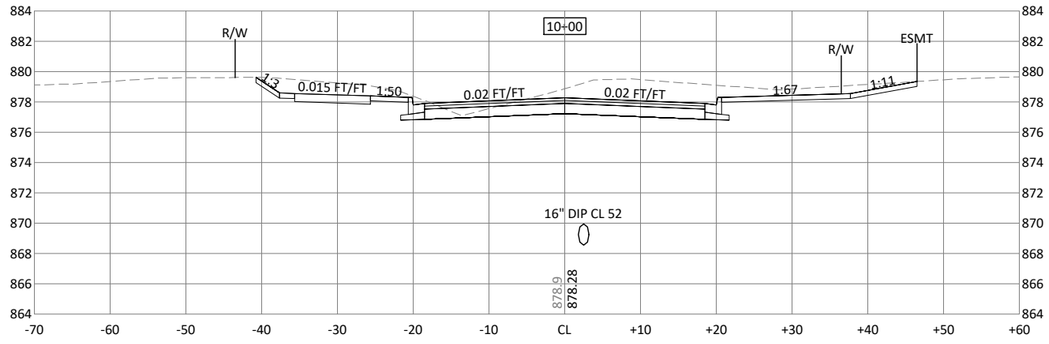












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REVIEW PLANS

KEVIN P. KIELB

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City of RAMSEY

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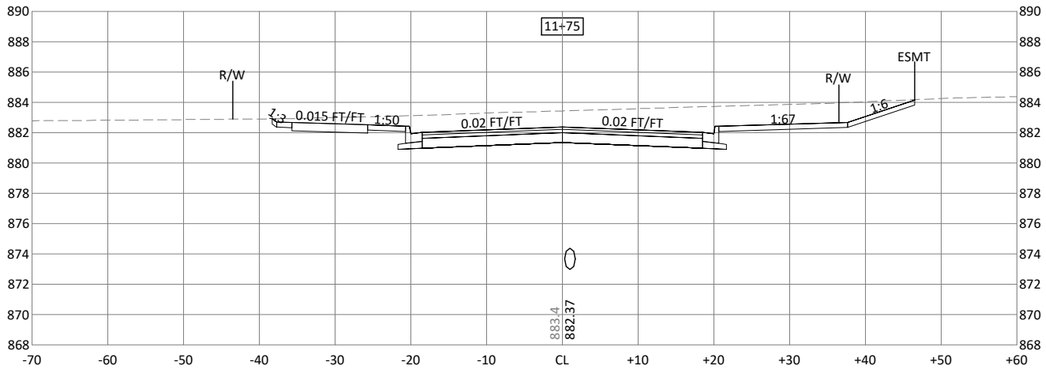
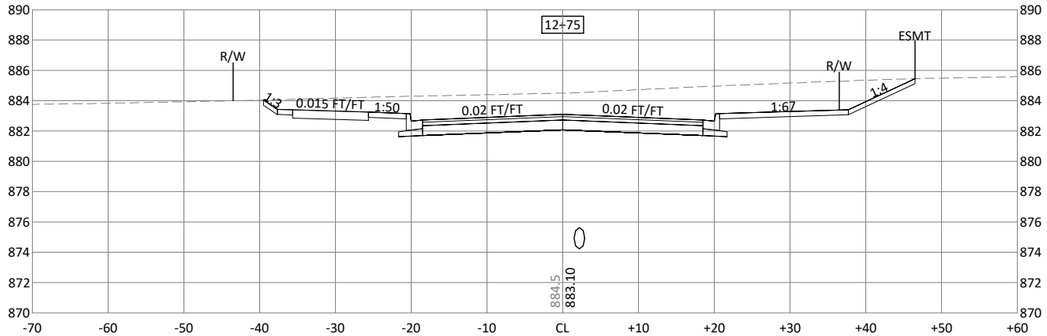
CITY OF RAMSEY, MINNESOTA

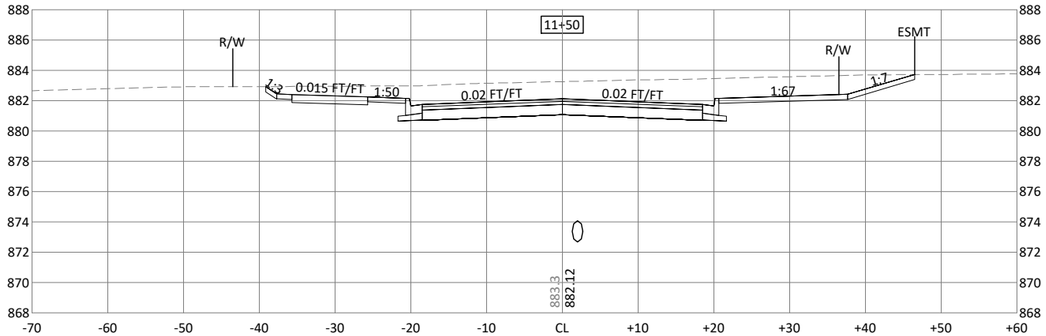
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

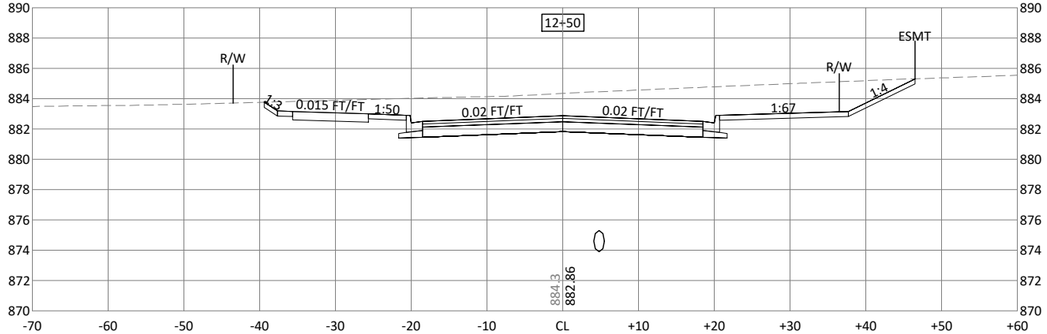
CROSS SECTIONS

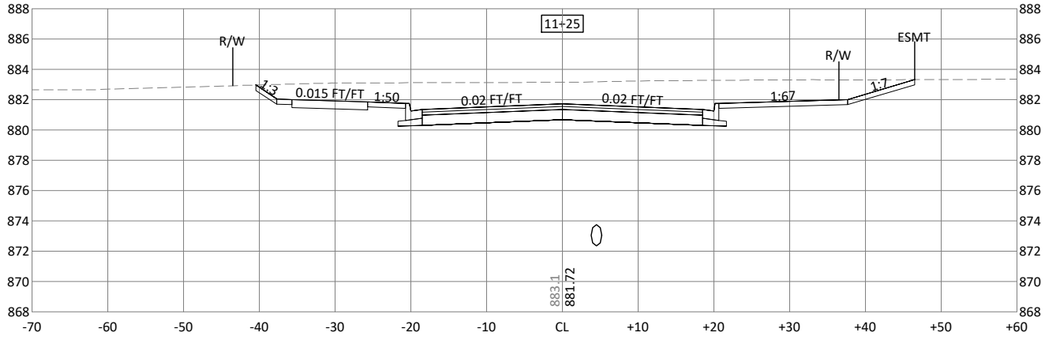
SHEET 31 OF 33

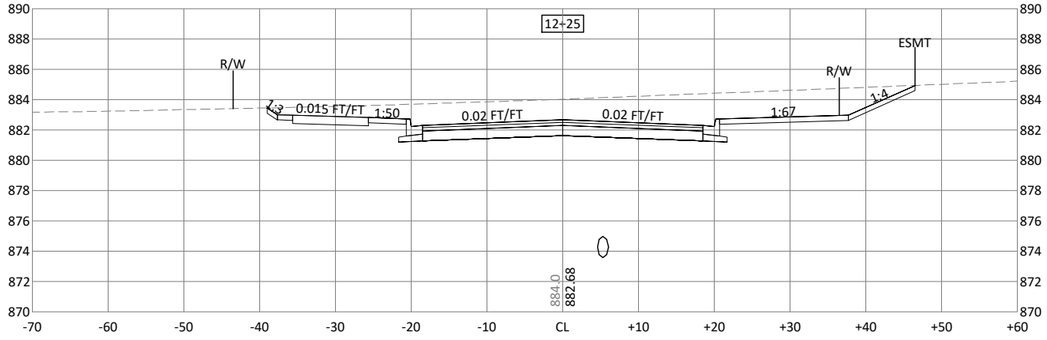


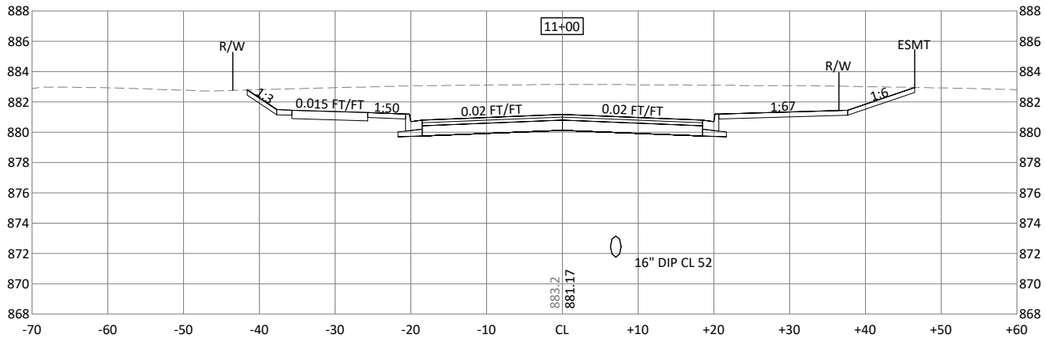


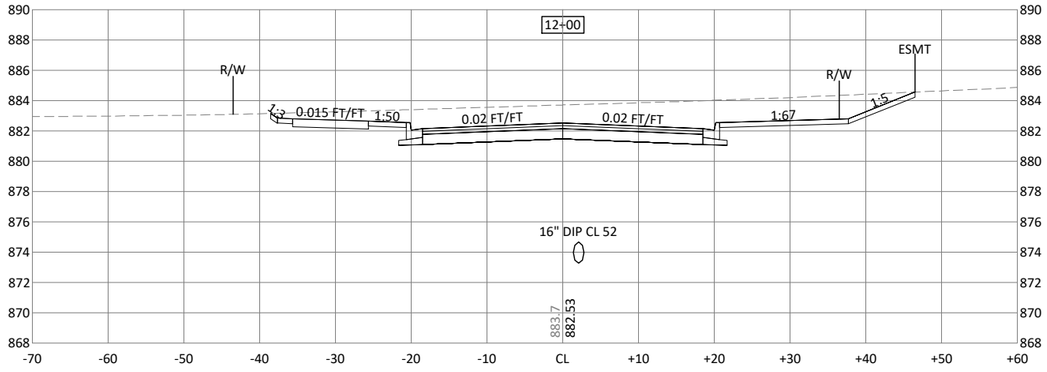












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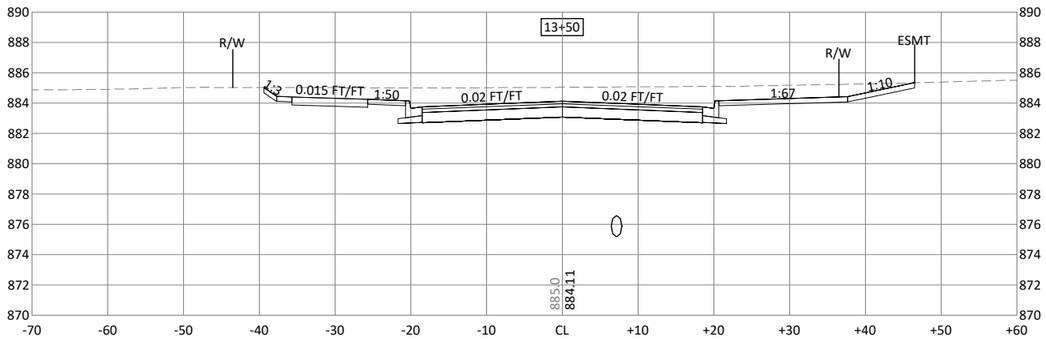
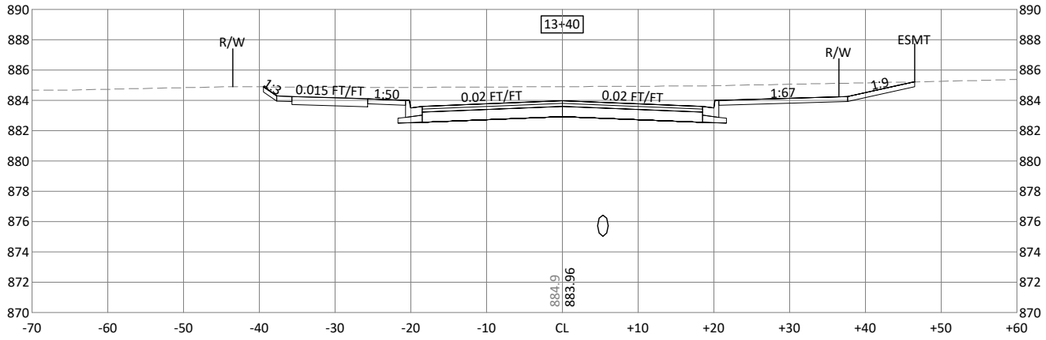
CITY OF RAMSEY, MINNESOTA

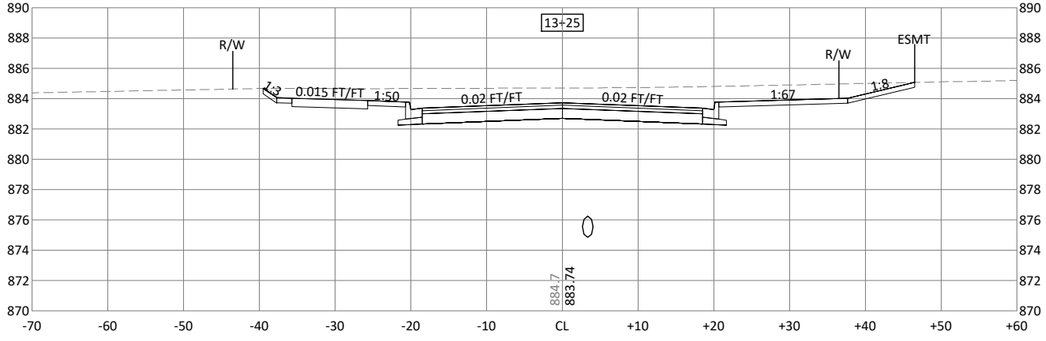
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007

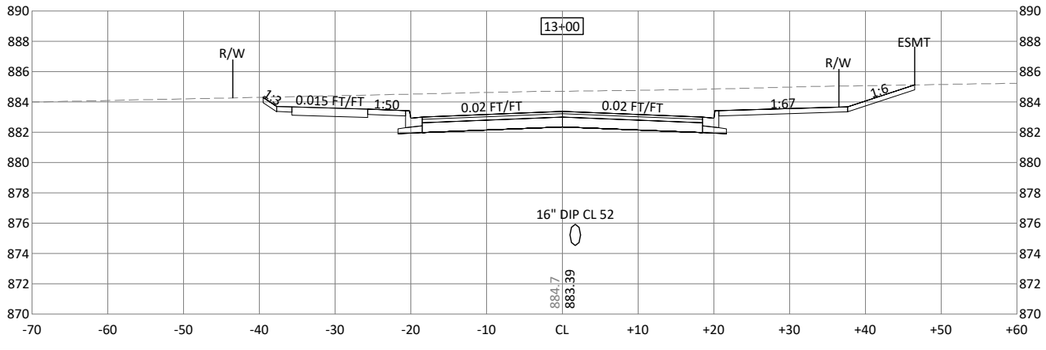
CROSS SECTIONS

SHEET 32 OF 33

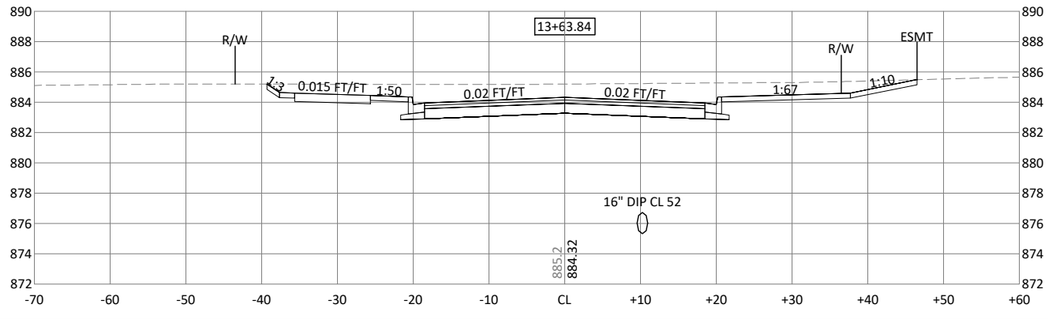








END NORMAL CROWN
SEE SHEET 26



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City of RAMSEY

DESIGNED	ZFL
DRAWN	ZFL
CHECKED	KPK
CLIENT PROJ. NO.	R12.121040

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2020 PUMA STREET IMPROVEMENTS, S.A.P. 199-109-007
CROSS SECTIONS

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