City of Ramsey
Agenda
Regular City Council
Tuesday, May 25, 2021
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Presentation

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive Cash & Investments for Period Ending April 30, 2021

2. Note the Following Boards, Commissions, and Committee Meeting Minutes:
- Public Works Committee Meeting Minutes Dated March 16, 2021
- Planning Commission Meeting Minutes Dated April 8, 2021
- Economic Development Authority Meeting Minutes Dated April 8, 2021
- Environmental Policy Board Meeting Minutes Dated April 19, 2021

3. ~~Approve Request for Proposals for Civil Legal Services~~ - **This case has been moved to the Regular Agenda as Case 7.5.**

4. Approve Rental Licenses

5. Approve the Following Meeting Minutes:

1. City Council Work Session dated 4/27/2021
2. City Council Regular Session dated 4/27/2021

6. Approve Business Licenses

7. Adopt Resolution #21-140 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 6, 2021 through May 19, 2021

8. Adopt Resolution #21-098 Approving Abatement of 7111 175th Ave NW (Case of Tracy Phillippi)

9. Adopt Resolution #21-128 Approving Plans and Specifications for Dolomite Street Demolition, Improvement Project #21-07, and Approving Supplemental Agreement #1 for Riverdale Drive Reconstruction, Improvement Project #21-00

10. Adopt Resolution #21-137 Authorizing Partial Payment #1 to Kuechle Underground, Inc. of Kimball, Minnesota for Improvement Project #21-00, Riverdale Drive Reconstruction, Feldspar Street to Sunfish Lake Boulevard.

11. Adopt Resolution #21-141 Hiring Seasonal Public Works Maintenance Workers

12. Adopt Resolution #21-142 Allowing Removal of Berm at 14601 Ramsey Blvd NW and Adjacent Property; Case of Kinghorn Construction

13. Adopt Resolution #21-143 Approving Water Treatment Plant Feasibility Study

14. Adopt Resolution #21-144 Authorizing Partial Payment #8 to RJM Construction for Improvement Project 20-07 New Public Works Facility

15. Adopt Resolution #21-145 Approving Fourth Amendment to Purchase Agreement for Gigi's Salon and Spa Inc

16. Motion to adopt Resolution #21-146 Approving First Amendment to Purchase Agreement with Java Companies LLC (as presented); subject to City Attorney review (Portions of meeting may be in closed session)

17. Adopt Resolution #21-148 Allowing Modified Wall and Considering Maintenance of Wall at O'Reilly Auto Parts

18. Adopt Resolution #21-149 Authorizing Local Partnership Program Grant Application for Riverdale Drive Extension - Llama Street to Bowers Drive, Improvement Project #20-05

19. Adopt Resolution #21-150 Approving Water Treatment Plant Request for Proposals and Authorizing Solicitation of Proposals.

6. Public Hearing

7. Council Business

1. Introduce Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts

2. Discuss Ordinance Modernizing and Streamlining Land Use Applications

3. Adopt Resolution #21-139 Accepting Bids and Awarding Contract for Tiger Street Reconstruction, Improvement Project #21-02

4. Adopt Resolution #21-147 Confirming Vision and Land Use Policy Direction and Economic Development Framework for West Armstrong Retail Area

5. Approve Request for Proposals for Civil Legal Services - **This Case was moved from Consent Agenda - Case 5.3.**

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **5. 1.**

Meeting Date: 05/25/2021

By: Diana Lund, Finance

Information

Title

Receive Cash & Investments for Period Ending April 30, 2021

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending April 30, 2021.

Cash and investment report shows the monthly cash flow - receipts and expenditures through April 30, 2021 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash and investments for period ending April 30, 2021

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/06/2021 02:21 PM
Form Started By: Diana Lund		Started On: 05/06/2021 12:17 PM
Final Approval Date: 05/06/2021		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended April 30, 2021

	April-21 CURRENT MONTH	2021 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 90,370,381.38	$ 95,116,775.37
CASH INFLOWS:		
Daily Deposit	1,037,406.61	3,402,710.05
Tax Settlements	-	374,749.21
U/B Receipts	12,044.55	505,570.81
Credit Cards (Includes Utility Billing)	140,065.66	1,078,586.49
Interest Earnings [Net of Interest Paid on Investments]	64,495.75	286,814.52
Bond Proceeds-int		859.12
TOTAL CASH INFLOW	$ 1,254,012.57	$ 5,649,290.20
TOTAL CASH AVAILABLE	$ 91,624,393.95	$ 100,766,065.57
CASH OUTFLOWS:		
Prepaid Checks	723,051.51	4,069,188.80
Bills Lists	459,285.72	2,588,169.79
Pay Estimates	1,858,316.19	4,303,934.06
Credit Cards	3,960.00	21,174.50
Payroll - Net	587,315.55	1,774,429.04
Flex Reimbursement	3,531.13	19,763.24
Void Checks/Dormant Checks Paid	(682.13)	(870.33)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	393.02	1,053.51
TOTAL CASH OUTFLOW	$ 3,635,170.99	$ 12,776,842.61
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 87,989,222.96**	**$ 87,989,222.96**
MEMO - NET 2021 CASH INFLOW (OUTFLOW)	**(2,381,158.42)**	**(7,127,552.41)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 73,035,382.11**	**73,628,220.22**
Purchases	2,080,569.60	36,030,228.96
Maturities/Sales	(2,030,661.59)	(36,573,159.06)
ENDING BALANCE	**$ 73,085,290.12**	**$ 73,085,290.12**

Prepared by the City of Ramsey Finance Department
5/6/2021

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
150701B	2/1/2021	BAIRD	WINTHROP MN TAX		976367NE8	305,000.00		305,000.00		0.00
160322A	3/22/2021	BAIRD	FNMA		3136H3BT1	250,000.00		250,000.00		0.00
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE		678519RP6	535,000.00		0.00		535,000.00
191008B	12/1/2021	BAIRD	ROCK ISLAND IL TAX		7724872J2	270,000.00		0.00		270,000.00
191008C	12/1/2022	BAIRD	ROCK ISLAND IL TAX		7724872K9	270,000.00		0.00		270,000.00
										1,075,000.00
200130B	7/30/2021	ICD SEC	CD-COMMUNITY BA	26871	20361LCG7	245,000.00		0.00		245,000.00
190118B	1/19/2021	ICD SEC	CD-NBT BANK NA	7230	628779GB0	245,000.00		245,000.00		0.00
190719B	1/19/2021	ICD SEC	CD-WELLSLEY BAN	26605	94948LCR0	245,000.00		245,000.00		0.00
180726	4/26/2021	ICD SEC	CD-SIGNATURE BAI	57269	82668XFZ6	245,000.00		245,000.00		0.00
190712	7/12/2021	ICD SEC	CD-TIAA FSB	34775	8727OLCJ0	85,000.00		0.00		85,000.00
180717	7/16/2021	ICD SEC	CD-CURRIE STATE I	8833	23130SDL4	245,000.00		0.00		245,000.00
190118A	7/19/2021	ICD SEC	CD-TIAA FSB	34775	8727OLBQ5	156,000.00		0.00		156,000.00
190731B	7/30/2021	ICD SEC	CD-LAKE OSEOLA S	8172	510354AB9	245,000.00		0.00		245,000.00
180718B	10/18/2021	ICD SEC	CD-HERITAGE BANI	30090	42724JEH4	245,000.00		0.00		245,000.00
191211	12/13/2021	ICD SEC	CD-SALLIE MAE BA	58177	7954505X9	245,000.00		0.00		245,000.00
181228D	12/28/2021	ICD SEC	CD-BAR HARBOR BA	11971	066851WK8	245,000.00		0.00		245,000.00
181228C	12/28/2021	ICD SEC	CD-BMW BANK	35141	05580AQB3	96,000.00		0.00		96,000.00
190628A	12/28/2021	ICD SEC	CD-FLAGSTAR BANI	32541	33847E2Q9	245,000.00		0.00		245,000.00
191231A	12/31/2021	ICD SEC	CD-IOWA TRUST & S	18400	462595BB4	245,000.00		0.00		245,000.00
180727A	7/27/2022	ICD SEC	CD-KANSAS STATE	19899	50116CBY4	245,000.00		0.00		245,000.00
191227A	12/27/2022	ICD SEC	CD-PROMISEONE BA	58657	74348HAB4	245,000.00		0.00		245,000.00
191230D	12/30/2022	ICD SEC	CD-FIRST NATIONAI	03330	32112UDL2	245,000.00		0.00		245,000.00
										3,032,000.00
150903	11/1/2021	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		0.00		500,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9		180,000.00	0.00		180,000.00
200123	12/15/2022	Northland	LUVERNE MN TAX		550629-VE-6	330,000.00		0.00		330,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00		300,000.00
200130D	3/1/2022	Northland	RICHLAND SCHOOL DISTRICT		764080-FN-2	150,000.00		20,000.00		130,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00		165,000.00
200326A	4/1/2023	Northland	TULSA COUNTY OK TAX		899525-TR-0	100,000.00		0.00		100,000.00
200609	2/1/2021	Northland	MOUNTAIN LAKE MN TAX		624148-ME-9	170,000.00		170,000.00		0.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00		180,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00		250,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00		270,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00		500,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00		265,000.00
130702B	1/1/2021	Northland	MINNETONKA ISD #276		604195-VY-0	400,000.00		400,000.00		0.00
130722	2/1/2021	Northland	MOUND MN TAXABLE		620S35-W4-2	95,000.00		95,000.00		0.00
171228B	2/1/2021	Northland	SCOTT COUNTY TAX		809557-AZ-4	115,000.00		115,000.00		0.00
190220A	3/1/2021	Northland	FRANKLIN WIS TAX		419791-U97	500,000.00		500,000.00		0.00
170712	7/1/2021	Northland	GARDENDALE ALA TAX		365478-DQ-6	240,000.00		0.00		240,000.00
190628A	8/1/2021	Northland	WASHINGTON STATE GO TAX		93974DYX0	500,000.00		0.00		500,000.00
190731A	11/30/2021	Northland	CD-ENERBANK		29266N7E1	148,000.00		0.00		148,000.00
191017	12/1/2021	Northland	COLUMBS OH SCHOOL DISTR		199507-6J-8	130,000.00		0.00		130,000.00
130815B	12/1/2021	Northland	CHASKA, MN TAX		161664-DZ-7	75,000.00		0.00		75,000.00
141104	2/1/2022	Northland	DULUTH MN TAXABLE		264438-G5-5	150,000.00		0.00		150,000.00
150430	2/1/2022	Northland	MINNETONKA ISD #276		604195-YG-6	270,000.00		0.00		270,000.00
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXABLE		751622-HG-9	285,000.00		285,000.00		0.00
190826	3/1/2022	Northland	OCONOMOWOC WIS TAX BOND		675635-KW-5	250,000.00		0.00		250,000.00
120321	3/1/2022	Northland	MADISION WI SCHOOL DISTR		558495-KN-6	500,000.00		500,000.00		0.00
190703	4/1/2022	Northland	WEST ALLIS WIS TAX		951173-JA-2	180,000.00		0.00		180,000.00
190424	5/15/2022	Northland	TEXAS A&M TAX		88213AEH4	130,000.00		0.00		130,000.00
170109	6/1/2022	Northland	DESMOINES IA TAX		250097-J3-7	200,000.00		0.00		200,000.00
150109	10/1/2022	Northland	HUBBARD COUNTY TAX		443348-DE-4	135,000.00		0.00		135,000.00
190515	11/1/2022	Northland	MICHICAN STATE SCHOOL TAX		594612-CY-7	205,000.00		0.00		205,000.00
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX		825230-KW-4	150,000.00		0.00		150,000.00
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXABLE		751622-HH-7	595,000.00		595,000.00		0.00
190628B	4/1/2023	Northland	WEST ALLIS WIS TAX		951173NP4	240,000.00		0.00		240,000.00
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		0.00		190,000.00
191107A	6/1/2023	Northland	NEWTON IOWA TAX		652810-YZ-9	250,000.00		0.00		250,000.00
190726B	6/1/2023	Northland	DESMOINES IA COMM COLLEGE TAX		250097L75	250,000.00		0.00		250,000.00
180913	7/31/2023	Northland	CD-BANK NEW ENGLAND SALEM		06426K-AN-8	245,000.00		0.00		245,000.00
121228B	9/1/2023	Northland	MIDDLETON WIS REFUND		596782-T6-7	300,000.00		0.00		300,000.00
190220B	11/1/2023	Northland	HAWAII ST GO BONDS		214471-PA-6	200,000.00		0.00		200,000.00
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00		300,000.00
130412	2/1/2024	Northland	BECKER MN TAX		075671LJ4	50,000.00		50,000.00		0.00
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00		100,000.00
120214B	9/1/2025	Northland	MIDDLETON WIS REFUND		596782-TJ-1	315,000.00		0.00		315,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00		500,000.00
190404	9/1/2026	Northland	TUSCOLA COUNTY MISC TAX		900764RL7	395,000.00		0.00		395,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00		385,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00		225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00		150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00		285,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00		465,000.00
										10,728,000.00
190123	1/25/2021	UBS	CD-ALLEGIANCE BA	58629	01748DBM7	245,000.00		245,000.00		0.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2		1,000,000.00	0.00		1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44		500,000.00	0.00		500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9		590,000.00	0.00		590,000.00
210427		UBS	UBS PRIME FUND				310,569.60	0.00		310,569.60
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4		500,000.00	0.00		500,000.00

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2		320,000.00	0.00		320,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2		1,000,000.00	0.00		1,000,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6		1,000,000.00	0.00		1,000,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91		750,000.00	0.00		750,000.00
210129		UBS	UBS PRIME FUND				500,000.00	500,000.00		0.00
210222		UBS	UBS PRIME FUND				8,544,716.80	3,840,251.46		4,704,465.34
210217	6/1/2021	UBS	CP-SANTANDER UK				2,900,000.00	0.00		2,900,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG				500,000.00	0.00		500,000.00
210224A	8/23/2021	UBS	CP-BANK OF CHINA				10,000,000.00	0.00		10,000,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7		2,500,000.00	0.00		2,500,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30		1,000,000.00	0.00		1,000,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45		1,050,000.00	0.00		1,050,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2		500,000.00	0.00		500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6		580,000.00	0.00		580,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8		300,000.00	0.00		300,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0		500,000.00	0.00		500,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4		615,000.00	0.00		615,000.00
200128	1/27/2021	UBS	CD-FIRST NATIONAL	5452	33213SJA1	245,000.00		245,000.00		0.00
200204A	2/3/2021	UBS	CD-TRUST BANK CE	9846	89788HAH6	245,000.00		245,000.00		0.00
200817	2/16/2021	UBS	BANK OF CHINA COMM PAPER		06119QPG6	10,000,000.00		10,000,000.00		0.00
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL DISTR		987864NY7	405,000.00		0.00		405,000.00
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX		91412GFS9	500,000.00		500,000.00		0.00
180629A	6/29/2021	UBS	CD-WELLS FARGO	3511	949763RX6	245,000.00		0.00		245,000.00
180907	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271ABO	400,000.00		0.00		400,000.00
171211	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271AB0	235,000.00		0.00		235,000.00
180815A	8/16/2021	UBS	CD-DISCOVER BANI	5649	254673SV9	145,000.00		0.00		145,000.00
180926A	9/27/2021	UBS	CD-TOWNEBANK PORTSMOUTH VA		89214PCA5	200,000.00		0.00		200,000.00
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		0.00		300,000.00
201119A	12/1/2021	UBS	WARREN HEIGHTS OH BUILDING		936121JTO	150,000.00		0.00		150,000.00
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCHOOL		537292KY9	345,000.00		0.00		345,000.00
181214	12/14/2021	UBS	CD-BMW BANK		05580AQA5	95,000.00		0.00		95,000.00
181228G	12/28/2021	UBS	CD-ALLY BANK		02007GGT4	100,000.00		0.00		100,000.00
160601	2/15/2022	UBS	MCALLEN TAX'		582018Ff5	200,000.00		0.00		200,000.00
151104	3/1/2022	UBS	NEW YORK TAXALBE		64966KQC0	500,000.00		0.00		500,000.00
190322	3/22/2022	UBS	CD-MEDALLION BA	57449	58404DDP3	245,000.00		0.00		245,000.00
160727	5/1/2022	UBS	NORTH BRANCH SCHOOL TAX		657740F50	500,000.00		0.00		500,000.00
190710	5/15/2022	UBS	CONVENTION CENTER AUTHORITY		32115AAG7	175,000.00		0.00		175,000.00
001127	7/25/2022	UBS	FNR G92-35		31358PHV2C	80.06		32.74		47.32
160830C	8/1/2022	UBS	NEW YORK CITY TAXABLE		64966MED7	300,000.00		0.00		300,000.00
021004	8/25/2022	UBS	FNR 1992-125L		31358PS40C	177.74		65.57		112.17
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE		696560LD1	450,000.00		0.00		450,000.00
020826	10/15/2022	UBS	FHR 1391D		312912LUO	126.70		31.01		95.69
201119B	12/1/2022	UBS	WARREN HEIGHTS OH BUILDING		936121JU7	165,000.00		0.00		165,000.00
191213	12/13/2022	UBS	CD-WELLS FARGO N	27389	949495AA3	245,000.00		0.00		245,000.00
161216B	12/16/2022	UBS	CD-MERCANTIL COI	22953	58733ADQ9	245,000.00		0.00		245,000.00
200116	1/17/2023	UBS	CD-MORGAN STANI	32992	6169OURY8	245,000.00		0.00		245,000.00
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00		250,000.00
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00		300,000.00
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00		2,000.00
180628	6/28/2023	UBS	CD-COMENITY BAN	27499	981996UP3	200,000.00		0.00		200,000.00
191230B	6/30/2023	UBS	CD-RAYMOND JAMI	33893	75472RAR2	245,000.00		0.00		245,000.00
201119C	12/1/2023	UBS	WARREN HEIGHTS OH BUILDING		936121JV5	165,000.00		0.00		165,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		0.00		245,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U!	33954	14042TAP2	245,000.00		0.00		245,000.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		0.00		245,000.00
190325	3/25/2024	UBS	CD-BANK HAPOALI!	33686	06251AW48	245,000.00		0.00		245,000.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		0.00		500,000.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00		500,000.00
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTURE		645791CAO	270,000.00		0.00		270,000.00
190918	9/18/2024	UBS	CD-FIRST NATIONAL	4779	334342CF7	245,000.00		245,000.00		0.00
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00		300,000.00
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00		640,000.00
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00		250,000.00
191127	11/27/2024	UBS	CD-STATE BANK INI	33682	856285RS2	245,000.00		0.00		245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00		165,000.00
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		0.00		400,000.00
190418	12/5/2024	UBS	CD-DELTA NATION/	26633	2477RBD6	200,000.00		0.00		200,000.00
180629C	6/1/2025	UBS	MARYLAND STATE TAX		57420PGR1	300,000.00		0.00		300,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00		300,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00		400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00		175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		0.00		500,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00		320,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00		500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00		300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00		750,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00		470,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00		500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00		400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00		500,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00		500,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00		360,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00		500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00		400,000.00

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00		630,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00		1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00		405,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00		425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00		400,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00		400,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00		430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00		400,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00		500,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00		500,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00		500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00		720,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00		220,000.00
201221	10/01/26	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00		1,675,000.00
201218	12-18-24	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		0.00		248,000.00
200612		UBS	UBS PRIME FUND			1,445,483.93		1,445,483.93		0.00
200623		UBS	UBS PRIME FUND			1,741,251.98		1,741,251.98		0.00
200714		UBS	UBS PRIME FUND			531,198.11		531,198.11		0.00
200717		UBS	UBS PRIME FUND			8,002,863.63		8,002,863.63		0.00
200728		UBS	UBS PRIME FUND			1,405,590.52		1,405,590.52		0.00
200731A		UBS	UBS PRIME FUND			259,035.81		259,035.81		0.00
200731B		UBS	UBS Select FUND			247,506.71		247,506.71		0.00
200630B		UBS	UBS PRIME FUND			601,602.80		601,602.80		0.00
200531		UBS	PRIME MM			667,488.28		667,488.28		0.00
200430		UBS	SELECT MM			1,440,813.95		1,440,813.95		0.00
										58,250,290.12
	TOTAL INVESTMENTS					73,628,220.22	35,640,286.40	36,183,216.50		**73,085,290.12**
			Unamortized Premiums			1,578,603.54	115,401.25			1,694,004.79
			Unamortized Discounts			(3,900,908.40)	(316,666.36)			(4,217,574.76)
			PW Debt-Ameritrade			8,895,641.10	1,266.86	407.74		8,896,500.22
			BOW			4,018,693.38	47,792,109.04	48,177,513.56		3,633,288.86
			Money Market Accounts			10,896,525.53	1,188.20	6,000,000.00		4,897,713.73
			Net Cash and Investments			95,116,775.37	83,233,585.39	90,361,137.80		87,989,222.96

CC Regular Session **5. 2.**

Meeting Date: 05/25/2021

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards, Commissions, and Committee Meeting Minutes:

- Public Works Committee Meeting Minutes Dated March 16, 2021
- Planning Commission Meeting Minutes Dated April 8, 2021
- Economic Development Authority Meeting Minutes Dated April 8, 2021
- Environmental Policy Board Meeting Minutes Dated April 19, 2021

Purpose/Background:

N/A

Recommendation:

N/A

Action:

N/A

Attachments

Public Works 03 16 21 Minutes

Planning 04 08 21 Minutes

EDA 04 08 21 Minutes

EPB 04 19 21 Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:02 PM
Form Started By: JoAnn Shaw		Started On: 05/13/2021 08:19 AM
Final Approval Date: 05/20/2021		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, March 16, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
City Administrator Kurt Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:30 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Woestehoff and Musgrove. Voting No: None.

4. APPROVE MINUTES

4.01: Approve February 16, 2021, Meeting Minutes

Councilmember Musgrove noted on page four, the first paragraph should end with, "…based on the fact that Bowers is not on the street name grid, and neither are Pearson or Snowy Owl, and the names follow no order."

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to approve the following minutes as amended:

Regular Meeting Minutes dated February 16, 2021

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Musgrove and Woestehoff. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Tennis Court Maintenance and Consider Adding Pickleball Courts

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommended proceeding with the reconditioning of the courts at Central Park as soon as practical and adding six pickleball courts in lieu of two of the four tennis courts at the park at the same time as the maintenance occurs.

Councilmember Woestehoff recognized that the City is not required to get bids for this price level but asked if the pricing falls within industry standard.

Parks and Assistant Public Works Superintendent Riverblood commented that these prices do fall within the standard for this work. He noted that the City has does work with this contractor in the past and he was satisfied with the work.

Councilmember Musgrove asked if this contractor did the Anoka High School tennis courts.

Parks and Assistant Public Works Superintendent Riverblood commented that he is unsure but believes that the contractor did the work.

Councilmember Musgrove asked for additional input on the funds proposed to be used.

Parks and Assistant Public Works Superintendent Riverblood explained that the Parks Trust Fund are funds collected by developers and to be used for new parks or trails improvements. He stated that the Capital Maintenance Fund is to be used for maintenance of capital items.

Councilmember Musgrove commented that she likes this idea, especially if residents are requesting pickleball courts.

Chairperson Riley asked if there are numbers to support the increased demand in pickleball.

Parks and Assistant Public Works Superintendent Riverblood noted that when they drive by the courts, they see the increased use on pickleball courts compared to tennis courts. He stated that he hears input from residents each week asking that the courts be improved and for dedicated pickleball courts. He stated that dependent upon weather the construction process should take about three to five days beginning around May 1st.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend to City Council, the reconditioning of the courts at Central Park in the amount of $28,028 to be funded by the Capital Maintenance Fund, and adding six pickleball courts at the park for $16,939 with proceeds from the Park Trust Fund.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Musgrove and Woestehoff. Voting No: None.

Chairperson Riley referenced other existing courts in different locations.

Parks and Assistant Public Works Superintendent Riverblood provided an update on the condition of other courts. He noted that perhaps staff could put signage up asking for input on whether residents would like the courts to continued to be used for tennis or considered for pickleball and/or basketball.

5.02: Consider Recommending City Council Approval of Plans and Specifications and Authorization for Bids for Business Park 95 Street Reconstructions, Improvement Project #21-03

City Engineer Westby reviewed the staff report and recommended approval of plans and specifications and authorization to advertise for bids for Improvement Project #21-03, Business Park 95 Street Reconstruction.

Chairperson Riley asked if it would make sense to speak with Anoka related to the cul-de-sac area and creating a connection.

City Engineer Westby replied that the City has had discussions on that idea, but it has been met with opposition on the Anoka side. He noted that the cul-de-sac would allow for future connection if that possibility came forward in the future.

Councilmember Musgrove noted that it would seem beneficial to both cities.

Deputy City Administrator Gladhill commented that Anoka County may be willing to facilitate the discussion as it would also create a benefit to the Highway 10 corridor. He noted that perhaps a joint meeting with both Councils would be helpful as well.

Chairperson Riley stated that he agrees other funds should be used for the cul-de-sac and agreed PIR would seem appropriate.

Councilmember Woestehoff agreed.

Councilmember Musgrove asked if there would be a negative to using the PIR fund.

City Engineer Westby replied that staff does not see a negative.

Councilmember Musgrove asked if this would impact the Bunker Lake Boulevard project.

City Engineer Westby replied that there should not be an overlap between the projects.

Councilmember Musgrove commented that this project has been discussed for some time and is needed. She asked for additional details on the alternates mentioned.

City Engineer Westby replied that the extension and cul-de-sac would be bid separately, and the Council would then make the decision as to whether to approve those portions of the project.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council approval of plans and specifications and authorization to advertise for bids for Improvement Project #21-03, Business Park 95 Street Reconstruction.

Further discussion: Chairperson Riley agreed that this project is necessary as the roads are in bad shape and are used by businesses.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Musgrove and Woestehoff. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on current and proposed City, County and MnDOT improvement projects, studies, and other items of interest.

6.02: Review Future Topics Calendar

Chairperson Riley commented that the cardboard recycling container seemed to be popular and asked if that could be available year-round.

Public Works Superintendent Riemer confirmed that staff could reach out to ACE Solid Waste to potentially bring that back.

Councilmember Musgrove stated that perhaps it would be nice to follow that up with numbers supporting that request.

7. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:05 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 8, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson Planning Technician Brian McCann City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

Chairperson Bauer welcomed the new members of the Commission and invited them to introduce themselves.

Commissioners Dunaway and Walker introduced themselves.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Gengler, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

5. CONSENT AGENDA

5.01: Approve the March 4, 2021 Planning Commission Meeting Minutes
5.02: Review the Final Plat and Site Plan for Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)
5.03: Review Proposed Site Plan for Storyteller Café, Case of Stories Foundation (Project 20-120)

Chairperson Bauer noted that he submitted two grammatical changes to the proposed minutes from the March 4, 2021 meeting.

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

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Chairperson Bauer commented that this is the time each year when the Commission appoints a Chair and Vice-Chair for the next year. He opened the floor for nominations for the position of Chair.

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to appoint Randy Bauer as Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer opened the floor for nominations for the position of Vice-Chair.

Motion by Commissioner Anderson, seconded by Commissioner Dunaway, to appoint Gary VanScoy as Vice Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

7. PUBLIC HEARINGS

7.01: Public Hearing: Consider Request for Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:10 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that City staff recommends approval of a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification sign on the subject property.

Commissioner VanScoy commented that he was surprised to see that the actual monument structure is included in the size of the signage. He did not recall seeing that included in the calculation in the past.

Senior Planner McGuire Brigl commented that she was unsure if a similar situation has been reviewed in the past, but this was the method staff was directed to use to calculate the size. She stated that this is unique in that the sign and monument portions are very separate where typically there is not that separation.

Chairperson Bauer commented that he was thinking that the monument structure acted similar to a signpost and was also confused as to why that was included in the calculation. He stated that he likes the appearance of this type of sign and would encourage more of this style of sign and therefore commented that perhaps the regulation should be reviewed in the future.

Commissioner Anderson commented that he agrees that the sign calculation should be reviewed in the future to determine what may or may not be considered as a signpost. He commented that he does like the appearance of this sign.

Citizen Input

No comments.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-087 approving a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification development sign on the subject property.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Walker	aye
Chairperson Bauer	aye

Motion carried.

7.02: Public Hearing: Consider Resolution #21-088 Denying an Interim Use Permit for Gravel Outdoor Storage at 8049 146th Ave NW (Project No. 21-111); Case of Minnesota Tree Experts on Behalf of Jacob Gall

Public Hearing

Chairperson Bauer called the public hearing to order at 7:19 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends adopting Resolution #21-088 denying an Interim Use Permit for outdoor storage of a brush pile, and gravel parking of vehicles and equipment on the subject property. The proposed use will likely create public nuisance issues for surrounding property owners, and is an expansion of the existing lawful, non-conforming industrial use onsite.

Commissioner VanScoy asked what staff would suspect to create the public nuisance.

Planning Technician McCann commented that the noise from the grinders would be anticipated to cause complaints from neighboring properties.

Senior Planner McGuire Brigl commented that the business also plans to chip the trees onsite and leave an open pile of woodchips. She stated that staff dealt with a nuisance complaint related to a

large pile of brush on this property through code enforcement during the previous year. She commented that an open pile of brush, debris, wood chipping is considered to be a nuisance under Code.

Commissioner VanScoy commented that it sounds that there are multiple concerns.

Chairperson Bauer asked if there are other properties with wood chipping within Ramsey.

Senior Planner McGuire Brigl commented that she is not aware of any wood chipping businesses within Ramsey. She stated that in terms of noise staff has experience with wood chipping equipment as part of other large-scale developments.

Commissioner Walker stated that in reading the case it seems that the applicant wants to keep a month's worth of brush on the property and chip the material all at once during a period of six to eight hours. He asked if that length could be cut down in duration to perhaps four-hour periods to alleviate noise concerns.

Senior Planner McGuire commented that staff would still have the same concerns related to outdoor storage. She stated that although improvements could be made that would make the application more appealing, staff still has major concerns with the proposal. She stated that because this is an Interim Use Permit, the Commission has full latitude as to whether it should be approved.

Chairperson Bauer asked if staff could provide additional input on the concerns that staff has with the application.

Senior Planner McGuire Brigl commented that staff could provide additional input on items that could improve the application but if the Commission supports the recommendation to deny the request, staff would simply recommend that the Commission follow that action and recommend denial of the permit.

Citizen Input

Jacob Gall of Minnesota Tree Experts, applicant, stated that he would like to store brush on the site and use trucks that pick-up limbs and branches. He stated that once there was enough material, he would chip that material and haul it offsite. He believed that he would need six to eight hours to chip the material to haul offsite.

Chairperson Bauer commented that he thought the staff presentation mentioned that the woodchips would be left onsite.

Mr. Gall confirmed that the chipped material would be hauled offsite. He confirmed that the outdoor storage would be the limbs and brush. He commented that he would leave that debris onsite until there is enough to chip, at that time he would bring that equipment onsite to chip the material and then haul the chipped material offsite. He was unsure of the noise decibel of the chipping equipment.

Commissioner Peters asked if input has been received from the neighboring property owners. He stated that this property is adjacent to the Armstrong Retail Center and he would be concerned that this activity would be a deterrent to the tenants that location is attempting to draw in.

Senior Planner McGuire Brigl stated that staff has spoken with adjacent property owners, one of whom is present to address the Commission tonight. He stated that planning and economic development staff share the same concerns about how this use could impact the long-term vision for this area. She reviewed the outdoor storage that would be proposed for this site including vehicles and equipment.

Commissioner Walker commented that he is attempting to support the request and asked if it would be possible to do the grinding twice as often to avoid the eight-hour period of grinding.

Mr. Gall replied that it is not a major deal to grind more often. He stated that he has other locations in the metro that he dumps debris at, the closest being Brooklyn Park. He commented that ideally, he would like to grind material monthly, but could possibly do that biweekly. He commented that he it would be more of a hassle to bring the grinding equipment onsite more often than that.

Commissioner Walker explained that people seem concerned with the six-to-eight-hour period for grinding material and the noise that would be generated. He stated that he is attempting to find a compromise, perhaps running the equipment for four hours twice per month.

Mr. Gall commented that would be a possibility. He stated that he would be flexible and could do the grinding at off-peak times.

Commissioner VanScoy commented that he had a tree removed from his yard that was damaged in a storm and there was grinding which was extremely loud.

Mr. Gall commented that type of chipper is much louder than the tub grinder that he would use.

Commissioner VanScoy commented that his concern would not only be with the length but also the noise level. He asked why this location is desired and whether a different location was selected, as it is adjacent to retail development.

Mr. Gall commented that he has been looking for property for the past 18 months and this property seems to fit his needs because there is a shop where he could store items that need to be secured. He stated that he is experiencing theft at the Brooklyn Park location because there is not a building at that location.

Commissioner Anderson asked how much dust this grinding operation generates.

Mr. Gall commented that there is minimal dust generated from the grinding of debris. He stated that most of the material is just converted to chips and there is not much dust generated.

Commissioner Anderson commented that the adjacent property has the possibility of two drive through windows that face the property, and he is concerned with the dust and noise and interference that could occur.

Mr. Gall commented that he has never had issues with dust.

Senior Planner McGuire Brigl commented that in addition to the noise concern, staff is concerned with the perception of allowing a large brush pile when the City is actively sending violation notices for similar brush piles throughout the City. She commented that they would want to ensure that all properties feel that they are being treated equally. She stated that perhaps a site within the heavy industrial area of Ramsey would be more suitable for this type of business.

Matt Kuker, PSD, commented that over the past 18 years PSD acquired the lot and constructed the strip mall. He stated that tenant interest stalled during COVID but during the past two to three weeks he has been starting to receive a lot of interest in the spaces. He commented that he is not a fan of telling people what to do with their property but has a number of concerns with this use on the property. He stated that a change in property ownership typically forces the property to come into compliances. He stated that the site does not have stormwater ponding or curb. He stated that the applicant would propose industrial trucks that would leak fluids and oil into the groundwater. He commented that he has used tub grinders and they are quite loud. He stated that he is more concerned with the sight of a pile of debris laying on the site for a month rather than the noise. He stated that the site has been a mess and the City has worked through code enforcement to clean it up and he is concerned that this application would create more blight. He stated that PSD has made a massive investment in their property and he has interest from another party that would be interested in constructing a standalone restaurant on the outlot. He stated that if the site looks at a brush pile, it would not be desirable adjacent to a restaurant. He stated that the subject property is zoned retail, and it should be converted upon sale. He stated that this would be a chance to lessen the blight on the site rather than increasing it. He stated that if this does move forward, he would request an oversized fence to help buffer the site but asked the Commission not to approve the request.

Chairperson Bauer asked how tall a brush pile would be anticipated to be.

Mr. Gall commented that the brush pile would be about eight feet tall.

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

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner VanScoy	aye

Chairperson Bauer aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:43 p.m.

Commission Business

Commissioner Gengler commented that she appreciates Mr. Gall as a business owner and would like to welcome his business to Ramsey but does not feel that this business is a good fit for this space.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-088 Denying an Interim Use Permit for outdoor storage of a brush pile and gravel parking of vehicles and equipment on the subject property.

Further discussion

Commissioner Anderson commented that he shares the concern related to noise and dust. He stated that the neighboring retail business is attempting to attract tenants and the City is attempting to bring all the properties back into compliance. He commented that denying this request would allow the City to continue to work towards bringing the parcel into compliance with the zoning. Commissioner Walker commented that he is a proponent of attempting to bring business into Ramsey would rather see this go back to the staff to allow the applicant to work with staff to work together. He noted that perhaps this could be used for a temporary period of time while the owner looks for another location in Ramsey. He believed noise issues could be mitigated by setting time parameters. Commissioner VanScoy commented that he also wants to see businesses come into Ramsey and there are other locations in Ramsey that would be appropriate for this type of business. He stated that staff offered to work with Mr. Gall to find another location and encouraged the applicant to work with staff to find another location that would be suitable for this business as this location would be inappropriate for that type of activity. Chairperson Bauer commented that if this motion passes, the item would still move to the City Council or the applicant could work with staff to find a more appropriate location. He echoed the comment that they would like to see Mr. Gall expand his business to Ramsey, in a more suitable location.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Gengler aye
Commissioner VanScoy aye
Commissioner Dunaway aye
Commissioner Anderson aye
Commissioner Walker nay
Chairperson Bauer nay

Motion carried.

7.03: Consider Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

Commissioner VanScoy asked whether the changes would only apply to the E-1 district and not the other zoning districts.

City Planner Anderson confirmed that to be essentially true. He noted that there were some minor changes and some language cleanup completed in some of the other zoning sections but aside from relocating the information to a single section, the only substantiative changes would be proposed to the employment district standards.

Citizen Input

Matt Kuker, PSD, commented that he supports the amendments as proposed. He stated that PSD is building the industrial park and stated that this type of planning would be a good move. He stated that when he buys properties, he is unsure of how the property will be split until the tenants come through. He noted that while smaller buildings would allow for additional landscaping, a larger building would occupy more space and would not have the same amount of space for plantings.

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

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 8:01 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

8. COMMISSION BUSINESS

8.01: Review Sketch Plan for Williams Woods; Case of Bill Boyum (Project 20-138)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the Commission direct the applicant to move forward into developing formal Preliminary Plat application.

Commission Business

Chairperson Bauer stated that a comment was received related to a 60-foot corridor around the lake and asked if that is included in the plan.

Senior Planner McGuire Brigl commented that the plan has not incorporated that at this time. She stated that the 40-acre piece that the lake is on is completely wetland and not buildable.

Chairperson Bauer commented that he would like those comments to be a part of the record along with the comments from Police Chief Katers related to the cul-de-sac and second access.

Senior Planner McGuire Brigl commented that without the City getting involved and taking property from other property owners through a court process, a second access would not be available.

Commissioner VanScoy referenced the December 3rd project documents and noted that there was a comment from the Fire Department which states they prefer the second layout but believe a second connection to the other neighborhood would need to be made. The comment stated that without a second access there would be too many homes in the area with only one access.

Senior Planner McGuire Brigl clarified that the December proposals included both 19 lots and nine lots.

Commissioner Gengler commented that there have been comments related to future divisions and potentials for lot splits. She asked if this were to move forward as nine lots, would there be potential for additional lot splits in the future.

Senior Planner McGuire Brigl commented that staff also discussed that potential. She stated that if there were a future request to split property following the creation of nine lots, it would have to meet the subdivision requirements. She commented that while future development cannot be restricted, it would be difficult to add more lots with the layout as proposed. She stated that the applicant is proposing to market the two northern lots as executive lots and there is planned tree preservation, but the applicant could speak to that more.

Commissioner VanScoy commented that there would be two 20 acre lots and if someone wanted to subdivide in the future and eliminate the cul-de-sac, extending that to the north, he would not believe there to be an issue with lot width.

Senior Planner McGuire Brigl commented that it would sound that the cul-de-sac would need to be extended in order to support that. She stated that properties would also require road frontage and could not be landlocked. She commented that situation would require a variance. She confirmed that type of request would need to go through a similar process to this.

Joe Bailey, representing the applicant, commented that they have discussed the possibility of connecting through to the neighboring development but that would require going through City park and connection to the east there is a wetland. He stated that they are working to minimize the impacts to the wetlands in this area. He stated that the larger two properties to the north could be further divided in the future but as noted by staff that would require additional variance.

Chairperson Bauer commented that there is concern from public safety related to the length of the cul-de-sac and asked if there are any other options to address that.

Mr. Bailey commented that they are limited on access to the site without disrupting adjacent properties. He stated that the Fire Department was concerned with the width and therefore they have agreed to increase the width of the roadway. He stated that the access from 175th is currently very narrow and therefore there are not options to add a secondary access.

Todd Olin, representing the applicant, commented that they have looked at a number of variations for the site and this proposal balances the road width, number of lots, wetland impacts and preservation of natural features. He stated that they received input from the neighbor to the west requesting that the corridor to the west be protected. He stated that it would be very difficult to

get across wetlands to provide another access to the west or east. He stated that they have attempted to plan a development that would be sensitive to the environment and they reduced the number of lots to decrease the density and number of vehicles on the road. He stated that they also widened the road to accommodate the comments of the Fire Chief. He stated that the length of the cul-de-sac is related to the shape of the property, preservation of trees and attempt to avoid wetlands. He stated that any increase in the number of lots or road length would require a variance, noting that would cover the concern that the lots would be further subdivided. He stated that they are doing their best to limit the number of lots on the property and minimize impacts on the wetlands and natural features.

Chairperson Bauer asked for information on what lies to the northeast. He asked if there is undeveloped land in that area that could be acquired to extend the road.

Senior Planner McGuire Brigl commented that land is already privately owned and functioning as residential property.

Chip Davids, 7730 178th Lane, stated that he has lived in his neighborhood since 1973 and it is a quiet secluded place in Ramsey. He stated that the neighbors like the privacy and adding an access through the park into that neighborhood would increase traffic by 200 percent, as it would create a shortcut from CR 64 to CR 5 that people would use as a cut through. He would highly recommend avoiding an access through the park as it is a beautiful area that is home to wildlife and would be a detriment to the existing neighborhood.

Doug Hiltz, 7711 178th Lane NW, commented that the neighbors enjoy the privacy of the secluded neighborhood which is quiet and peaceful and home to wildlife. He stated that losing the park would be a detriment to the neighborhood and the wildlife that use that area. He did not want to see a connection through the park.

Chairperson Bauer referenced the larger lots proposed on the northern end and possible future subdivision of those lots. He commented that if there is not a second connection the only way to do that would be to request a variance for a longer cul-de-sac, therefore it would seem further subdivision could be limited by not issuing an additional variance.

Senior Planner McGuire Brigl noted that additional language could be added to the Preliminary and/or Final Plat stating that additional subdivision requests would need to come before the City Council.

Chairperson Bauer noted that formal action from the Commission is not required tonight but any concerns and comments should be raised before the applicant invests additional funds into this process.

Commissioner Walker commended the developer for limiting the number of lots and keeping the rural feel of Ramsey in this area. He stated that he would prefer to leave the park and not provide the second connection. He stated that he likes that the developer chose larger lots at a lesser number in order to fit with this area of Ramsey.

Commissioner Anderson commented that once again this would create the dilemma of issuing a variance for things outside of the City Code. He stated that this is the same issue as Bowers Drive. He noted that longer cul-de-sacs create a safety concern as noted by Public Works and Public Safety. He asked the liability the City would have if there were an emergency and access cannot be gained. He stated that perhaps it would be time to review the maximum cul-de-sac length and determine if an adjustment should be made to City Code. He stated that he would love to see this development go through but could not support something that would put the City or the residents at risk. He stated that he would like input from Public Safety and Public Works on the appropriate length of a cul-de-sac.

Commissioner Gengler commented that she supports the proposal. She realizes that it may not be ideal but given the unique circumstances of the property and adjustments that have been made to the road width, she can support the application.

Commissioner VanScoy commented that he appreciates the comments from the residents on 178th and likes that the developer is proposing fewer lots. He stated that he does have concern with the lack of a second access, as that is critical for long term development, noting that this would landlock 40 acres. He commented that making the property nice for a few individuals is not the best for the City. He stated that this is the first time that he has seen a sketch plan where the Council has developed a resolution to influence the mission.

Commissioner Dunaway commented that in reviewing the site plan and sketch plan he was unable to see another potential access for the site. He stated that he was unsure the Commission could require an applicant to purchase another property. He echoed the comments of Commissioner Walker that there are a lesser number of smaller lots, as that mitigates the impact on Public Safety.

Commissioner Walker asked if it would make a difference if the developer widens the road even a bit further. He commented that there are several fire hydrants on Variolite that could be utilized by a pumper truck. He asked if a 40-foot-wide road would satisfy the concerns with the cul-de-sac length. He stated that he supports the application as presented but is trying to find a compromise for those that struggle.

Commissioner Anderson commented that he likes that idea. He stated that he would even support wider than that road, or perhaps a divided roadway.

Commissioner Peters commented that he would support a larger cul-de-sac at the end which would allow for trucks to turnaround. He commented that a divided road would require residents to only travel in one direction from their driveway in order to get around the development.

Senior Planner McGuire Brigl stated that the Fire Department recommended a 32-foot roadway. She was unsure of the plowing concerns that would come with a 40-foot road.

Chairperson Bauer commented that this is a unique situation in which the property is landlocked by existing development. He recognized that there have been compromises already reducing this proposal to nine lots. He encouraged the applicant to continue to work with City staff and Public

Safety to address as many concerns as possible with a single access. He stated that perhaps additional sketches come back before the applicant expends the funds on Preliminary Plat.

Deputy City Administrator Gladhill recognized that there are constraints on the site and therefore this would be a candidate for a variance. He referenced the comment related to the Council resolution and noted that is not an uncommon situation. He stated that the Commission has reviewed a sketch plan for this parcel previously and there was a split decision, therefore further direction was requested and provided by the City Council. He noted that similar direction from the Council has been provided for other developments, using the recent example of Riverstone South.

Mr. Olin stated that this proposal would have a similar number of lots to a 600-foot cul-de-sac. He noted again that they have reduced the number of lots in their proposal in order to address Public Safety concerns, minimize wetland impacts and preserve trees.

Chairperson Bauer commented that he does not particularly like variances for long cul-de-sacs but feels that the applicant has done the best they can to meet the concerns and there does not seem to be a realistic alternative. He encouraged the applicant to continue to work with Public Safety to address those concerns as this moves forward.

8.02: Confirm Vision and Land Use Policy Direction for West Armstrong Retail Area

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the following policy statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Commission Business

Chairperson Bauer asked for clarification on the areas that would be identified for retail and those that would be identified for industrial.

Senior Planner McGuire Brigl identified the parcels planned for retail, commercial retail, and industrial. She stated that staff is looking for feedback on the two policy statements within the case, as that would be a nice document to provide those interested in the parcels to prevent unnecessary time spent on applications that would also require staff review time only to be denied.

Chairperson Bauer commented that he would prefer to wait until the joint meeting with the Council and EDA occurs to ensure everyone is on the same page.

Commissioner Peters agreed that it would be helpful to have all groups on the same page.

Commissioner Anderson agreed that the only way to ensure everyone is on the same page is to wait for the joint meeting.

Chairperson Bauer commented that the consensus of the Commission is to postpone action until a joint meeting could occur.

Senior Planner McGuire Brigl commented that this will still move forward to the City Council and discussed at a future worksession. She stated that the EDA has already recommended approval. She stated that she would recommend that the Commission provide input as the Council will still discuss this item. She noted that the parcels are being actively marketed and there is interest, therefore these policy statements are needed prior to the time when a joint meeting could occur.

Commissioner Gengler stated that she feels that these statement reflect what she feels should be done with these parcels.

Commissioner VanScoy agreed with the statement from Commissioner Gengler. He commented that the statements are accurate.

Councilmember Woestehoff commented that he would recommend that the Commission participate and make a motion so that it does not get left behind in this discussion. He felt that all the groups are on the same page in bringing business into The COR, but the concern is related to cases where non-traditional uses continue to come forward because the parcels have not been modified to their future use. He stated that these statements would support getting to the future desired states for those parcels.

Commissioner Peters commented that in terms of these properties he would support the statements. He stated that on a larger scheme related to Highway 10 and The COR it would be helpful to have a joint worksession.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council adopt the following policy statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Further discussion

It was noted that the Commission supports these statements in the interim but would still request a joint meeting with the Planning Commission, EDA, and Council.

A roll call vote was performed:

Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion carried.

9. COMMISSION / STAFF INPUT

Chairperson Bauer commented the there was a case for Connections Church related to the lot west of Comfort Suites. He stated that the church is occupying a building in Coon Rapids and asked if that is temporary or whether that is an interim location.

Senior Planner McGuire Brigl commented she believed the plan is still to move forward and the church is focused on fundraising.

Deputy City Administrator Gladhill commented that the church previously met at Ramsey Elementary but with the pandemic restrictions they needed to find a temporary location, but their plan is still to build in Ramsey.

Chairperson Bauer commented that because there are two new members, he thought it would be appropriate to have a refresher on the open meeting law.

Senior Planner McGuire Brigl provided a brief overview on the open meeting laws. She stated that a new full-time code enforcement employee will join the team next week.

Commissioner VanScoy commented that the Storyteller Café case was well documented and options were clearly stated, which helped in his review.

10. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Walker	aye
Chairperson Bauer	aye

Motion carried.

The regular meeting of the Planning Commission adjourned at 9:14 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, April 8, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Scott Cords Member Chelsee Howell Member William MacLennan Member Michael Olson Member Chris Riley
Members Absent:	Member Rachel Johnson
Also Present:	Sean Sullivan, Economic Development Manager Tim Gladhill, Deputy City Administrator

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:30 a.m.

Chairperson Steffen recognized the newest members of the EDA, Members MacLennan and Olson and invited them to introduce themselves.

Members MacLennan and Olson introduced themselves to the group.

2. APPROVE AGENDA

Motion by Member Cords, seconded by Member Riley, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Riley, Howell, MacLennan, and Olson. Voting No: None. Absent: Member Johnson.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated March 11, 2021

Motion by Member Cords, seconded by Member Howell, to approve the March 11, 2021, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Howell, MacLennan, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4. EDA BUSINESS

4.01: Appoint Chairperson and Vice Chairperson

Economic Development Manager Sullivan stated that this is the annual time of appointment for Chair and Vice-Chair.

Chairperson Steffen opened the floor for nominations for the position of Chair and Vice-Chair.

Member Riley nominated Jim Steffen for the position of Chair and Scott Cords for the position of Vice-Chair.

There were no other nominations.

Motion by Member Cords, seconded by Member MacLennan, to elect Jim Steffen as Chairperson and Scott Cords as Vice-Chair of the Economic Development Authority.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, MacLennan, Howell, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4.02: Review Request for Interest/Proposals for a Dynamic Display Billboard for Retail Advertising on Highway 10 Near The COR

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked for details on the scoring system developed by staff and why the different scores were given.

Economic Development Manager Sullivan reviewed the items included in the scoring of the proposals. He stated that the RFI provides a summary of the different categories. He provided additional explanation on the different ranking criteria including display, advertising slots, leasing, sign location, and ordinance experience and explained why the three vendors were scored differently in the categories. He commented that iDigital Media was ranked first, Clear Channel second and Lamar third. He stated that the group could select one company to move forward with or could move forward with multiple companies to determine which would be the best fit.

Chairperson Steffen asked if the lease revenue is contingent upon sales in all three proposals.

Economic Development Manager Sullivan commented that the Lamar proposal was a flat revenue annually, but the other two proposals were based upon sales.

Chairperson Steffen asked and received confirmation that something would be displayed on the board at all times, even if that is City messaging. He asked if the difference in display would be noticeable to the general public.

Economic Development Manager Sullivan commented that it would be a preference on how clear you would want the display but any of the vendors would have effective displays. He stated that as this moves along, display quality and type would most likely have regulations within ordinance.

Member MacLennan asked if the quality of the display would be important for those businesses that may advertise.

Economic Development Manager Sullivan was unsure that would be a point in the sales pitch to businesses.

Member Cords asked if the quality dimension is the size of the pixel or distance between.

Economic Development Manager Sullivan replied that it is the distance between pixels. He stated that iDigital provided a proposal with both horizontal and vertical options which provides additional versatility and flexibility, noting that vertical options would most likely have a smaller footprint.

Member Riley commented that from an EDA standpoint the most important criteria would be the business advertising and City advertising, along with location. He stated that he likes the ranking that was done. He asked if those three criteria were weighted would the same company come out on top.

Economic Development Manager Sullivan again clarified that this was his scoring system and confirmed that iDigital would still be rated as the top choice if those categories were weighted based on impact for Ramsey business advertising.

Chairperson Steffen asked for clarification on the lease term and whether a longer term would be preferred.

Economic Development Manager Sullivan replied that the City is looking to have a strong partnership over a period of time and commitment for the company to be in that location. He stated that the longer lease term, the more guarantee there would be for lease revenue.

Chairperson Steffen asked if the sign would be maintained and upgraded over time during that 30 years.

Economic Development Manager Sullivan commented that repairs are often needed around the ten-year period and he would imagine a company would want to keep their product in good working order. He noted that maintenance would be addressed in a contract and/or lease agreement. He stated that the only cost to the City would be the staff time to develop the ordinance and therefore this would be considered a revenue generator.

Member Cords commented that there would also be staff time to develop messaging for the City but noted that would not differ from the messaging the City already generates.

Economic Development Manager Sullivan commented that the City would continue to post its messages on the City reader board sign. He stated that each of the companies will work with municipalities to develop City messaging. He stated that there are also opportunities to post Ramsey messaging on other billboards owned by the companies and other locations. He used the example of advertising for the Happy Days event, which could be displayed on billboards in other communities outside of Ramsey. He confirmed that City messaging would be free in all three proposals.

Chairperson Steffen asked if there would be a discount for Ramsey businesses or whether the cost to advertise would be the same for all businesses.

Economic Development Manager Sullivan provided details on the ranking for local business advertising costs. He stated that two of the companies provided discounts for Ramsey business advertising.

Member Riley commented that his highest priority is Ramsey advertising and therefore because Lamar is not offering a discount and was also ranked third, he would suggest eliminating that company from the discussion. He stated that location is also a high priority for him. He stated that none of the companies chose the spot the City was thinking and asked if that should be taken into consideration and whether one of the locations the companies chose should be considered further.

Economic Development Manager Sullivan commented that he believed that Clear Channel stated that they could work with the City site, whereas iDigital preferred Sunfish or Ramsey Boulevard but noted that those would be temporary locations because of the upcoming construction projects. He stated that his attempt was to provide a clear comparison between the companies for the same sign at the same location but agreed that alternate locations could be considered.

Member Cords asked if there were justifications for the alternate locations, noting that the companies have the expertise.

Economic Development Manager Sullivan stated that justification was not included in the proposals. He stated that his perception was that the sign locations were chosen in locations that would be most effective and generate the most income. He agreed that if there were not interchanges Ramsey or Sunfish Lake Boulevards would be ideal, but there will be interchanges at those intersections. He stated that once iDigital was made aware of the interchange locations, they agreed the 7443 would be a better location.

Chairperson Steffen asked for details on the RALF acquisition with M&G.

Economic Development Manager Sullivan replied that the acquisition happened years ago. He stated that the lease payments from M&G for that site are paid back to RALF. He confirmed that future lease funds generated on that site would go back to RALF until RALF is paid back. He explained that additional review would be needed related to RALF and the related payback. He noted that additional information will be likely be known once the design of the Highway 10 project is complete.

Deputy City Administrator Gladhill stated that there are some official steps that will be taken in the coming months to finalize the Highway 10 design vision. He provided an update on the funding secured for the Highway 10 project, noting that included in that plan is payoff of the RALF funds. He noted that the City would make decisions on which properties will be needed and which could be sold.

Chairperson Steffen asked if the existing ordinance would allow for this signage or whether there would be work to be done.

Deputy City Administrator Gladhill commented that this type of sign is currently prohibited and therefore work would need to be done. He commented that it was known from the start that updates would be needed, and this would be the driver to update the language within the code. He confirmed that currently there are no billboards allowed and the existing billboards were established prior to the prohibition and exist as lawful nonconforming uses.

Economic Development Manager Sullivan commented that although this was done as an RFI, all the information on quality and pricing was included and therefore did not believe additional information would be gained by an RFP.

Chairperson Steffen stated that he would support dropping Lamar, as Member Riley suggested, and confirmed the consensus of the group.

Economic Development Manager Sullivan commented that he is looking for a recommendation from the EDA on how this should move forward. He stated that the EDA could select one vendor or could recommend that staff work with two vendors to move forward.

Deputy City Administrator Gladhill stated that the due diligence has been done and would recommend negotiation occur with one vendor. He stated that the recommendation could be based off the information that was supplied and scoring that staff completed, or the EDA could request that both companies provide a presentation to the EDA in order for the group to make a decision.

Chairperson Steffen asked the contact that staff has had and whether an in-person presentation would be needed.

Economic Development Manager Sullivan commented that he has not met in person but has talked with all three companies on the telephone and is comfortable with them. He stated that the decision would be of the EDA as to whether they would feel that there would be benefit to in person presentations. He stated that even if one vendor is chosen, he did not believe construction would occur this fall as additional work will be needed to select the location and move forward.

Chairperson Steffen asked if this could happen this year based on the work that would be needed.

Deputy City Administrator Gladhill commented that he would feel more comfortable with early 2022, based on the timing of the Highway 10 project and right-of-way acquisition discussions.

Economic Development Manager Sullivan commented that the City currently has the ability to lease RALF property, therefore a lease and sign could be constructed with the knowledge that it may need to be moved in the future. He stated that iDigital stated that they would be willing to relocate a sign, if needed, at no cost to the City.

Member Riley stated that the City previously received a presentation from another company that stated they would not participate in an RFI. He asked if there was a sense as to how the proposal of that company would have compared.

Economic Development Manager Sullivan commented that he is unsure. He stated that it was a smaller company and perhaps they felt that they could not compete, but they did not submit a proposal and therefore it would be unfair to those that did to include that in the discussion.

Chairperson Steffen asked the next steps if this were narrowed down to one company today.

Economic Development Manager Sullivan stated that the first step would be to obtain City Council authorization to move forward. He stated that the City would then begin negotiations and review potential ordinance language.

Member Howell stated that she appreciated that iDigital offered a third spot or half spot option for business advertising as that would make advertising available to more businesses. She stated that she also liked the inclusion of a vertical option.

Member MacLennan stated that the choice seems to be clear as iDigital had a lower price, better quality, more options, and they are willing to relocate at no cost to the City.

Chairperson Steffen commented that he agrees. He stated that his only hesitancy is that Clear Channel has been in the market for a long time and is established. He asked what would happen if there was an issue that owns the sign.

Economic Development Manager Sullivan stated that he did review that element. He stated that Clear Channel is well known because they have a lot of signs and media in this market and metro area. He stated that iDigital has more saturation north and west and the number of signs between the companies are very similar overall. He stated that maintenance and operations would be included in the lease and if a company is not performing the City would have the ability to terminate the lease and/or require a company to remove a sign that is not functional.

Member Cords stated that when reading the proposals, he randomly scored Clear Channel and iDigital about the same but following the discussion he tends to prefer iDigital. He stated that he would not be fundamentally against continuing with more detailed negotiations with both companies.

Member MacLennan asked the cost of advertising for businesses, specifically if the better deal for the City has an impact through higher advertising costs.

Economic Development Manager Sullivan stated that the advertising costs were identified with specific rates in the staff report. He reviewed the discount offered by Clear Channel along with the different advertising choices offered by iDigital.

Chairperson Steffen asked and received confirmation that a digital sign makes sense on Highway 10. He commented that this is a unanimous decision by the EDA that this digital billboard should move forward. He asked if there is a preference for one company or the flexibility of two companies.

Member Riley commented that he would prefer to have the input of the EDA as he will be able to provide his input as a Councilmember during the Council discussion.

Member Howell commented that she preferred the multiple options that were made available through iDigital because of the options it would provide to local businesses.

Chairperson Steffen asked if the EDA were to select iDigital, would the Clear Channel proposal not move forward to the Council.

Economic Development Manager Sullivan replied that he will move this forward as the EDA prefers. He stated that if the groups wants to move forward with two, he would prefer to have it further vetted at EDA and the group then make a single recommendation to the Council. He commented that there is a lot of value to the iDigital proposal, but he would also feel comfortable that Clear Channel could also provide a good sign. He stated that iDigital would be entering a new market and therefore that proposal is aggressive, and they are motivated. He stated that Clear Channel is in the market and therefore would perhaps want to defend that turf. He stated that he would prefer not to develop competing proposals but rather focus on what is best for Ramsey businesses. He stated that the cheapest advertising for Ramsey businesses would be provided through iDigital.

Deputy City Administrator Gladhill commented that the recommendation would be provided to the Council, but they would still receive the information within the case. He stated that the decision of the EDA would be whether it feels confident making a recommendation today or whether it would like to interview the two groups in May and make a recommendation at that time.

Member Olson commented that Lamar should clearly be out and believed that both iDigital and Clear Channel would be viable options. He stated that iDigital appears to be the better choice and the higher quality sign will stand out moving forward as lower quality would begin to look outdated sooner. He stated that he also likes that the company would be willing to move the sign.

Chairperson Steffen agreed that iDigital seems to be the preferred choice and recognized that the next step would be to determine whether the Council would support a digital billboard.

Motion by Member Cords, seconded by Member MacLennan, to recommend to City Council to further investigate and approve the concept of a digital billboard on Highway 10 with the EDA preference for vendor as iDigital.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, MacLennan, Howell, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4.03: Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (Portions of meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Riley commented that five parcels were identified and asked how many of those were willing sellers.

Economic Development Manager Sullivan stated that as it sits, he is aware of willing sellers for parcels four, two and one. He stated that there is a sign north of parcel four, but he has not spoken to that property owner. He stated that from a development standpoint and attempting to make commercial and retail development viable it would make sense to cleanup that area.

Deputy City Administrator Gladhill stated that in conversations with property owners, the majority of property owners have purchased the properties in that area with development opportunity and would appreciate that the area be cleaned up. He stated that the code enforcement issues and complaints are detracting from multi-millions dollar investment. He stated that the Planning Commission is reviewing a proposal tonight next to the brand-new building for a tree clearing company that would like to shred the trees onsite and have a mound of woodchips. He stated that is the type of interest that is coming forward and therefore the question is how aggressive the City would like to be to clamp down on those non-desirable uses.

Chairperson Steffen asked why the piece adjacent to Bunker Lake Boulevard and the two parcels south of that are not included.

Economic Development Manager Sullivan commented that when a City gets involved in a redevelopment project, the associated costs are to clear the sites and prepare them for development and therefore that was the focus. He commented that the other sites are also good but believed that if sewer and water were run into that area that many parcels would more likely develop under open market. He stated that the sites mentioned in the case are more challenging and therefore it would be recommended that the City be involved in order to help achieve the vision. He commented that the end goal is not for the City to own land but to bring forward development and job creation. He stated that sometimes the City needs to be involved in order to bring about that development, but if the sites could be developed without the City being involved, he would not recommend the City purchase property just because there is a willing seller.

Chairperson Steffen commented that it seems there are two parts to the case, cleaning up blight and identifying future industrial land.

Economic Development Manager Sullivan confirmed that they are separate issues, but they are interrelated. He stated that there will not be an appetite for people to acquire parcels that could not be developed. He stated that if the City purchased all of the sites, razed all the buildings, and

marketed them for development he is unsure how successful it would be without sewer and water. He commented that it is inevitable that sewer and water will be needed.

Member MacLennan asked where the sewer and water stops.

Economic Development Manager Sullivan confirmed that the new building has sewer and water and did not believe sewer and water extends past the newly developed PSD LLC retail building.

Member MacLennan asked if it would be difficult to run sewer and water through the site once the building is removed.

Economic Development Manager Sullivan described the path sewer and water services would most likely follow. He commented that sewer and water would run within the road right-of-way and simply provide access for the properties to connect to.

Deputy City Administrator Gladhill commented that the roads need to be reconstructed and therefore it would make sense that utilities could be extended at the same time. He did not anticipate that development/redevelopment would happen in the area without those services available.

Member Riley commented that the City was about to rebuild the road because of the poor condition, but with the potential redevelopment the landowners asked that it hold off as things may change. He stated that from an EDA standpoint, this makes sense as this is a development area and industrial and commercial land is needed. He commented that this is the blight that they would like to get cleaned up. He commented that the City may have to step in and do the work on some parcels but on some parcels the City could provide assistance in getting that work done. He stated that he does not like the City owning land but would be willing to support it from an EDA standpoint.

Member Cords asked what would be needed in order to clean up the sites and who would be responsible for removing the materials on site.

Economic Development Manager Sullivan commented that there have been changes in ownership for some parcels. He stated that the standard tool is through code enforcement, which can lead to the City completing the necessary action to bring the property into compliance. He stated that in terms of improving the aesthetic of the property in order to support development there are not tools to deal with that. He stated that if a property meets the minimum standards there would not be a tool the City could use in terms of code enforcement and those are cases when purchasing the property in order to bring about development would be the appropriate tool. He stated that while there is not an immediate need for industrial property today, there will be a need in the next two to four years. He stated that this seems like a reasonable and well thought out plan in order to clean up the area and provide more land for industrial development, which will also help to bring about interest from retailers and restaurants. He stated that in this area there are smaller lots as well that would support expansion of local Ramsey businesses that do not require huge buildings/spaces. He stated that he is optimistic that there are a few industrial projects that will move forward this summer in excess of 75,000 square feet.

Deputy City Administrator Gladhill commented that there is no deadline to this request and therefore the EDA could consider this an introduction to the topic and further discussion could continue at the May meeting. He stated that there are no current offers or time restriction. He stated that additional questions could be provided to staff through email, which staff could then use to build a case for May.

Economic Development Manager Sullivan commented that is a good way to look at this. He stated that there are two parts to this, the potential acquisition, and the vision for the future. He stated that he would like direction to authorize the design using HRA or TIF funds to develop a cost estimate for the utility work. He commented that this area is within a TIF District and the City has the ability to complete projects with that TIF revenue. He stated that the City has applied for an extension of the district through legislation but if that is not approved, the funds would have to be expended by November of 2021. He stated that this could move forward on a parcel-by-parcel basis as well. He was unsure what more would need to be discussed at the next meeting unless there are specific questions. He asked for general direction.

Member Cords commented that staff indicated that three of the property owners have indicated that they are willing to sell and asked if there is an urgency by any of those sellers.

Economic Development Manager Sullivan commented that the momentum of those sellers is between casual and pushing. He noted that there are for sale signs posted, which expresses intent. He felt that some of the parcels have frustration as to what can and cannot be done on the property and therefore perhaps are having difficulty finding tenants and are more open to selling. He commented that there is not an extreme urgency from any of the properties, but they would like to sell. He noted that sometimes it is beneficial to take advantage of willing sellers in a redevelopment area.

Member MacLennan agreed that the area is a blight. He agreed that access to City water and sewer would improve the chances of development. He stated that he would not want to see the City own more land. He commented that it could be a detractor for people to develop on the east side when the west side looks as it does.

Chairperson Steffen referenced parcel two, which needs cleanup. He commented that the parcel is retail and not prime retail and therefore the City could clean it up but would most likely own the property for a length of time. He recognized that cleaning up the site may increase the chances of other properties developing in the area.

Economic Development Manager Sullivan commented that parcels two and three could be combined for an office showroom type building. He stated that he would not want to discount those parcels as unable to move in the market but agreed that the City would want to be strategic in the parcels it acquires and the timing. He stated that bringing in sewer and water may help to facilitate the redevelopment and sale of properties. He believed that the design would need to be done and the cost estimate would need to be known in order for the City to be able to act.

Deputy City Administrator Gladhill encouraged the group to look at this on not only a real estate investment but issue of blight. He stated that staff has spent a lot of time on code enforcement and reviewing development applications that do not meet the zoning code. He understood that the EDA has typically invested more in industrial, but retail sites are important as well.

Chairperson Steffen commented that parcel four is visible, on a corner and listed for sale today. He asked if the property owner could sell that property without assistance from the City.

Economic Development Manager Sullivan commented that sewer and water is available at that stie, but it is a small site from an individual owner which has challenges. He commented that bringing sewer and water to that area will help to revitalize that area and bring forward additional interest.

Deputy City Administrator Gladhill commented that this discussion has been helpful to frame the case moving forward. He stated that additional information can be gathered based on the questions asked to present this case again at the May meeting in more detail.

Chairperson Steffen confirmed the consensus of the EDA to continue this discussion at the May meeting.

Deputy City Administrator Gladhill asked that members email additional questions they may have in order for staff to build a more robust case for the next meeting.

Chairperson Steffen commented that it would seem that the infrastructure cost could have a higher cost than acquisition.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan advised of the park dedication taking place tonight at Central Park for the renaming of the park.

6. ADJOURNMENT

Motion by Member Cords, seconded by Chairperson Steffen, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Howell, MacLennan, Olson, and Riley. Voting No: None. Absent: Member Johnson.

The regular meeting of the Economic Development Authority adjourned at 9:13 a.m.

Respectfully submitted,

_____

Sean Sullivan

Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, April 19, 2021, the Environmental Policy Board (EPB) met at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Michael Valentine Board Member Reid Bernard Board Member Jane Covart Board Member Melissa Fetterley Board Member Michael Hiatt Board Member Laura Moore
Members Absent:	Board Member Jared Little
Also Present:	City Planner Chris Anderson City Council Liaison Chelsee Howell

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Fetterley and seconded by Board Member Bernard to approve the agenda as submitted.

A roll call vote was performed:

Board Member Covart	aye
Board Member Hiatt	aye
Board Member Moore	aye
Board Member Fetterley	aye
Board Member Bernard	aye
Chairperson Valentine	aye

Motion carried.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 15, 2021

Motion by Board Member Hiatt and seconded by Board Member Covart to approve the regular meeting minutes dated March 15, 2021.

A roll call vote was performed:

Board Member Bernard	aye
Board Member Moore	aye
Board Member Fetterley	aye
Board Member Hiatt	aye
Board Member Covart	aye
Chairperson Valentine	aye

Motion carried.

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

City Planner Anderson stated that annually the Board appoints a Chairperson and Vice Chairperson. He opened the floor for nominations for the position of Chairperson.

Motion by Board Member Valentine and seconded by Board Member Hiatt to appoint Jane Covart as Chairperson of the Environmental Policy Board.

Further discussion: Board Member Covart accepted the nomination. City Planner Anderson asked for any other nominations. There were no other nominations.

A roll call vote was performed:

Board Member Moore	aye
Board Member Fetterley	aye
Board Member Bernard	aye
Board Member Hiatt	aye
Chairperson Valentine	aye
Board Member Covart	aye

Motion carried.

Motion by Board Member Covart and seconded by Board Member Bernard to appoint Michael Hiatt as Vice Chairperson of the Environmental Policy Board.

Further discussion: Board Member Hiatt accepted the nomination. City Planner Anderson called for any other nominations. There were no other nominations.

A roll call vote was performed:

Board Member Valentine	aye
Board Member Fetterley	aye

Board Member Moore	aye
Board Member Bernard	aye
Board Member Hiatt	aye
Chairperson Covart	aye

Motion carried.

Board Member Valentine commented that he enjoyed serving as Chairperson and thought it would be a good time to have someone else serve in that position. He thanked the Board for allowing him to serve as Chairperson.

5.02: Discuss Potential Topics for 2021-2022 Work Plan

City Planner Anderson presented the staff report. He stated that in May, City Council will participate in its annual strategic planning to outline the City's objectives for the year. Per City Code, the Environmental Policy Board must develop a work plan consistent with the City Council's Strategic Plan. Thus, now is an ideal time for the EPB to begin discussing potential items and/or topics to include on a 2021-2022 Work Plan. The 2020 Work Plan was included in the case for reference.

Board Member Moore provided details on the idea of demonstration gardens, one featuring pollinator friendly plantings and the other a basic vegetable garden. She commented that there could be a small plot at each of the community gardens to provide these examples, bring in visitors, encourage participation, and perhaps expand in the future. She stated that perhaps it could be a joint venture between the EPB and Parks and Recreation Commission.

Chairperson Covart commented that there is a garden club in Ramsey and perhaps that could be a resource for that type of project.

Board Member Hiatt commented that he liked this idea. He referenced a natural planting area that the group did years ago.

City Planner Anderson commented that a rain garden was planted and provided details. He stated that the City also worked with Prairie Restoration to convert the power line corridor to native landscaping. He commented that the corridor is visible from vehicle but there is not a trailway that runs through the power line easement, so that was not the best educational example. He stated that the example at the park was a good example of a rain garden with native plantings.

Board Member Hiatt stated that perhaps there would be an opportunity to partner with one of the local elementary schools for a demonstration project. He stated that having someone involved with continued maintenance would be beneficial. He noted that involving students could provide an educational experience. He recognized that this year may be difficult to involve a school but perhaps that could be a future opportunity.

Board Member Bernard agreed that they could work cooperatively with the Parks and Recreation Commission and perhaps there would be opportunities with the schools as well.

City Planner Anderson commented that it seems there is consensus to consolidate some of the ideas into a single item on the work plan to engage and collaborate with the public, youth, community organizations and/or the Park and Recreation Commission on a public demonstration project. He clarified that some of the items on the work plan would not feasibly move forward in the next few weeks, as the work plan would still need Council approval.

Councilmember Howell suggested incorporating a food forest demonstration as well.

Board Member Moore asked if there could be a long-term plan to collaborate with the different groups. She stated that she is moving forward with two small plots this year as part of her Master Naturalist continuing credits and would welcome any assistance from EPB members or members of the community.

City Planner Anderson moved to the next suggestion related to revitalizing the focus on environment column in the *Ramsey Resident*. He stated that in the past members of the Board submitted articles to be reviewed and published in the column. He noted that if the Board is interested in revitalizing this idea, it could be helpful to have a schedule developed related to article topics and Board Member assignments, or the articles could be delegated to staff as well.

Chairperson Covart commented that there are so many things the EPB and City Planner Anderson are involved in related to the environment and a variety of topics that could be highlighted. She stated that she enjoys writing articles and would be willing to contribute. She agreed that it would be helpful to develop a calendar for topic ideas.

Board Member Moore agreed that it would be helpful to have a list of topics and the members interested could volunteer for different articles.

Board Member Hiatt commented that perhaps there would be an opportunity for guest columns as well, utilizing other organizations in the metro area.

Chairperson Covart noted that Board Members could draft the articles and then submit to staff for review.

City Planner Anderson stated that if included on the work plan, and if the Board drafts the articles, they should be routed through him to proof and he would then work with the communications staff to incorporate in the newsletter. He stated that there are six issues of the *Ramsey Resident* and two issues of the *Ramsey Recycler*, therefore there would be the potential for eight columns. He stated that if something is put in the Ramsey Recycler the content should be recycling, composting, organics, etc. related.

Board Member Valentine commented that there needs to be a strong and fearless editor in order to manage the schedule and provide a consistent message. He recognized that there would be time required to keep people moving along on the articles and edit the content.

City Planner Anderson commented that is where the schedule would provide assistance as it would align the topics and deadline for article submission. He noted that generally the deadline would be one month prior to publishing of the newsletter. He recognized the additional time for drafting,

submission, and editing. He stated that a general size of the article would be identified to ensure that much space could be set aside in each issue if the Board wants to pursue this idea.

Chairperson Covart asked if the Board should start working on this or whether they should wait until it is determined whether the Council would approve the concept.

City Planner Anderson commented that public education is part of the mission of the EPB. He agreed that the Board could start working on an article to begin with and the group could circle back to develop the schedule.

Board Member Moore commented that it would make sense to add this to the work plan and begin on the first article and planning the list of topics to ensure that it could be prepared and ready to meet the deadlines.

City Planner Anderson commented that this would also fall under his duties as City Planner under the planning and natural resources side. He stated that he could attempt to make a rough draft of the calendar with the timeline and the Board could have a future discussion to assign topics and Board Members for each article.

Chairperson Covart agreed that makes sense. She stated that perhaps the Board could develop a list of topics to bring for discussion at the next meeting. She stated that perhaps promotion of Earth Day and Arbor Day would make sense.

City Planner Anderson reported that Earth Day is April 22nd and Arbor Day is the last Friday in April with May identified as Arbor Month. He stated that the Council has also passed a resolution recognizing the last Friday of April as Arbor Day and designating May as Arbor Month. He commented that this seems to fall in line with a topic for the March/April issue of the *Ramsey Resident* going forward. He stated that the Board could also look to do something more formally for an Earth Day/Arbor Day event going forward that could involve collaboration with the groups mentioned in the previous discussion.

Chairperson Covart asked if the Board collaborated in the past with an elementary school class.

City Planner Anderson confirmed that in the past the City collaborated with Ramsey Elementary to do plantings at the school property and worked with the DNR to do seedling plantings. He stated that the kids seemed to enjoy the event and it was a great way to connect kids with nature and the benefits that trees bring. He stated that a number of years ago the City partnered with Village Bank and did a planting in a park. He stated that he also created an educational video with QCTV to walk through the steps of tree planting. He noted that the City has also worked with the Anoka High School football program to complete a planting. He stated that there was not an event last year because of the pandemic and there would not be an event planned for this year due to the same reasoning. He hoped to get back to some normalcy going forward and the Board could continue to review ideas to promote plantings and educational components related to Arbor Day.

Board Member Moore commented that she likes the idea of having an Arbor Day event as more of a focus. She stated that perhaps Brookside Elementary would be a good partnership opportunity for tree planting. She stated that perhaps a larger Arbor Day could be developed as well, featuring

some of the elements from the Environmental Expo that people liked. She noted that perhaps there could be further discussion on possible event ideas along with the newsletter article schedule.

Chairperson Covart stated that the next item is related to public engagement with local elementary schools.

City Planner Anderson commented that public engagement should probably be included on any work plan, noting that the details could be further discussed.

Board Member Moore agreed that anything that can be done to involve youth is a benefit.

Board Member Hiatt recognized that it will be a process to reach out to the schools and teachers in order to develop something collaboratively. He stated that perhaps something could be tied in with the curriculum if the planning is done collaboratively.

City Planner Anderson stated that public engagement interweaves with everything and perhaps this is something that evolves organically. He commented that Ramsey Elementary has been pretty receptive related to recycling topics and perhaps Brookside and PACT Charter would also be open to collaboration. He stated that the group should be cognizant that they do not overwhelm the schools/teachers. He commented that he could try to put some thoughts together for continued discussion.

Board Member Hiatt recognized the difficulties the schools have had this past year related to COVID and suggested postponing this for this school year and perhaps introducing discussion during the summer months or next school year.

City Planner Anderson stated that Chairperson Covart brought forward a suggestion related to a lighting audit of City properties. He noted that perhaps the parking ramp would be a good place to start if the group were interested in pursuing that concept.

Chairperson Covart stated that suggestion was related to both energy savings and cost savings. She stated that her other suggestion was also energy related, specific to solar energy. She stated that she has been doing some research on solar energy and was impressed by the Connexus solar gardens. She was unsure that was an idea that should be included at this time and commented that perhaps they should begin with the lighting audit.

City Planner Anderson commented that it would help to correlate the environmental and natural resources side with cost savings and potential return on investment. He stated that if desired, this could be included on the work plan as something the Board would like to explore further. He commented that the topics discussed thus far are the ones that he received by members of the Board leading up to the meeting tonight. He asked if there were any other suggestions from the Board. He stated that otherwise he can use the information from the discussion tonight to bring forward at the next meeting in May.

Board Member Hiatt referenced the idea that had been brought forward in the past related to electric charging stations. He noted that perhaps the first place to start would be to reach out to other entities such as Connexus or Anoka County to determine if they have any input on the topic.

He noted that perhaps another entity would be planning to take the lead, which would make the task less daunting for the City.

City Planner Anderson noted that he touched on that concept briefly within the case. He agreed that Connexus would be a good place to start.

Board Member Hiatt commented that there are most likely grant funds available for that type of project and if there is a viable partner, such as Connexus or the County, that agency might be better suited to pursue grant opportunities.

Board Member Moore commented that some of the items were unfinished because of COVID and confirmed with staff that those items could continue. She referenced the strategic actions related to the EPB, noting specifically the recommendation to appoint a high school member to the EPB. She stated that perhaps there would be interest from a high school member to join the group. She also suggested that there continue to be a focus on educational signage within the parks.

City Planner Anderson stated that he can draft the work plan with the ideas discussed tonight and when the group reviews this at the next meeting they can prioritize the items before it moves forward to the Council for review. He encouraged the Chair and other members of the Board, if available, to attend the Council worksession when the work plan is presented.

Councilmember Howell stated that she is very excited about the garden ideas suggested by Board Member Moore. She stated that she would be curious as to the cost to switch to LED lighting.

6. BOARD / STAFF INPUT

- **Spring Recycling Day Event – Saturday, May 1, 2021; 8 a.m. to 12 p.m.**

City Planner Anderson reminded the group about the spring recycling event which will be held on May 1st and will be held at ACE Solid Waste in Ramsey. He noted that this is a temporary change in location while the public works site is under construction.

Board Member Moore suggested that a sign be posted at the public works campus alerting residents of the location change as some people may just go where they are used to going.

City Planner Anderson confirmed that they have a sign ready to post alerting people to the ACE Solid Waste location.

Board Member Hiatt commented that perhaps temporary signage could be posted in different spots in Ramsey reminding residents about the upcoming recycling event and the new location.

City Planner Anderson commented that he is unsure the City still has those types of signs. He stated that the City now utilizes the dynamic display signs along with posting on the website and through social media. He stated that he does install signage with arrows the day of the event.

7. ADJOURNMENT

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

A roll call vote was performed:

Board Member Fetterley	aye
Board Member Moore	aye
Board Member Hiatt	aye
Board Member Bernard	aye
Board Member Valentine	aye
Chairperson Covart	aye

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 3.**

Meeting Date: 05/25/2021

By: Katie Schmidt, Administrative Services

Information

Title

~~Approve Request for Proposals for Civil Legal Services~~ - **This case has been moved to the Regular Agenda as Case 7.5.**

Purpose/Background:

City professional services contracts are reviewed every three years per City policy established in 2007. In 2013, the City solicited proposals for attorney services for civil legal services. The Council selected the law firm of Ratwik, Roszak & Maloney, P.A. to serve as city attorney to provide the legal services and authorized a contract between the City and the attorney. In January of 2021, the City Council voted to extend the current contract with Ratwik, Roszak & Maloney, P.A.with the provision that either party may terminate the Agreement upon thirty (30) calendar days with written notice to the other party.

A case was brought to the April 27, 2021 City Council Work Session requesting Council direction on whether to go out for RFP's for legal services. Council discussed the contract and the consensus was to prepare an RPP for civil legal services only, not prosecuting services.

The last time the city requested proposals for city attorney was in 2013. At that time, an RFP (Request for Proposals) was issued by the city for all legal service, both civil services and prosecution. Previously, the process took approximately 4 months to complete. Below is the current proposed schedule:

Distribute/Advertise RFP's: May 26, 2021
RFP Submittals: Due: July 9, 2021
Staff Committee Evaluation: Completed by: August 6, 2021
City Council Interviews: Completed by: August 17, 2021
City Council Approval: By September 14, 2021

The city will post the RFP in the City's official newspaper (ABC Newspapers, Anoka County), and the League of Minnesota posting site. Also, we will mail direct solicitations to current city attorneys in Minnesota and attorneys identifying as municipal/government attorneys on the Minnesota Bar Association site.

The civil attorney is designated and referred to as the City Attorney and is the person/firm that provides legal counsel to the city council and city staff, reviews ordinances, resolutions, and contracts, plus provides advice and counsel on real estate transactions, land use and zoning issues, human resource issues, and the like. The current City Attorney is Joseph Langel of the firm Ratwik, Roszak & Maloney, P.A.

The City policy is to review outside professional contracts on a 3-5 year basis, and has been extended annually beyond that with Council approval, The current City Attorney contract has been in place since 2013. The current City Attorney contract may be canceled by either party with a 30-day notice. The current contract is attached as reference.

Funding Source:

Not applicable at this time.

Recommendation:

Staff recommends approving the Request for Proposals for Civil Legal Services.

Action:

Motion to approve the Request for Proposals for Civil Legal Services.

Attachments

Current Legal Contract

2021 RFP for Civil Legal Services

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/20/2021 11:40 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 03:43 PM
Form Started By: Katie Schmidt		Started On: 05/20/2021 08:23 AM
Final Approval Date: 05/20/2021		

CONTRACT FOR CIVIL LEGAL SERVICES

This agreement is entered into by and between the **City of Ramsey**, 7550 Sunwood Drive N.W., Ramsey, MN 55303 (hereinafter "City") and the law firm of **Ratwik, Roszak, & Maloney, P.A.**, 730 Second Avenue South, Suite 300, Minneapolis, MN 55402 (hereinafter "Law Firm"), for the purpose of utilizing the Law Firm to provide civil legal services to the City.

RECITALS

WHEREAS, the City has retained the Law Firm since July 2013 to provide professional civil legal services; and

WHEREAS, the City wishes to continue utilizing the Law Firm for such services.

NOW THEREFORE, IN CONSIDERATION OF the mutual promises contained herein and other good and sufficient consideration the parties agree to the following:

TERMS

1. **Scope and Nature of Legal Services:** The parties agree to the following description of the nature of the legal services to be provided by the Law Firm to the City:

1.1 **Retainer Matters:** The Law Firm shall provide the following civil legal services to the City in exchange for the retainer fee set forth in Paragraph 6.1:

A. Attend monthly staff meetings.

D. Review and drafting of ordinances, resolutions, agreements, deeds and other documents requested by the City.

E. Advising staff on legal matters by telephone or in person, at our offices or at the Municipal Center.

G. Legal research and opinions as directed by City Council, City Administrator and/or Department heads.

H. Advice on day-to-day personnel matters.

I. EDA representation as directed by City Administrator.

J. Data practices/open meeting law advice.

K. Updates on relevant new legislation and case law affecting municipal government.

1.2 **Non-Retainer Matters:** The parties contemplate that the Law Firm will also provide civil legal services outside the scope of services covered by the retainer as described in paragraph 1.1 above. These non-retainer services shall be handled as follows:

1.2.1 **Attendance at Meetings.** Attendance at regular and special City Council meetings, Council work sessions, and board, commission and committee meetings shall only occur as directed by the City Administrator or Mayor. Meeting attendance for these meetings will be billed at a flat fee of $500 per meeting. Unless otherwise provided in this agreement, attendance at any other meetings shall be billed hourly at $155.00 per hour.

1.2.2 **Contested Case Matters:** The Law Firm will provide, and the City shall utilize the Law Firm for representation in contested cases. For purposes of this Agreement, a contested case matter means an adversarial proceeding in any arena including, but not limited to, district court or appellate court litigation, arbitration, eminent domain proceedings, civil forfeiture proceedings, abatement proceedings, special assessment proceedings, human rights administrative proceedings, veterans preference proceedings, unemployment hearings, and the like. These legal services will be billed to the City at $175.00 per hour during the term of this Agreement.

1.2.3 **Investigations/Negotiations:** The Law Firm will perform investigations as requested by the City, and will provide labor negotiation assistance as requested by the City. These legal services will be billed to the City by the Law Firm at $155.00 per hour during the term of this Agreement.

1.2.4 **Property Matters:** The Law Firm will perform legal services related to property matters, including City and EDA real estate sales and/or acquisitions, and easement drafting and acquisition. These legal services will be billed to the City

by the Law Firm at $155.00 per hour during the term of this Agreement.

1.2.5 **Development Matters:** The Law Firm will perform legal services in the Land Use Economic Development area where the project proposer is required to reimburse the City for legal services. These legal services will be billed to the City by the Law Firm at $185.00 per hour during the term of this Agreement.

2. **Reimbursable Costs and Expenses.**

2.1 **General Rule:** For all costs associated with retainer and non-retainer work, the City will reimburse the Law Firm for actual, necessary, and reasonable costs and expenses incurred by the Law Firm in the performance of the legal services contained in this Agreement.

2.2 **Specific Rates:**

Description of Costs	Rate
Mileage	I.R.S. Rates
Parking	Actual Cost
Photocopying	$.20 per page
Postage	Actual Cost
Messenger	Actual Cost
Court Costs	Actual Cost
Arbitration Costs	Actual Cost
Other Contested Case Costs	Actual Cost

2.3 **Billing Procedures:** Notwithstanding the provisions of paragraph 5 regarding billing and payment procedures, the parties understand and agree that certain expenses may not be known to the Law Firm until after the monthly bill for legal services has been prepared and mailed to the City for payment. For example, an arbitrator's award and bill may not arrive until months after all legal services have been provided, billed, and paid.

3. **Matters Covered by Insurance:** Whenever a claim is made with an insurance carrier that arises out of a legal issue within the scope of this Contract for Legal Services, the City will recommend that the Law Firm be utilized by the insurance carrier in the matter for which the claim is made. The City may recommend the Law Firm to an insurance carrier for claims

arising out of matters which are outside of the scope of this Contract for Legal Services. At the point in time when an insurance carrier admits coverage, and to the extent that they will provide retroactive payments for attorneys' fees, the Law Firm will receive its payments for services rendered from the insurance carrier and not the City. To the extent that an insurance carrier does not pay for legal services rendered by the Law Firm, including any deductibles, the City will pay the Law Firm for services rendered at the rates charged to the insurance company, subject to the billing and payment provisions of paragraph 5.

4. **Responsible Attorney and Staff.** Joseph J. Langel shall be the primary attorney for the City. Mr. Langel shall be responsible for the performance of this agreement, although he may be assisted by other attorneys or support staff in the firm. Mr. Langel shall supervise all work performed on behalf of the City.

5. **Conflict of Interest and Attorney/Client Privilege Issues:**

5.1 **Conflict of Interest:** The Law Firm will notify the City if the Law Firm represents or has ever represented an opposing party in a legal matter, whether within or outside of any of the retainers. The Law Firm declares that it represents many school districts, cities, counties, and other public entities throughout the State of Minnesota, and in the area of the City of Ramsey.

5.2 **Attorney/Client Privilege:** The Law Firm is authorized to utilize e-mail without encryption to transmit and receive confidential client information. Cordless and cellular telephones may be used by the Law Firm to transmit and receive confidential client information. The City specifically acknowledges that it understands the confidentiality risks associated with inadvertent interception.

6. **Billing Format, Cycle, Payment Expectations and Interests.**

6.1 **Retainers:** The retainer for the retainer services described in Paragraph 1.1 shall be as follows:

2021	$3,215/month
2022	$3,375/month

6.2 **Billing Format:** The Law Firm will submit monthly statements for both retainer and non-retainer matters, itemizing legal services rendered for the prior month broken down into categories. These

categories shall include: retainer, non-retainer contested case, and non-retainer developer reimbursable.

6.3 **Billing Cycle:** The Law Firm will bill monthly for legal services rendered in the prior month. Generally, bills will go out approximately fifteen (15) days after the end of the prior month.

6.4 **Payment Expectations:** The City will pay the bill of the Law Firm within thirty (30) days or less of its receipt of the bill by forwarding a check to the Law Firm paying for both legal services and expenses shown on the Law Firm's bill.

6.5 **Disputes:** In the event that the City disputes any aspect of the Law Firm's bill, the appropriate City representative will contact Joseph J. Langel at the Law Firm stating the nature of the dispute. The parties pledge their mutual good faith in resolving any disputes.

6.6 **Interest:** Because the City will be paying the Law Firm's bills within thirty (30) days from their receipt, no interest will be charged. If the City determines that it will be necessary to deviate from that payment schedule, then it will notify the Law Firm. An interest rate of 8% per annum will be charged to the City if it elects a payment schedule greater than thirty (30) days, subject to change as may be mutually agreed between the parties.

6.7 **Term:** The term of this Agreement will be from January 1, 2021 to December 31, 2022, subject to the following provisions:

1. During the term of the Agreement, either party may terminate the Agreement upon thirty (30) calendar days written notice to the other party.

6.8 **City Approval:** The City Council has approved the Law Firm's performance of legal services for the City during the term of this agreement. The signing of this agreement will be ministerial, and the Law Firm is authorized to commence performing services immediately.

6.9 **Severability.** Upon termination of this agreement, the City shall only be responsible for the pro rata portion of the annual retainer under Section 6.1.

6.10 Other. The City expressly reserves its right to hire independent counsel on matters it determines requires an attorney with more expertise or expertise in a particular field. In such a situation, the City shall remain responsible to the Attorney for the monthly fee provided under this agreement along with any billings not related to the matter for which special counsel was retained. The City shall only be responsible to the Attorney for extra expenses in relation to the matter for which special counsel is retained if the City names the Attorney as co-counsel in the matter or otherwise requests the Attorney's participation.

THE CITY OF RAMSEY

By: _____
Its Mayor

By: _____
Its City Administrator

RATWIK, ROSZAK & MALONEY, P.A.

By: _____
Ann R. Goering, President

312688

CITY OF RAMSEY

REQUEST FOR QUALIFICATIONS AND PROPOSALS

FOR LEGAL SERVICES

MAY 2021

7550 SUNWOOD DRIVE NW
RAMSEY, MN 55303

SCHEDULE

REQUEST FOR QUALIFICIATIONS AND PROPOSALS

LEGAL SERVICES

Distribute/Advertise RFP's	May 26, 2021
RFP Submittals	Due: July 9, 2021
Staff Committee Evaluation	Completed by: August 6, 2021
City Council Interviews	Completed by: August 17, 2021
City Council Approval	By September 14, 2021

CITY OF RAMSEY
REQUEST FOR QUALIFICATIONS AND PROPOSALS
FOR LEGAL SERVICES
MAY 2021

Introduction

The City of Ramsey is inviting interested law firms with experience representing cities that have a similar complexity in municipal civil matters to submit written proposals to provide City Attorney services. Municipal experience is defined as representing and/or advising cities on issues that are regularly encountered in the course of municipal activities. ***Proposals are requested for Civil Legal Services.*** The City Attorney will be selected by the City Council and will also work closely with the Council, City Administrator and other City Staff.

Background

The City of Ramsey is a Charter City, located in Anoka County, with an estimated present population of 27,000. Ramsey operates under the Council/Administrator form of government and is governed by a City Council comprised of a Mayor and six Council members. The Mayor and two members of Council are elected at-large. Four members of Council are elected to represent Wards. All members are elected to four year terms.

Ramsey provides an extensive array of services including public works, police, fire, parks, planning and zoning, economic development, finance and internal management support functions. The City has 85 full-time employees and 12 part-time employees, and 38 paid-on-call firefighters. The City belongs to a property, liability, and workers' comprehensive insurance pool comprised of numerous cities, which is operated by the League of Minnesota Cities Insurance Trust. The City's Economic Development Authority is appointed by the City Council and operates as an advisory board to the City Council.

This contract for Legal Services is scheduled to start on or about October 1, 2021.

General Instructions

A. Responses must provide complete information as described in this request. Nine (9) copies shall be submitted by 4:30 p.m. on Friday, July 9, 2021. The proposals shall be marked: City of Ramsey, Legal Services RFP and sent to: City of Ramsey
   Attn: Colleen Lasher, Administrative Services Director
   7550 Sunwood Drive NW
   Ramsey, MN 55303
B. To ensure fairness and uniformity, firms submitting responses are requested to not contact City Staff or the City Council: Questions about this RFP may be made to ***Kurt Ulrich, City Administrator*** at kulrich@cityoframsey.com or 763-433-9845, prior to submission deadline.
C. The City will not reimburse any expenses incurred by the firm submitting responses including, but not limited to, expenses associated with the preparation and submission of the response and attendance at interview(s).

D. The City reserves the right to reject any and all proposals, to request additional information from any or all Proposers, and to suggest modifications to the terms and conditions or a retainer agreement from that offered by a Proposer.

BASIC SERVICES REQUESTED

Basic services, for the purpose of this proposal, shall include those legal services generally understood within the field of municipal law to fall within the category of "general counsel" work, and shall include, but not necessarily be limited to, the following:

- Routine legal advice, telephone and personal consultations with the City Council, City department heads or authorized representatives.
- Assistance in the preparation and review of ordinances, resolutions, agreements, contracts, forms, notices, certificates, deeds and other documents required by the City.
- Attendance at regular City Council meetings and special meetings as requested. Regular meetings are held on the second and fourth Tuesday of each month at 7:00 p.m. Include alternate per meeting charge if attendance at regular meetings is not required.
- Attendance at other board, commission and committee meetings, upon request.
- Three (3) business day response time on council and staff inquiries; five (5) business day turnaround on standard document review (contracts, council cases, legal documents).
- Office hours of 1:00 to 4:00 on the first and third Wednesdays of the month and attendance at staff meetings during those hours for Civil Attorney.
- Meetings with City staff, upon request.
- Legal advice and opinions concerning legal matters that affect the City.
- Legal advice and opinions regarding the Minnesota Government Data Practices Act.
- Legal advice and opinions regarding Minnesota election law and matters.
- Legal work pertaining to initial proceedings and defense of the City in certain litigation.
- Legal work pertaining to the water, wastewater, streets, parks, and planning & zoning departments.
- Guidance on City personnel matters and policies, including employee disciplinary and grievance issues, Veterans preference, FLSA, etc.
- Legal work pertaining to property acquisitions, property disposals, public improvements, easement dedications, right-of-way vacations, annexations, platting, land development, TIF financing & reporting and tax abatement issues.
- Legal work pertaining to the Economic Development Authority
- Legal work pertaining to the City Charter Commission
- Enforcement of City codes, zoning regulations, and building standards through administrative and judicial actions.
- Monitoring of pending and current state and federal legislation and court decisions, as appropriate.
- Notification of League of Minnesota Cities in legal matters where the League may or will defend the City.

- Coordination of outside legal counsel, as needed and as directed by the City Council.

REQUIRED PROPOSAL ELEMENTS

The proposal must provide specific and succinct answers to all questions and requests for information. Direct, precise and complete responses will serve as an advantage to the applicant. ***Proposals are requested for Civil Legal Services.***

BACKGROUND

Describe the nature of your practice or your law firm's practice and your qualifications for providing City Attorney services. Include a professional chronology for the individual who will be designated to serve as City Attorney, as well as for others whom you anticipate being involved with providing legal services to the City.

Provide the overall capabilities, qualifications, training and areas of expertise for each of the principals, partners, and associates of the law firm, including the length of employment for each person and his/her area of specialization.

Provide the following for each person whom you propose to designate as City Attorney and for each person you propose to designate as a deputy or back-up:

- Legal training and number of years of practice, including date of admission to the Minnesota Bar Association, number of years of municipal or other local public section law practice as a full-time local government attorney and/or in a private law office specializing in local government.
- Professional affiliations.
- Knowledge of, and experience with, Minnesota Municipal Law or other public sector experience, and redevelopment law.
- Litigation experience and demonstration of good court track record. Cite examples.
- Knowledge and practice of law relating to land use and planning, environmental law, risk management, redevelopment, general plans, real estate and other related law.
- Experience in the area of contracts and franchises.
- Experience in the area of personnel, disability law rights and obligations, workers' compensation, employee relations and negotiations and employee discrimination claims.
- Experience in the preparation and review of ordinances and resolutions.
- Types of clientele represented and years representing each.
- Office location and accessibility to the City.

If the firm/individual, or any of the attorneys employed by the firm, have ever been sued by cities or other clients for malpractice, been the subject of complaints filed with the State Bar, or had discipline imposed by the State Bar, please provide information about the

nature of the incident, the dates of when the matter began and was concluded, and the results of the situation.

CITY/CITY ATTORNEY RELATIONSHIP

Describe how you would structure the working relationship between the City Attorney and the City Council and Staff.

Describe how you would meet the response time described in the RFP for Council/Staff inquiries and document review.

Describe the systems or mechanisms that would be established for monthly reporting on the status of projects, requests and litigation.

Describe the computer resources currently utilized in your office. The City will require compatibility with Microsoft Word for Windows, as well as the maintenance of Internet service, such that email and files that can be transmitted between City staff and City Attorney. City Attorney will be required to access and utilize the City's LaserFiche document system for research of city archive documents.

CLIENTS/CONFLICT OF INTEREST

List all public clients for whom you or your firm currently provide services under a fee for services basis or on a retainer basis. Identify any foreseeable or potential conflicts of interest that could result from such representation and the manner in which you would propose to resolve such conflicts. Identify the process you or your firm utilizes to identify and resolve conflict of interest.

For the person to be designated as City Attorney, list all public clients that person presently represents as city attorney or general counsel, along with the meeting dates and times for each governing body. (*If appointed, the City Attorney shall not accept any client or project, which would knowingly place it in conflict of interest with the services to be provided to the City. If a conflict of interest should develop, the Attorney shall be responsible for taking the necessary steps to comport its representation of the City with the Lawyers Code of Professional Responsibility. The Attorney may be responsible for any additional costs incurred by the City in obtaining legal representation if such representation becomes necessary due to a conflict of interest.)*

COMPENSATION

Provide the pricing schedule you will use to charge the City for providing services as outlined in this Request for Proposal. Describe how the individual or firm intends to provide legal services, either on an hourly rate, or on a monthly retainer, indicate what services are to be provided. It is not the intent of the City to select a firm purely on the basis of compensation, but to negotiate a method of compensation with the successful

firm that best satisfies mutual needs of the City and the firm. In addition, provide the following:

- Define what type(s) of work you would consider to be extra or specialized work that would be billed in addition to basic services.
- State the hourly rates for specialized service.
- State the rate for meeting attendance, if any, whether hourly or otherwise.
- Identify the minimum increment of time billed for each service, e.g. phone calls, correspondence, personal conference.
- Define the type and unit rates for reimbursement of expenses such as mileage, reproduction of documents, faxed documents and word processing charges.

PROFESSIONAL REFERENCES

Provide five (5) professional references for the individual designated as City Attorney, including addresses and work telephone numbers. References should be currently employed public agency officials or agents.

EVALUATION AND SELECTION PROCESS

Proposals will be screened and the candidates will be interviewed by the City Council. Qualifications will be verified and references will be checked. In reviewing proposals, the City will carefully weigh the following:

- Depth and breadth of experience and expertise in the practice of law, specifically in those areas most often encountered in municipal government operations.
- Capability to perform legal services promptly and in a manner that permits the City Council and staff to meet established deadlines and to operate in an effective and efficient manner.
- Degree of availability for quick response to inquiries that arise out of day-to-day operating questions or problems.
- Degree to which firm and individual attorneys stay current through continued professional development and active communication with practitioners in the municipal law field.
- Communication skills.
- Cost of services.
- Location of the firm's office.
- Other qualifications/criteria, as deemed appropriate by the City Council.

The contract will require that the individuals or law firm selected as City Attorney maintain general liability, automobile, workers' compensation, and errors and omissions insurance. The contract will also contain provisions requiring the selected individual or law firm to indemnify the City and provide that the City Attorney is an independent contractor serving at the will of the City Council. Other required provisions will include the City Council's right to terminate the agreement, at its sole discretion, upon the provision of notice.

The City requires compliance with Equal Opportunity regulations and therefore, the firm selected shall not discriminate under the contract against any person in accordance with federal, state or local regulation and shall certify to such in their proposal.

The City anticipates the original contract will be two (2) years in length.

The City will not provide reimbursement to anyone for any expense incurred that is associated with the preparation and submission of the proposal and attendance at interviews.

SUBMITTAL REQUIREMENTS

Proposal must be received by 4:30 p.m. on Friday, July 9, 2021.
The City Council reserves the right to reject all proposals, to request additional information concerning any proposal for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for receipt of all proposals, and to waive any irregularities if such would serve the best interests of the City as determined by the City Council.

CC Regular Session **5. 4.**

Meeting Date: 05/25/2021

By: JoAnn Shaw, Community Development

Information

Title

Approve Rental Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve rental license requests for 2021.

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

Multi-Family Units (apartments, condos, etc.) are subject to the license and inspection program as required by code.

License application requests are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve rental license applications.

Attachments

Rental Application

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2021 08:38 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:15 PM
Form Started By: JoAnn Shaw		Started On: 05/19/2021 11:26 AM
Final Approval Date: 05/20/2021		

Report Name: License Report - License Types
Council Dates: 5/25/2021 to 5/25/2021
Status: Active, Inactive
License Type(s): Multi-Family Rental, Rental

City of Ramsey
License Report - License Types

Printed: 5/19/2021

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
5 Star Property Ventures, LLC		15060 Armstrong Blvd NW		6/12/2024	5/25/2021	A

Rental License Count: 1

Total Licenses: 1

CC Regular Session **5. 5.**

Meeting Date: 05/25/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 4/27/2021
2. City Council Regular Session dated 4/27/2021

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 4/27/2021
2. City Council Regular Session dated 4/27/2021

Attachments

4-27-21 CCWS

4-27-21 Mtg

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/20/2021 10:42 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:02 PM
Form Started By: Katie Schmidt		Started On: 05/11/2021 08:31 AM
Final Approval Date: 05/20/2021		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 27, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Ryan Heineman
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Kurtis Ulrich
Fire Chief Matt Kohner
Police Chief Jeff Katers
Deputy City Administrator Timothy Gladhill

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Fire Department Duty Crew Update

Fire Chief Kohner reviewed the staff report.

Mayor Kuzma asked if there are duty crews at both stations.

Fire Chief Kohner stated that Monday through Friday the crew staffs station one and on Saturday and Sunday station two is staffed with the crew.

City Administrator Ulrich thanked Fire Chief Kohner for bringing this forward as it has made an improvement in operations. He stated that a reduction of two minutes in response time is significant for medical and fire emergencies. He stated that this seems to be the right time to switch to this model for the community.

Mayor Kuzma asked which truck responds to calls.

Fire Chief Kohner provided additional details on the vehicle that is used for different types of calls.

Councilmember Heinrich asked the number of current volunteers.

Fire Chief Kohner replied that there are currently 38 members. He stated that currently the department requires two four hour shifts per month. He stated that there are firefighters that take the minimum while the vast majority take more hours. He stated that they continue to look at the call volume to make any necessary adjustments. He stated that some members will retire in April of 2022, therefore they will begin recruitment prior to that as six months of training is required to bring a member up to speed.

Councilmember Heinrich asked if there is a concern with members that accept more than 32 hours.

Fire Chief Kohner replied that a maximum of three shifts per week are allowed to prevent a situation in which benefits would be required.

Councilmember Musgrove asked for details on the types of calls received and response times. She stated that within the past two years the fire department was not responding to all calls, but then there was a change to increase the type of calls the department responds to.

Fire Chief Kohner replied that the department replies to high priority medical calls and there was a change in coding, which may be what Councilmember Musgrove is referring to. He reviewed some of the types of medical calls that the department does not respond to.

Councilmember Musgrove asked for details on the change that occurred in 2018 or 2019 that caused in increased in the number of calls the department responds to, which she believed led to the implementation of the duty crew model in order to improve response time. She referenced the model shift cost comparison and asked if that only includes the pay rate or whether that includes training.

Fire Chief Kohner replied that only includes the hours for calls responded to.

Councilmember Musgrove asked if there is a set number of firefighters on call in the case more assistance is needed for an incident above the members of the duty crew.

Fire Chief Kohner confirmed that if additional response is needed, they would revert to the paid on call members.

Councilmember Musgrove stated that there is benefit to members participating and asked if there has been an issue with not having enough members to staff a duty crew.

Fire Chief Kohner stated that in order to remain a member in good standing, one must respond to 33 percent of the calls.

Councilmember Musgrove thanked Fire Chief Kohner for looking at this and being proactive in trying to find cost savings and provide more efficient service.

Fire Chief Kohner stated that he attempted to find a model that is most beneficial to the residents in staffing the station at the most high volume call times.

Councilmember Heineman asked if there is a percentage of calls on average that require more than two responding firefighters.

Fire Chief Kohner replied that he does not have that average but could review the calls received to determine the number of larger incidents that required more than two members. He noted that there are some types of calls that require more than two members.

Councilmember Heineman commented that this is a smart model because of the decreased response time and guarantees that two members would respond right away. He asked if it would make sense under this model to split the pagers into two categories to reduce the chances that too many members respond.

Fire Chief Kohner stated that the City is split into two sections and each section is designated to either station one or station two. He noted that a structure fire would still go out to all members.

Mayor Kuzma thanked Fire Chief Kohner for the presentation and update.

2.02: Discuss Seeking Proposals for City Attorney

City Administrator Ulrich reviewed the staff report.

Councilmember Musgrove stated that Councilmember Howell asked her thoughts on doing an RFP for City Attorney services. She stated that she supports this idea and had previously brought up the concept as it has not been done since 2013. She stated that the services for City Attorney are proposed to increase in 2022, and therefore she would support completing the RFP prior to that time to review rates.

Councilmember Howell agreed that it would be prudent to complete an RFP to review the available options.

Councilmember Heineman asked if there were periodic increases built into the contract and extensions since 2013.

City Administrator Ulrich confirmed that there were periodic cost of living increases which is common for an ongoing contract and approved by the Council each January.

Councilmember Heineman asked if the rates are consistent with the neighboring communities.

Mayor Kuzma commented that when the last RFP was completed the rates were very competitive. He stated that he could support completing an RFP to review the available rates for service.

Councilmember Woestehoff stated that he does agree that this process should be followed periodically and believed it should fall in line with the typical January review process rather than completing it during the middle of the year. He stated that it would not seem appropriate to

delegate staff time to be used in this manner right now and would want it instead to fall in line with RFPs for other services at the end of the year.

City Administrator Ulrich provided details on the typical length of the RFP process. He believed that two Work Sessions were held previously to review the RFPs received and then interview candidates. He stated that it is a fairly time consuming process, which is why the City does not complete this process each year and instead aims for the contract to last at least three to five years, if not longer. He noted that there would also be a transition time if the consultant is changed for professional services, which does require some additional staff time.

Councilmember Heineman asked if RFPs are typically completed in January for different professional services.

City Administrator Ulrich stated that would not be the typical timing because of the magnitude of the effort. He noted that if completing an RFP for legal and auditing, those would typically done on different timetables because the same staff is used, and the process involves different details. He stated that in January it would be more reasonable to check prices with other cities when reviewing contracts to ensure the proposed increases are in line with the market.

Councilmember Heineman stated that if the efforts cannot be duplicated to save staff time, then it would not make sense to wait until January. He stated that he would appreciate the ability to readdress this at this point.

Councilmember Howell stated that it sounds that this is a cumbersome process and therefore she would prefer to begin this now rather than waiting.

Mayor Kuzma agreed that it is a cumbersome process and therefore if they begin this process now, it could allow for any change that may be made to occur in line with the beginning of the next year and with budgeting. He recognized that typically the City has maintained longer relationships with attorneys and believed that the current representation has served the City well.

City Administrator Ulrich asked if the Council would want to complete an RFP for prosecuting services as well. He noted that sometimes a firm provides both services.

Mayor Kuzma asked for input from Police Chief Katers related to prosecuting services.

Police Chief Katers replied that in the past there was one firm that provided both prosecuting and civil services. He stated that during the last RFP separate firms were chosen for the two services. He stated that the prosecuting services were changed again since that time and are currently under a three-year contract. He noted that there is a benefit is having access to both prosecuting and civil advice for the police. He stated that he is pleased with the prosecuting firm they are currently using and would prefer to keep the two services separate but would understand if the Council decided to go with one firm for both services.

Councilmember Heineman stated that he would support leaving prosecuting services as they are and moving forward with an RFP for civil services.

Councilmember Specht agreed that it would make sense to complete the RFP process to ensure the City is receiving the best value.

Councilmember Musgrove noted that an RFP was more recently completed for prosecuting services and therefore would support leaving that service out and completing the RFP for civil services.

Councilmember Woestehoff commented that if this purely related to budget, he would support this but if there are other concerns driving this request, he would want those to come out now.

Councilmember Heineman stated that he did not bring this request forward so he cannot speak to the motives of others. He stated that he has his own opinion on the advice of the City Attorney and is not fully satisfied with that input. He stated that his decision is based solely on the reasoning that an RFP has not been completed since 2013.

Councilmember Howell agreed that this should be reviewed because of the length of the contract and time since the last RFP was completed. She stated that she was concerned with discussions related to franchise fees in the past and feels that the City opened itself up to possible legal problems that were not brought forward by the City Attorney. She stated that she has not been fully comfortable with the input received from the City Attorney on different topics, beginning with the franchise fee discussions.

Mayor Kuzma confirmed that there is consensus to complete an RFP for civil legal services.

2.03: Review Citizen Survey

City Administrator Ulrich reviewed the staff report.

Councilmember Howell asked if an online survey would be sent to the City email list as well.

City Administrator Ulrich replied that the distribution could be done as desired and could include that list. He stated that the survey list recommends that a base of respondents be built over time and sampled to provide a better representation of the community.

Councilmember Musgrove commented that she believes that placing the survey online would skew the results and the intent of completing this process to provide a random sampling. She stated that if the intent is to provide the survey to the entire community each year, she would then not see value in completing this random survey process. She asked if the survey was sent to individuals over 18, noting the statement that the person with the most recent birthday was intended to fill out the survey.

City Administrator Ulrich believed the oldest adult in the household was meant to answer the survey but confirmed he could follow up on that.

Councilmember Musgrove commented that she found it interesting that QCTV is decreasing as a point of contact for residents to receive news. She stated that it will be interesting to hear about viewership trending information from QCTV. She was thankful that the public stands behind public safety.

Councilmember Heineman stated that he found it interesting that two of the lowest scoring areas were education, arts and culture and inclusivity and engagement. He commented that whether people volunteer with the City or engage with Councilmembers also seem to tie together. He stated that perhaps more volunteers could be recruited along with having more arts and culture activities.

Councilmember Woestehoff stated that viewership of QCTV has increased in the past year due to sports coverage. He noted that over the air broadcasting is down because of the trend of people cutting the cord with cable. He stated that he likes the idea of the random survey the best but believes there would also be an opportunity to post a few questions online and keep that data separately.

Councilmember Heineman stated that social media engagement could be used to gain additional input related to the answers from the random survey questions.

Councilmember Woestehoff commented that he agrees that a random sampling of residents provide a more honest answer as to how the City is doing. He believed that the opportunity should still be provided to the overall community and simply completed as a separate activity.

Mayor Kuzma commented that the random survey also has historical data that can be used for comparison.

Councilmember Woestehoff stated that he did notice that this is a fairly lengthy survey. He asked how the survey is administered.

City Administrator Ulrich stated that a postcard was mailed which provided a link for residents to complete the survey online. He stated that if it was not completed, a paper copy was mailed.

Councilmember Woestehoff stated that perhaps there should be an option to skip questions on the related topic if a resident responds that they are happy with the services.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Mayor Kuzma commented that he would like to discuss insurance at an upcoming meeting. He referenced the City's current available insurance limits and the risk that could leave if there was an incident similar to those that other cities have recently experienced.

Councilmember Musgrove asked if the quarterly fund update could occur in conjunction with the May 11th Work Session.

City Administrator Ulrich confirmed that could be done. He commented that the City is still awaiting guidelines on how the American Recovery Funds could be used and therefore May 11th may be too early to have that discussion.

Councilmember Musgrove commented that perhaps the discussion of funds scheduled for May 11th wait until the 25th to better align.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:50 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

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, April 27, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Ryan Heineman
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

Mayor Kuzma 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 Kuzma.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

Mayor Kuzma noted that Item 7.05 will be moved to be considered as 7.09.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoteff, Heineman, Howell, Musgrove, Riley, and Specht. Voting No: None.

5. CONSENT AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to approve the following items on the Consent Agenda:

5.01: Receive March 2021 Financial Reports – General Fund and Enterprise Funds
5.02: Receive Cash and Investments for Period Ending March 31, 2021
5.03: Approve the following Meeting Minutes:
1) City Council Work Session dated April 13, 2021
2) City Council Regular dated April 13, 2021
3) City Council Special Work Session dated April 20, 2021
5.04: Approve Business Licenses
5.05: Adopt Rental Licenses
5.06: Note the Following Boards, Commissions, and Committee Meeting Minutes:
- Public Works Committee Meeting Minutes dated February 16, 2021
- Planning Commission Meeting Minutes dated March 4, 2021
- Economic Development Authority Meeting Minutes dated March 11, 2021
- Park and Recreation Commission Meeting Minutes dated March 11, 2021
- Environmental Policy Board Meeting Minutes dated March 15, 2021

5.07: Adopt the Updated City of Ramsey Strategic Communications Plan
5.08: Adopt Resolution #21-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 8, 2021 through April 21, 2021
5.09: Adopt Resolution #21-087 for a Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC
5:10: Adopt Resolution #21-090 Approving Storyteller Café, Case of Stories Foundation (Project 20-120)
5:11: Adopt Resolution #21-102 Approving Code Enforcement Action Plan for 5393 141st Ave NW (Case of Bryan Maki)
5:12: Adopt Resolution #21-103 Approving Final Plat and Development Agreement for Wirz Addition (Project No. 21-106); Case of Cynthia Wirz
5:13: ~~Adopt Resolution #21-104 Approving Final Plat for Preserve at Northfork Second Addition, Case of BK Land Development~~ Case Moved to Council Business 7.08
5.14: Adopt Resolution #21-109 Authorizing Partial Payment #7 to RJM Construction for Improvement Project 20-07 New Public Works Facility
5.15: Adopt Resolution #21-110 Approving Development Agreement GiGi's Salon and Spa (Project #20-140)
5.16: Adopt Resolution #21-111 Approving Plans and Specifications and Award of Contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorize Purchase of Pavement Patching Trailer
5.17: Adopt Resolution #210113 Hiring Temporary Interns
5.18: Adopt Resolution #21-117 Approving Lease Agreement of 6745 HWY 10 NW (front) with Mille Lacs Motor Sports II

A roll call vote was performed:

Councilmember Heineman aye
Councilmember Woestehoff aye
Councilmember Howell aye
Councilmember Musgrove aye
Councilmember Specht aye
Councilmember Riley aye
Mayor Kuzma aye

Motion carried.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.00: Adopt Resolution #21-121 Approving Purchase Agreement Extension for GiGi's Salon

Deputy City Administrator Gladhill reviewed the staff report and recommendation to approve of the extension and to allow the business to bring building materials to the site that have already been ordered and will be ready for delivery prior to the closing.

Councilmember Musgrove asked if this would trigger any additional costs for the City or developer.

Deputy City Administrator Gladhill commented that this would not cost anything to the City and the City is not requesting any additional earnest money from the developer as they intend to move forward fairly quickly.

Motion by Councilmember Specht, seconded by Councilmember Riley, to Adopt Resolution #21-121 Approving Third Amendment to Purchase Agreement with GiGi's Salon and Spa, Inc. and to allow the Mayor and City Administrator to enter into an agreement to allow the business to bring building materials onsite before the formal closing takes place.

A roll call vote was performed:

Councilmember Heineman aye
Councilmember Woestehoff aye
Councilmember Specht aye
Councilmember Musgrove aye
Councilmember Howell aye
Councilmember Riley aye
Mayor Kuzma aye

Motion carried.

7.01: Adopt Ordinance #21-10 Prohibiting Targeted Picketing in Residential Neighborhoods

Police Chief Katers reviewed the staff report and recommendation to adopt Ordinance #21-10.

Councilmember Heineman stated that previously he has shown some apprehension towards adopting this, specifically as it applies to elected officials. He asked the drain on resources for the City police if residential picketing were allowed.

Police Chief Katers replied that it could be a drain on resources. He stated that calls are based upon complaints, therefore if a call is received an officer would respond. He stated that some types of calls would require response from multiple officers. He stated that in neighboring cities there have been larger numbers of officers needed because of larger crowds. He stated that there are always people on both sides and if there are two groups picketing within a neighborhood that would be disturbing to residents in that area. He confirmed that it would be a drain on resources for both Ramsey and the communities that provide mutual aid. He stated that there are places where picketing can occur, but residential neighborhoods are not the proper setting.

Councilmember Howell asked if there were an exemption that would allow someone to say they allow picketing on their property.

Police Chief Katers replied that the ordinance is not written in that way.

Councilmember Howell stated that she supports the spirit of the ordinance and attempt to keep neighborhoods peaceful. She agreed that this would not be a good use of resources. She stated that she would love to see the spirit of this be upheld with other laws and ordinances already in place.

Police Chief Katers stated that part of the reason for this type of ordinance is that while there may be other laws or ordinances that could prohibit this activity, the department would need to wait for a criminal act to occur before stepping in. He stated that this would be a preemptive measure stating that this is not allowed in neighborhoods.

Councilmember Specht stated that he appreciates the feedback and supports the request.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to Adopt Ordinance #21-10, Creating Section 133 of Ramsey City Code Chapter 34, Article IV, Entitled – Targeted Picketing in Residential Neighborhoods.

Further discussion: Councilmember Woestehoff stated that he appreciates this and that it is targeted at residential areas. He stated that perhaps in the future there could be discussion on creating safe spaces for picketing to allow those expressions within those allowed areas. He stated that picketing makes him nervous within residential areas because of the impact to other residents. Councilmember Musgrove stated that she supports creating a safe space for people picketing and

this ordinance would also provide a safe space for people to be with their families without the fear of picketing near their home. She stated that people can voice disagreement at a Council meeting, which is a public setting. She stated that neighbors should not have to be subjected to residential picketing simply because they live near an elected official or someone else that has been targeted.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	nay
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.02: Adopt Resolution #21-106 Accepting Bids and Awarding Contract for Business Park 95 Street Reconstructions, Improvement Project #21-03

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-106 accepting bids and awarding a construction contract for Business Park 95 Street Reconstructions, Improvement Project #21-03, to North Valley Inc. for the total bid in the amount of $942,685.58. Awarding the base bid plus bid alternate A will provide the greatest level of safety to the traveling public, to private commercial trucks that use the east end of McKinley Street, including trash collection trucks and semis, and to City vehicles including snowplows and public safety vehicles. Constructing the cul-de-sac will allow these vehicles to safely turn around using the cul-de-sac, which is located fully within City owned right-of-way, instead of backing up. Awarding bid alternate A will also allow the City's utility vehicles better access to the sanitary sewer trunk line located just east of the proposed cul-de-sac.

Councilmember Musgrove referenced the comments from the business owners related to the extension area. She asked if that is a street where there is an edge/ditch for drainage or whether that is flat land where the cul-de-sac is proposed.

City Engineer Westby replied that the City would extend the street to build the cul-de-sac in a manner where it would accommodate drainage, both on and off road.

Councilmember Musgrove asked if that area is more flat, therefore larger vehicles would have room to turn around without having a cul-de-sac.

City Engineer Westby replied that he did not personally speak with that business owner. He stated that the business owner sent an email, but his business is not fronting on McKinley or the cul-de-sac. He stated that the right-of-way on McKinley is 80 feet wide and a cul-de-sac is 120 feet wide. He stated that in the wintertime the additional area outside of the street is not plowed and therefore there is not sufficient space for vehicles to turnaround.

Councilmember Heineman asked how often City vehicles or emergency vehicles have to back out of that street.

City Engineer Westby replied that he does not have the number. He stated that during snow events, the plows make sure to plow far enough to provide access to all the driveways, which pushes snow past the gravel area and then backup and turn around using Radium Street.

Mayor Kuzma commented that it is difficult to see behind when backing up a snowplow and therefore safety is a concern.

Councilmember Woestehoff asked if this process would remove the gravel and add a bituminous bib to the end property. He commented that would seem to be a benefit as that seems to be a well-used access.

City Engineer Westby confirmed that the bib and bituminous driveway would be part of the project.

Councilmember Musgrove commented that there were a few recommendations to complete a two- or 2.5-inch mill and overlay and asked if that would be done in lieu of a full replacement in some areas.

City Engineer Westby replied that he believed there were three boring locations where a mill and overlay could be completed. He stated that there is a benefit to completing the reconstruction on all the areas within the project at the same time as the bids will be better for one fluid project rather than bidding different segments. He stated that would require more time and coordination and would typically increase the cost as well. He stated that this method also places the entire area on the same maintenance schedule rather than having different segments within an area on different schedules.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to Adopt Resolution #21-106 Accepting Bids and Awarding Contract for Business Park 95 Street Reconstruction, Improvement Project #21-03.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.03: Adopt Resolution #21-107 Accepting Bids and Awarding Contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-107 accepting bids and awarding a construction contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04, to North Valley Inc. for the total bid in the amount of $421,410.74.

Councilmember Heineman commented that it is proposed to award the contract to the same business that was awarded the previous contract. He asked if the business has the capacity to complete both projects and asked for details on the timeline for the projects.

City Engineer Westby replied that the business has the ability to complete all the projects as bid.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to Adopt Resolution #21-107 Accepting Bids and Awarding Contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.04: Adopt Resolution #21-108 Accepting Bids and Awarding Contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-108 accepting bids and awarding contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05, to North Valley Inc. for the total bid in the amount of $206,395.58.

Councilmember Riley commented that on previous overlay projects on Sunwood they ran out of pavement and had to make adjustments. He asked if the ground penetrating radar indicates that these roadways would be appropriate for mill and overlay.

City Engineer Westby replied that the data supports that mill and overlays would be successful on these roadways.

Motion by Councilmember Heineman, seconded by Councilmember Musgrove, to Adopt Resolution #21-108 Accepting Bids and Awarding Contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.05: ~~Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)~~ Item moved to be considered as Item 7.09

7.06: Award Contract for the Design and Construction of Exterior Finishes to Pump House No. 3

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to proceed with the completion of the exterior of Pump House No. 3, awarding the contract to American Liberty Construction, Inc. At this time, staff is recommending City Council approve this project at a not to exceed amount of $147,500, understanding that the project will likely be completed at approximately +/- $132,500.

Councilmember Howell stated that Elmcrest Park was mentioned. She asked how long the bidding window is open.

Parks and Assistant Public Works Superintendent Riverblood replied that typically there are two weeks of advertisement in the paper. He noted that many companies monitor the City's capital improvement schedule. He noted that five companies bid on this project and he also sent the proposal to RJM, but that company declined to bid.

Councilmember Musgrove asked if the other proposals were received late and this was the only proposal received on time.

Parks and Assistant Public Works Superintendent Riverblood replied that the other firms chose not to bid on the project. He explained that there is a lot of construction activity out there and he was appreciative to receive one bid from an established firm with a great reputation.

Councilmember Musgrove commented that two weeks ago there was approval to go out for RFP and found it interesting that this already came back. She commented that in her opinion this is a very expensive project for a pump house. She asked if the estimated cost within the CIP is for a larger scale project, while this would only include siding.

Parks and Assistant Public Works Superintendent Riverblood replied that this project would include exterior finishes. He stated that the CIP worksheet was done a few years ago and there have been increases in the cost of construction. He believed this to be a reasonable cost.

Councilmember Musgrove commented that this is an update to a pump house. She stated that while people inside The COR may appreciate an updated look, those outside of The COR might prefer to have a lesser cost and funds to be spent on roads.

Parks and Assistant Public Works Superintendent Riverblood replied that the funding for this comes from the municipal water utility and therefore could not be used on roads. He stated that he would not qualify the finishes as extravagant and is not a redo but finishing of the pump house which is a raw concrete building. He stated that these architectural standards are what the City has required that the neighboring property owners meet through their developments and therefore the City would be holding itself to the same standard it places on others.

Councilmember Howell stated that she will be voting against this action tonight. She stated that the City has the water treatment plant upcoming which uses the municipal water utility. She stated that this is a beautiful proposal but believes that the funds could be spent more practically. She stated that perhaps this be revisited after the water treatment plant, as this is more decorative in nature.

Councilmember Heineman asked if there were previous plans to include restrooms that had been scaled down to exterior finishes

Parks and Assistant Public Works Superintendent Riverblood replied that the restrooms would be a separate building to the side and would be considered separately at another time. He stated that this would only address the exterior finishes of the pump house which were originally postponed.

Councilmember Heineman asked what the original cost estimate of $240,000 included that this proposal does not include.

Parks and Assistant Public Works Superintendent Riverblood replied that the original cost was an estimate as they conceived of the project which included a concrete apron that would have gone around the building and other treatments such as a canopy for shade and turf irrigation. He stated that the amount shown on the CIP worksheet are estimates. He confirmed that the remaining estimate could be used to address the other items that are not proposed at this time.

Councilmember Riley stated that he would like to see this get done as the building has sat unfinished. He commented that the City made a good decision not to finish it 20 years ago, but the time to finish this is now. He agreed that the price point is high and asked if there are any cost savings that could be gained. He stated that there have been comments about the exterior of this building from adjacent property owners.

Mayor Kuzma commented that the City has a design standard that it holds others to for development and the City should hold itself to the same standard.

Parks and Assistant Public Works Superintendent Riverblood commented that he does not have any ideas to decrease the cost without the building looking cheaper. He stated that this is a homely building in a very visible location with land available for sale around it. He stated that this material would provide a lifespan of 50 years versus the 20 to 30 years of plywood and would be a long-term investment. He stated that the majority of the cost is related to materials and he does not anticipate those costs decreasing. He recognized that the architectural standards within The COR are the highest the City has, and the neighboring properties would expect similar materials and appearance for City owned structures.

Matt Kuker, PSD, stated that he has been working with staff on this project for quite some time. He stated that when he started looking at putting in the Sapphire Apartments, he asked what would be done with the pump house. He stated that he constructed a $19,000,000 building next to the pump house and Affinity constructed an even more costly project with the understanding that the pump house would be addressed. He stated that the size and cost of the developments and buildings in this area are in the millions and does not compare to the proposed cost for this project. He reviewed the different standards that they met through their development that added cost and expects the City to meet its own standard. He stated that the sidewalk on Center Street is not finished and the west end of his building suffers because the streetscape is unfinished. He stated that no one will want this pump house in their backyard as it stands, and the improvement would help to attract additional development. He noted that he completed his project with the understanding that this building would be improved to meet the City standards.

Councilmember Woestehoff asked if there is an opportunity to look at this project more holistically and finish the sidewalks at the same time.

Deputy City Administrator Gladhill stated that the contractors that do roads and utilities are different than those that do siding and therefore it makes sense to complete those separately. He stated that the Center Street Framework provided that holistic view. He believed that moving this forward now will allow it to be completed more quickly while still attempting to address the remaining elements separately.

Councilmember Woestehoff asked if the remaining elements could be completed for the remaining $100,000.

Deputy City Administrator Gladhill commented that while the remaining $100,000 could go a long way, there would need to be additional discussion as to the scale of the project.

Parks and Assistant Public Works Superintendent Riverblood commented that the City Engineer is finalizing the plans for the sidewalk adjacent to the Saphire project. He stated that there is an opportunity for the private sidewalk to be done with the other sidewalk. He agreed that the projects should go forward separately as they use different contractors and funding sources. He stated that the Council does not have to do the building now, but he believes that this is the time to complete this work.

Councilmember Musgrove asked if there is a way to have additional options that would still meet City Code. She recognized that some materials are not available but perhaps there are other alternatives.

Parks and Assistant Public Works Superintendent Riverblood stated that the cedar siding specified in the RFP was unavailable and for that reason the bidder substituted a plywood siding that came close in appearance but provided another alternative of a heat-treated ash product that looks great and is durable. He stated that staff suggested adding that alternate at a cost of $15,000 because of the appearance and longer lifespan. He stated that the Council could provide a not to exceed amount and staff could continue discussions to determine if there are less costly material options. He stated that if the goal is to complete this prior to Happy Days, it should move forward quickly as contractor schedules are very full.

Councilmember Musgrove asked if the City Code specifies how high the stone must go and if there could be a decrease in cost if less stone is used.

Parks and Assistant Public Works Superintendent Riverblood replied that staff could review that but did not anticipate much savings as there is only a small band proposed around the base of the building.

Councilmember Musgrove commented that it is difficult when there are other larger projects going on to approve more extravagant siding for a pump house. She understood that there are standards within The COR and asked if those apply to every utility building. She stated that while she would like the building to look nice, there appear to be limited choices in order to make a good financial choice.

Parks and Assistant Public Works Superintendent Riverblood commented that staff looked to a much lower cost stone material than was used on City Hall in order to meet the standard at a lower cost.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to approve entering into a contract with American Liberty Construction, Inc. in a not to exceed amount of $134,000 for the Design and Construction of Exterior Finishes to Pump House No. 3 excluding the alternate wood siding.

Further discussion: Parks and Assistant Public Works Superintendent Riverblood commented that the $134,000 cost would include the heat-treated wood siding. Councilmember Woestehoff asked if excluding that material would then equate to $120,000.

Councilmember Woestehoff withdrew his motion.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to approve entering into a contract with American Liberty Construction, Inc. in a not to exceed amount of $120,000 for the Design and Construction of Exterior Finishes to Pump House No. 3 excluding the alternate wood siding.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	nay
Councilmember Musgrove	nay
Councilmember Howell	nay
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.07: Motion to Adopt Resolution #21-118 Modifying the Water Efficiency Grant Program to Include a Separate Commercial/HOA Rebate Category

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Environmental Policy Board to amend the Water Efficiency Grant Program to create a separate rebate category specifically for commercial/HOA properties.

Councilmember Musgrove asked if the City municipal share portions are reimbursed through the SCORE funds.

Deputy City Administrator Gladhill replied that SCORE funds are for solid waste type reductions and therefore cannot be used for this purpose.

Councilmember Musgrove asked the method in which water savings for an HOA would be determined.

Deputy City Administrator Gladhill replied that there are manufacturer specifications that are followed. He stated that a traditional irrigation system is based on a timer regardless of the weather, whereas smart irrigation systems use a moisture sensor in the ground that prevent the system from turning on when not necessary.

Councilmember Musgrove referenced the spending cap for individual residents and asked if the EPB recommended a limit for an HOA or commercial property.

Deputy City Administrator Gladhill replied that the overall cap is $700. He recognized that the $700 would likely not cover the entire cost but would be a good rebate.

Councilmember Howell stated that she would be interested in seeing the funds available to smaller purchasers rather than increasing the cap so early for larger users such as HOAs. She stated that perhaps the increase occurs in six months for those larger users.

Deputy City Administrator Gladhill stated that the City anticipated being much further along with individual homeowners at this time. He noted that the funds must be used by June 2022.

Councilmember Woestehoff asked if there has been much promotion about this program and whether the City expects a better response from commercial or HOA properties because there would be more interest.

Deputy City Administrator Gladhill commented that the City has attempted to market the program better with more repetition. He stated that the program has been advertised multiple times throughout the past year. He believed that more residential customers would come in, but not enough to fill the remaining $20,000.

Councilmember Riley commented that this is a great program, noting that he did utilize the program. He stated that this money helps to save the City money and resources later. He stated that he does like the idea of making one more push for individual residents and then opening it to commercial and HOA properties, as those properties would also provide a savings through larger irrigation areas.

Deputy City Administrator Gladhill suggested a three month pause, which would allow initial advertising and then time for commercial and HOA properties as well. He stated that staff will promote this hard before opening it up.

Councilmember Howell commented that sounds like a great strategy.

Councilmember Specht commented that this is a great program. He stated that his issue has been trying to find a company that knows which items would be best. He stated that perhaps this program could be advertised to landscaping businesses as well.

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to Adopt Resolution #21-118 to Modify the Water Efficiency Grant Program by Creating a Separate Rebate Category for Commercial/HOA Properties beginning in 90 days.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.08: Adopt Resolution #21-104 Approving Final Plat for Preserve at Northfork Second Addition, Case of BK Land Development

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt the resolution approving the Final Plat for The Preserve at Northfork Second Addition.

Councilmember Riley stated that he requested that this item be pulled as he was previously opposed to the makeup of the neighborhood and wanted to remain consistent and oppose the item. He stated that before the Council was told by the developer that it would be difficult to sell the 80-foot lots but noted that when he drove past the property, ten of the larger lots are under construction while only three of the small lots are under construction.

Luke Konewko, BK Land Development, stated that the builder for the large single-family homes, Capstone, follows a different business model and frames up as many units on spec as they can regardless of sale to keep units on the market, whereas the custom home builder for the smaller lots follows a different business model and builds custom to the buyer. He stated that they have more sales of the detached villa units than they do in the larger single-family homes.

Councilmember Musgrove asked if there is a change in location for one of the stormwater ponds.

Deputy City Administrator Gladhill noted that was a change that previously occurred with the previous phase. He stated that staff reviewed the plat and found it consistent with the already approved Preliminary Plat.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to Adopt Resolution #21-104 Approving the Final Plat for The Preserve at Northfork Second Addition.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	nay
Councilmember Riley	nay
Mayor Kuzma	aye

Motion carried.

7.09: Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)

Deputy City Administrator Gladhill reviewed the staff report and recommendation to approve of the project and Resolution #21-089.

Mayor Kuzma commented that thus far this has been a great project with great looking buildings.

Matt Kuker, PSD, provided details on the building colors for this building and within the industrial park thus far. He noted that this would be the largest of the four buildings.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to Adopt Resolution #21-089 Granting Site Plan and Final Plat Approval of Bunker Lake Industrial Park 3rd Addition and Building 4 and introduce Ordinance #21-12 Vacating Right-of-Way and Drainage and Utility Easement Onsite.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

The regular meeting of the City Council adjourned at 8:49 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich

City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

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. 6.**

Meeting Date: 05/25/2021

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Information

Title

Approve Business Licenses

Purpose/Background:

Purpose:

To obtain City Council approval of various license requests.

Background:

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

Recommendation:

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

Action:

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

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	05/19/2021 11:22 AM
Tim Gladhill	Wendy Schlueter	05/19/2021 12:26 PM
Sean Sullivan	Wendy Schlueter	05/19/2021 12:44 PM
Sean Sullivan	Sean Sullivan	05/19/2021 02:43 PM
Tim Gladhill	Tim Gladhill	05/20/2021 08:48 AM
Tim Gladhill	Tim Gladhill	05/20/2021 09:25 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:00 PM
Form Started By: Wendy Schlueter		Started On: 05/10/2021 10:48 AM
Final Approval Date: 05/20/2021		

Report Name: License Report - License Types
Council Dates: 5/25/2021 to 5/25/2021
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Multi-Family Rental, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Temporary Intoxicating						
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		6/18/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		6/25/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		7/2/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		7/9/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		7/16/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		7/23/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		7/30/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		8/6/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		8/13/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		8/20/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7401 E Ramsey Pkwy		8/27/2021	5/25/2021	A
Ramsey Lions	Steve Welch	7550 Sunwood Dr NW		9/12/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	6/13/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	7/11/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	7/17/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	7/26/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	8/22/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	9/11/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	10/4/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	12/6/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	12/13/2021	5/25/2021	A
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Thea	12/20/2021	5/25/2021	A

Temporary Intoxicating License Count: 22

Transient Merchant/Peddler/Solicitor						
Aptive Environmental	Brady Abbott			12/31/2021	5/25/2021	A
Aptive Environmental	Jessiny Mikay Howard			12/31/2021	5/25/2021	A

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Transient Merchant/Peddler/Solicitor						
Aptive Environmental	Hunter Silvercreek Burton			12/31/2021	5/25/2021	A
Aptive Environmental	Wyatt Daniel Meng			12/31/2021	5/25/2021	A
Aptive Environmental	Colman Reilly Petersen			12/31/2021	5/25/2021	A
Aptive Environmental	Evan Royce Mitchell			12/31/2021	5/25/2021	A
Aptive Environmental	Kutler Dean Byington			12/31/2021	5/25/2021	A
Aptive Environmental	Jaden Kirk Sitterud			12/31/2021	5/25/2021	A
Aptive Environmental	Bryan Andres Arce			12/31/2021	5/25/2021	A
Aptive Environmental	Devon Harold Cardon			12/31/2021	5/25/2021	A
Aptive Environmental	Rebecca Lynn Yorke			12/31/2021	5/25/2021	A
Aptive Environmental	Brooklyn Mechelle Byington			12/31/2021	5/25/2021	A
Aptive Environmental	Bryson Bret Hendricks			12/31/2021	5/25/2021	A
Aptive Environmental	Madison Josephine Meng			12/31/2021	5/25/2021	A
Aptive Environmental	Harper Thomas Clayton			12/31/2021	5/25/2021	A
Aptive Environmental	Brooklin Elise Petersen			12/31/2021	5/25/2021	A
Aptive Environmental	Tanner Chase High			12/31/2021	5/25/2021	A
Aptive Environmental	Dexter Charles Mortensen			12/31/2021	5/25/2021	A
Aptive Environmental	Scott Robert Schley			12/31/2021	5/25/2021	A
Aptive Environmental	Aaron Reese Williams			12/31/2021	5/25/2021	A
Aptive Environmental	Lee Arnold Morris			12/31/2021	5/25/2021	A
Aptive Environmental	Jesus Alfredo Carranza			12/31/2021	5/25/2021	A
LAR Concessions	Linda Reinke			12/31/2021	5/25/2021	A
Thiel Heritage Realty	Mark Thiel	5200 155th La NW		12/31/2021	5/25/2021	A
Midwest Sealcoating LLC	Amanda Marie Cline	6842 170th Ave NW		12/31/2021	5/25/2021	A
Stay 4 Pizza	Jody Lynn Stay	8445 Bunker Lake Blvd NW	Delta ModTech	12/31/2021	5/25/2021	A

Transient Merchant/Peddler/Solicitor License Count: 26

Report Name: License Report - License Types
Council Dates: 5/25/2021 to 5/25/2021
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Multi-Family Rental, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status

Total Licenses: 48

CC Regular Session **5. 7.**

Meeting Date: 05/25/2021

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #21-140 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 6, 2021 through May 19, 2021

Purpose/Background:

Adopt Resolution #21-140 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 6, 2021 through May 19, 2021

Recommendation:

Staff Recommends Adopt Resolution #21-140 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 6, 2021 through May 19, 2021.

Action:

Motion to Adopt Resolution #21-140 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 6, 2021 through May 19, 2021.

Attachments

Bills List 5/25/2021

Resolution 5/25/2021

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/19/2021 03:06 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:15 PM
Form Started By: Jackie Lipski		Started On: 05/19/2021 01:14 PM
Final Approval Date: 05/20/2021		

CITY OF RAMSEY - FINANCE OFFICE Printed 5/19/2021

RAMSEY CITY COUNCIL MEETING

5/25/2021

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 5/6/2021-5/19/2021	278,358.06
Accounts Payable 5/6/2021-5/19/2021	360,060.00
Payroll 5/14/2021	192,309.38
Pay Estimates- Projects	1,435,179.57

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) **$ 2,265,907.01**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2021 Y.T.D.
NET PAYROLL TOTAL	$ 197,629.92	$ 1,774,429.04
- CORRECTION TO PAYROLL		
PREPAIDS	244,422.69	4,066,276.30
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		2,912.50
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	182,891.56	2,771,061.35
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		4,303,934.06
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 624,944.17**	**$ 12,918,613.25**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
112611	**5/6/2021**		**100948 ANOKA COUNTY LICENSE CENTER**						
		2,195.21	TITLE/REG/PLATES 620		106966	043021	0311.6550		MOTOR VEHICLES
		2,195.21							
112612	**5/6/2021**		**100297 CENTERPOINT ENERGY**						
		390.17	PW MISC ACCTS		106967	8000014064-2 MAR 21	0311.6373		GAS
		321.90	PW MISC ACCTS		106967	8000014064-2 MAR 21	0452.6373		GAS
		130.06	PW MISC ACCTS		106967	8000014064-2 MAR 21	9601.6373		GAS
		130.06	PW MISC ACCTS		106967	8000014064-2 MAR 21	9602.6373		GAS
		130.05	PW MISC ACCTS		106967	8000014064-2 MAR 21	9605.6373		GAS
		1,102.24							
112613	**5/6/2021**		**100116 CONNEXUS ENERGY**						
		10,317.54	STREET LIGHTS		106969	759126-303101 APR 21	9603.6371		ELECTRIC UTILITIES
		959.93	TRAFFIC SIGNALS		106970	759126-303100 APR 21	0260.6371		ELECTRIC UTILITIES
		919.34	PW MISC ACCTS		106971	759126-303106 APR 21	0311.6371		ELECTRIC UTILITIES
		927.12	PW MISC ACCTS		106971	759126-303106 APR 21	0452.6371		ELECTRIC UTILITIES
		306.45	PW MISC ACCTS		106971	759126-303106 APR 21	9601.6371		ELECTRIC UTILITIES
		306.45	PW MISC ACCTS		106971	759126-303106 APR 21	9602.6371		ELECTRIC UTILITIES
		306.44	PW MISC ACCTS		106971	759126-303106 APR 21	9605.6371		ELECTRIC UTILITIES
		8,343.54	WTR TWR/LIFT STATION/WELLS		106972	759126-303102 APR 21	9601.6371		ELECTRIC UTILITIES
		1,334.91	WTR TWR/LIFT STATION/WELLS		106972	759126-303102 APR 21	9602.6371		ELECTRIC UTILITIES
		85.00	SIRENS		106973	759126-303095 APR 21	0250.6371		ELECTRIC UTILITIES
		1,479.64	MISC CITY ACCTS		106974	759126-303107 APR 21	0220.6371		ELECTRIC UTILITIES
		6,356.85	MISC CITY ACCTS		106974	759126-303107 APR 21	0194.6371		ELECTRIC UTILITIES
		246.34	MISC CITY ACCTS		106974	759126-303107 APR 21	0194.6371		ELECTRIC UTILITIES
		75.54	MISC CITY ACCTS		106974	759126-303107 APR 21	9230.6249		MISCELLANEOUS OPER/
		3,491.70	MISC CITY ACCTS		106974	759126-303107 APR 21	9240.6371		ELECTRIC UTILITIES
		28.92	MISC CITY ACCTS		106974	759126-303107 APR 21	9410.6371	00041018	ELECTRIC UTILITIES
		617.36	MISC CITY ACCTS		106974	759126-303107 APR 21	9410.6371	00041012	ELECTRIC UTILITIES
		145.56	MISC CITY ACCTS		106974	759126-303107 APR 21	9410.6371	00041001	ELECTRIC UTILITIES
		36,248.63							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
112642	5/13/2021		100012 ACE SOLID WASTE INC						Continued.
		118.93	FIRE STATIONS MAY 2021		107072	6840650	0220.6374		REFUSE/RECYCLING
		163.24	MISC PW ACCTS		107073	6866828	0311.6374		REFUSE/RECYCLING
		493.02	MISC PW ACCTS		107073	6866828	0452.6374		REFUSE/RECYCLING
		254.32	MISC PW ACCTS		107073	6866828	0194.6374		REFUSE/RECYCLING
		54.41	MISC PW ACCTS		107073	6866828	9601.6374		REFUSE/RECYCLING
		54.41	MISC PW ACCTS		107073	6866828	9602.6374		REFUSE/RECYCLING
		433.96	MISC PW ACCTS		107073	6866828	9604.6249		MISCELLANEOUS OPER/
		54.42	MISC PW ACCTS		107073	6866828	9605.6374		REFUSE/RECYCLING
		37,342.34	CONTRACT RECYCLING MAY 21		107074	6833819	9604.6489		OTHER CONTRACTED SI
		38,969.05							
112643	5/13/2021		118519 DIVERSIFIED NETWORK AUTHORITIES						
		100.00	REF DAMAGE DEPOSIT 2/12/19		107078	051021	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
112644	5/13/2021		118517 EVERLING, DANIELLE						
		89.99	WATER EFF GRANT PROGRAM		107079	051121	9601.6436		WATER EFFICIENCY REB
		89.99							
112645	5/13/2021		100176 FEDEX						
		21.39	CLOSING US HOME CORP		107080	7-338-75654	9230.6315		MISCELLANEOUS PROFE
		21.39							
112646	5/13/2021		115328 LENNAR						
		1,500.00	REF ERO ESC 7360 159TH AVE		107081	051321	9804.6433	00117190	REFUNDS
		1,500.00	REF ERO ESC 7486 160TH AVE NW		107082	051321A	9804.6433	00117176	REFUNDS
		3,000.00							
112647	5/13/2021		118520 MONARCH JOINT VENTURE						
		50.00	CONTRACT WORK-MONARCHS		107083	1119	0452.6489		OTHER CONTRACTED SI
		50.00	CONTRACT WORK- MONARCHS		107084	1120	0452.6489		OTHER CONTRACTED SI
		100.00	CONTRACT- GARDENING		107085	1121	0452.6489		OTHER CONTRACTED SI
		100.00	CONTRACT-COMMUNITY SCIENCE		107086	1122	0452.6489		OTHER CONTRACTED SI
		300.00							
112648	5/13/2021		118514 PHOENIX CHALLENGE COINS						
		381.00	CITIZENS PD SHIRTS		107087	040921	0280.6241		COMMUNITY POLICING S
		381.00							
1002481	5/7/2021		110734 CITY OF RAMSEY						
		150.00	62855296		106968	050521	9601.4651		WATER REVENUE
		29.26	726019		106968	050521	9601.4651		WATER REVENUE
		58.52	661027254		106968	050521	9601.4651		WATER REVENUE
		29.26	41103127		106968	050521	9601.4651		WATER REVENUE
		30.00	719803		106968	050521	9601.4651		WATER REVENUE
		297.04							
1002482	5/7/2021		116354 HEDBURG, JAMIE						
		395.00	REIMB TRAINING IACA/DUES		106975	043021	0211.6335		TRAINING
		25.00	REIMB TRAINING IACA/DUES		106975	043021	0211.6451		MEMBERSHIP DUES
		420.00							
1002483	5/7/2021		105706 TINKLENBERG GROUP INC						
		3,500.00	RETAINER 11 MAY 21		106976	2131	9400.6315		MISCELLANEOUS PROFE
		3,500.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1002483	5/7/2021		105706 TINKLENBERG GROUP INC						Continued.
1002514	5/14/2021		116845 CADY BUSINESS TECHNOLOGIES INC						
		39.00	MAY 21 SERVICE		107075	IN-80010728203	0192.6405		OFFICE & DATA PROCES
		39.00							
1002515	5/14/2021		112663 CAPSTONE HOMES INC						
		1,500.00	REF LAND ESC 14365 BOWERS		107076	051321	9252.1155.1		MANUAL-ACCOUNTS RE
		1,500.00	REF ERO ESC 14365 BOWERS DR		107077	051321A	9804.6433	00116921	REFUNDS
		3,000.00							
1002516	5/14/2021		116911 SZYKULSKI, JESSE						
		92.51	REIMB. MILEAGE SEPTIC TRAIN		107088	051121	0240.6334		MILEAGE REIMBURSEME
		92.51							
1002517	5/14/2021		100510 VERIZON WIRELESS						
		1,253.78	PD APR/MAY 21 SERVICE		107089	9878847264	0211.6323		CELLULAR PHONES
		463.13	PD APR/MAY 21 SERVICE		107089	9878847264	0211.6415		OTHER EQUIPMENT REN
		93.02	PD APR/MAY 21 SERVICE		107089	9878847264	0280.6323		CELLULAR PHONES
		1,809.93							
1002518	5/14/2021		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR NW		107091	150-1681-6340 MAR 21	0194.6489		OTHER CONTRACTED SI
		22.95	7650 SUNWOOD DR		107092	150-1681-4280 MAR 21	9240.6315		MISCELLANEOUS PROFE
		27.95	6701 HWY 10-YOUTH FIRST		107093	150-1687-1105 JUNE 21	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	5650 ALPINE DR NW		107094	150-1691-2206 MAY 21	0220.6489		OTHER CONTRACTED SI
		35.90	7550 SUNWOOD DR NW		107095	150-1693-4968 MAY 21	0194.6489		OTHER CONTRACTED SI
		27.95	7550 SUNWOOD DR POLICE		107096	150-1682-6501 JUNE 21	0211.6489		OTHER CONTRACTED SI
		170.65							
1002519	5/14/2021		112515 WSB AND ASSOCIATES INC						
		553.50	TROTT BROOK NORTH		107090	R-017243-000-2	9804.6315	00117442	MISCELLANEOUS PROFE
		553.50							
90086984	5/14/2021		101306 IRS						
		27,130.08			107069	051321825297	9101.2171		FEDERAL WITHHOLDING
		15,120.73			107070	051321825298	9101.2173		FICA & MEDICARE-EMPL
		15,120.73			107071	051321825299	9101.2182		FICA & MEDICARE-EMPL
		57,371.54							
90604177	5/14/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		24,999.05			107066	051321825294	9101.2174		PERA-EMPLOYEE
		33,590.02			107067	051321825295	9101.2183		PERA-EMPLOYER
		58,589.07							
97051421	5/14/2021		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,756.11			107059	0513218252910	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,756.11							
98051421	5/14/2021		115568 ALERUS FINANCIAL NA						

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98051421	5/14/2021		115568 ALERUS FINANCIAL NA						Continued.
		4,662.38			107063	0513218252914	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,662.38							
98071584	5/14/2021		100601 MN DEPT OF REV WH						
		12,570.53			107068	051321825296	9101.2172		STATE WITHHOLDING
		12,570.53							
99051021	5/10/2021		100629 MN DEPT OF REV SALES TX						
		113.15	April Sales & Use Tax		106977	04302021	9101.4305		RENTAL FEES
		3.92	April Sales & Use Tax		106977	04302021	9101.4328		ACCIDENT REPORTS
		4.35	April Sales & Use Tax		106977	04302021	9101.4308		SALES OF MAPS & PUBL
		.24	April Sales & Use Tax		106977	04302021	9101.4609		OTHER MISCELLANEOUS
		195.90	April Sales & Use Tax		106977	04302021	9601.2082		SALES/USE TAX PAYABLE
		3,702.02	April Sales & Use Tax		106977	04302021	9601.2082		SALES/USE TAX PAYABLE
		147.42	April Sales & Use Tax		106977	04302021	9601.2085		ANOKA COUNTY TRANSI
		4,167.00							
99051121	5/11/2021		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		1,778.46	April Surcharges		106978	04302021	9101.2081		SURCHARGES-PERMITS
		35.63-	April Surcharges		106978	04302021	9101.4604		SURCHARGES
		1,742.83							
99051421	5/14/2021		108768 COMDATA NETWORK INC						
		120.00	ISA		107097	APR 21 COMDATA PCARD	0191.6451		MEMBERSHIP DUES
		147.43	AMAZON.COM*P77FO0SY3 A		107097	APR 21 COMDATA PCARD	0452.6281		SMALL TOOLS & MINOR E
		131.52	HIRSHFIELDS - 22 - RAM		107097	APR 21 COMDATA PCARD	0452.6381		BUILDING & STRUCTURE
		220.79	AMAZON.COM*0P5261QK3 A		107097	APR 21 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		22.78	AMAZON.COM*0R26T2003 A		107097	APR 21 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		39.57	AMAZON.COM*7J9O65OG3		107097	APR 21 COMDATA PCARD	0211.6233		BATTERIES EQUIP
		13.94	AMZ*SYMBOLARTS		107097	APR 21 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		.92-	AMZ*SYMBOLARTS		107097	APR 21 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		189.95	AMZN MKTP US*395RS9IU3		107097	APR 21 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		137.01	AMZN MKTP US*E061V11M3		107097	APR 21 COMDATA PCARD	0211.6233		BATTERIES EQUIP
		.01	AMZN MKTP US*E061V11M3		107097	APR 21 COMDATA PCARD	0211.6233		BATTERIES EQUIP
		14.98	AMZN MKTP US*WU75W1BB3		107097	APR 21 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		99.36	BASS PRO CATALOG U.S.		107097	APR 21 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		6.61-	BASS PRO CATALOG U.S.		107097	APR 21 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		50.41	COBORN'S SUPERSTORE		107097	APR 21 COMDATA PCARD	0280.6241		COMMUNITY POLICING S
		8.27	MCDONALD'S F5420		107097	APR 21 COMDATA PCARD	0211.6331		TRAVEL & LODGING

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99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued.
		2.44	ZOOM.US 888-799-9666		107097	APR 21 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		44.01	WAL-MART #3209		107097	APR 21 COMDATA PCARD	0111.6249		MISCELLANEOUS OPER/
		75.00	BCA TRAINING EDUCATION		107097	APR 21 COMDATA PCARD	0211.6335		TRAINING
		18.75	COBORN'S SUPERSTORE		107097	APR 21 COMDATA PCARD	0280.6241		COMMUNITY POLICING S
		235.00	PAYPAL *JPNIXONCONS		107097	APR 21 COMDATA PCARD	0211.6335		TRAINING
		75.00	TLO TRANSUNION		107097	APR 21 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		37.41	AMZN MKTP US*CF0DC4E43		107097	APR 21 COMDATA PCARD	0192.6249		MISCELLANEOUS OPER/
		165.34	AMZN MKTP US*EP2K390F3		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		25.98	AMZN MKTP US*EP2K390F3		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		13.90	AMZN MKTP US*EP2K390F3		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		19.99	AMZN MKTP US*EQ9ZO0GO3		107097	APR 21 COMDATA PCARD	0191.6321		TELEPHONE
		19.99	AMZN MKTP US*EQ9ZO0GO3		107097	APR 21 COMDATA PCARD	0240.6321		TELEPHONE
		2.99	AMZN MKTP US*EQ9ZO0GO3		107097	APR 21 COMDATA PCARD	0191.6321		TELEPHONE
		2.99	AMZN MKTP US*EQ9ZO0GO3		107097	APR 21 COMDATA PCARD	0240.6321		TELEPHONE
		755.16	AMZN MKTP US*N04N77W03		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		1,794.34	AMZN MKTP US*O10AC1BZ3		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		4.98	AMZN MKTP US*OV7732N53		107097	APR 21 COMDATA PCARD	0194.6249		MISCELLANEOUS OPER/
		799.65	AMZN MKTP US*OV7732N53		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		19.99	AMZN MKTP US*OV7732N53		107097	APR 21 COMDATA PCARD	0194.6249		MISCELLANEOUS OPER/
		160.60	AMZN MKTP US*OV7732N53		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		28.99	AMZN MKTP US*OV7732N53		107097	APR 21 COMDATA PCARD	0194.6249		MISCELLANEOUS OPER/
		17.95	AMZN MKTP US*UB65I8KX3		107097	APR 21 COMDATA PCARD	0194.6249		MISCELLANEOUS OPER/
		69.99	AMZN MKTP US*UB65I8KX3		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		28.99	AMZN MKTP US*ZJ0630TB3		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		30.67	NEWEGG B2B INC		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		879.92	NEWEGG B2B INC		107097	APR 21 COMDATA PCARD	0892.6282		EMERGENCY SUPPLIES
		79.99	NEWEGG B2B INC		107097	APR 21 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICI

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99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued.
		879.99	NEWEGG B2B INC		107097	APR 21 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR I
		27.88	ZOOM.US 888-799-9666		107097	APR 21 COMDATA PCARD	0192.6405		OFFICE & DATA PROCES
		44.07	SAMMY PERRELLA S PIZZA		107097	APR 21 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		353.16	THE UPS STORE 2974		107097	APR 21 COMDATA PCARD	0211.6322		POSTAGE
		353.10	THE UPS STORE 4505		107097	APR 21 COMDATA PCARD	0211.6322		POSTAGE
		53.25	THE UPS STORE 5010		107097	APR 21 COMDATA PCARD	0211.6322		POSTAGE
		10.99	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		14.58	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		3.48	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		24.99	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		20.99	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		21.98	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		16.99	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		6.49	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		14.99	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		13.89	AMZN MKTP US*KI6X66KL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		18.50	AMZN MKTP US*T22208LL3		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		39.99	COBORN'S SUPERSTORE		107097	APR 21 COMDATA PCARD	0220.6335		TRAINING
		218.80	RAMADA HOTEL & CONFERE		107097	APR 21 COMDATA PCARD	0220.6335		TRAINING
		218.80	RAMADA HOTEL & CONFERE		107097	APR 21 COMDATA PCARD	0220.6335		TRAINING
		262.00	AMERICAN PAYROLL ASSOC		107097	APR 21 COMDATA PCARD	0153.6451		MEMBERSHIP DUES
		162.28	AMAZON.COM*GU5NH3T03		107097	APR 21 COMDATA PCARD	0311.6249		MISCELLANEOUS OPER/
		80.41	AMZN MKTP US*4H70L1H78		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		21.75	HIRSHFIELDS - 22 - RAM		107097	APR 21 COMDATA PCARD	0311.6249		MISCELLANEOUS OPER/
		5.88	AMZN MKTP US*XZ0668YL3		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		6.99	AMZN MKTP US*XZ0668YL3		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		11.64	AMZN MKTP US*XZ0668YL3		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/

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99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		14.99	AMZN MKTP US*XZ0668YL3		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		14.97	THE HOME DEPOT #2803		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		19.94	THE HOME DEPOT #2803		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		59.76	THE HOME DEPOT #2803		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		8.98	THE HOME DEPOT #2803		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		26.94	THE HOME DEPOT #2803		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		9.30	THE HOME DEPOT #2803		107097	APR 21 COMDATA PCARD	0452.6249		MISCELLANEOUS OPER/
		598.00	ACTIVE911 INC		107097	APR 21 COMDATA PCARD	0220.6452		SUBSCRIPTIONS
		19.99	AMZN MKTP US*JI8EF1103		107097	APR 21 COMDATA PCARD	0220.6257		OTHER VEHICLE PARTS
		12.44	AMZN MKTP US*JI8EF1103		107097	APR 21 COMDATA PCARD	0220.6249		MISCELLANEOUS OPER/
		69.90	COBORN'S SUPERSTORE		107097	APR 21 COMDATA PCARD	0111.6249		MISCELLANEOUS OPER/
		60.00	MAMA DELUCAS PIZZERIA		107097	APR 21 COMDATA PCARD	0111.6249		MISCELLANEOUS OPER/
		83.56	TST* ACAPULCO MEXICAN		107097	APR 21 COMDATA PCARD	0111.6249		MISCELLANEOUS OPER/
		10.74	DUNN BROTHERS COFFEE -		107097	APR 21 COMDATA PCARD	0240.6331		TRAVEL & LODGING
		260.25	INT'L CODE COUNCIL INC		107097	APR 21 COMDATA PCARD	0240.6471		BOOKS & PAMPHLETS
		150.00	MINNESOTA SHERIFFS ASS		107097	APR 21 COMDATA PCARD	0211.6335		TRAINING
		150.00	MINNESOTA SHERIFFS ASS		107097	APR 21 COMDATA PCARD	0211.6335		TRAINING
		150.00	MINNESOTA SHERIFFS ASS		107097	APR 21 COMDATA PCARD	0211.6335		TRAINING
		1,259.00	ICMA ONLINE		107097	APR 21 COMDATA PCARD	0130.6451		MEMBERSHIP DUES
		60.38	COBORN'S SUPERSTORE		107097	APR 21 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		14.99	ZOOM.US 888-799-9666		107097	APR 21 COMDATA PCARD	0301.6315		MISCELLANEOUS PROFE
		12.49-	ZOOM.US 888-799-9666		107097	APR 21 COMDATA PCARD	0301.6315		MISCELLANEOUS PROFE
		2,980.52	FSP*USA INFLATABLES		107097	APR 21 COMDATA PCARD	0296.6249		MISCELLANEOUS OPER/
		10.70	APPLE.COM/BILL		107097	APR 21 COMDATA PCARD	9601.6292		WATER METERS FOR RE
		10.70	APPLE.COM/BILL		107097	APR 21 COMDATA PCARD	9601.6292		WATER METERS FOR RE
		14.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		14.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I

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99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		22.47	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		16.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		16.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		19.97	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		9.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		9.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		9.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		9.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		9.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		9.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		2.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		2.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		2.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		2.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		2.98	THE HOME DEPOT #2821		107097	APR 21 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR I
		680.00	U OF M CONTLEARNING		107097	APR 21 COMDATA PCARD	9601.6335		TRAINING
		19.00	SECRETARY OF STATE		107097	APR 21 COMDATA PCARD	9804.6315	00117442	MISCELLANEOUS PROFE
		40.87	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		26.95	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		27.09	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		39.11	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		38.75	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		33.50	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		49.65	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		37.15	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		66.53	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE

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99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued.
		39.85	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		43.18	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		91.73	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		74.30	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		47.10	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		6.22	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		51.68	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		83.02	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		53.42	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.13	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.15	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0240.6223		GASOLINE
		29.99	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		6.25	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		4.63	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		45.19	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		44.17	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		28.49	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		22.73	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		18.87	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		11.30	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		24.81	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		23.54	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		72.77	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		38.26	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		14.62	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		20.00	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		51.00	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		55.73	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		43.18	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		39.98	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		75.09	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		80.20	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		77.50	BP#1824473ROGERS BPQPS		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		24.02	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		9.40	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		55.31	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.93	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		59.41	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		47.36	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		66.88	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		15.35	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		46.58	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		46.88	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		15.77	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.25	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		55.27	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.15	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		46.56	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.97	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.63	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.16	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.48	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		43.98	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		22.06	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		25.00	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.00	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		14.75	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.24	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.21	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.11	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.06	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.10	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		53.05	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.32	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		47.24	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.10	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		57.83	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.36	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.93	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.78	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		15.73	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.59	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		27.92	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.71	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		47.34	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0301.6223		GASOLINE
		52.14	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0301.6223		GASOLINE
		36.18	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0240.6223		GASOLINE
		38.59	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0240.6223		GASOLINE
		62.20	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0301.6223		GASOLINE
		59.70	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0301.6223		GASOLINE
		58.40	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0301.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued.
		59.56	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0301.6223		GASOLINE
		48.74	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		24.61	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		33.19	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		33.96	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		23.48	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		14.41	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		28.66	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		32.93	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		68.11	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		21.31	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		30.42	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		77.41	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		58.53	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		58.15	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		66.83	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		62.91	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		68.55	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		87.44	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		54.01	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		61.49	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		56.89	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		56.90	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		77.40	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		75.84	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		31.77	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		8.24	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		24.68	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.49	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.99	HOLIDAY STATIONS 0118		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.64	HOLIDAY STATIONS 0223		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		55.04	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.42	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		50.16	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		40.26	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		33.53	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		29.08	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		67.03	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		13.06	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.87	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		46.31	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		53.79	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		21.00	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.50	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.75	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.53	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.05	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.67	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.36	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.50	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.00	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.40	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.62	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		43.35	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	**5/14/2021**		**108768 COMDATA NETWORK INC**						**Continued**
		31.13	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.08	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		14.55	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		16.61	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.43	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		43.89	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		52.44	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.79	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		51.84	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.93	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		22.50	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.49	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.30	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0240.6223		GASOLINE
		25.90	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0240.6223		GASOLINE
		23.00	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		39.18	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		15.67	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		25.36	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		22.22	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		21.62	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		62.02	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		39.79	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.22	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.13	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.24	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.99	KWIK TRIP 47400004747		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		56.93	KWIK TRIP 47400004747		107098	APR 21 COMDATA FUEL	0301.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		35.25	KWIK TRIP 81200008128		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.67	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		52.04	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		24.39	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		46.00	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		52.53	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		42.43	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		52.15	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.17	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		46.69	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		32.74	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		47.48	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0194.6223		GASOLINE
		59.02	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.67	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0194.6223		GASOLINE
		55.48	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		63.82	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		46.41	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.07	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.33	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		44.77	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.26	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		47.47	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.57	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.95	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		45.90	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.93	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		37.20	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		25.93	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.98	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		27.66	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		6.69	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.11	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.73	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		11.55	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.09	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.10	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		17.93	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.59	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.84	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.76	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.01	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		19.23	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.64	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.70	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.37	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.03	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.26	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.44	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		20.70	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.29	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.59	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		10.04	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.53	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.68	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		32.64	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		38.88	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.98	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		35.68	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.53	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.61	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.57	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		31.69	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.82	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.17	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.94	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.91	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		17.73	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.71	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.32	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		58.81	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		34.88	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.86	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.38	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.45	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.93	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.36	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		50.01	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.28	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		22.22	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		26.58	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		61.41	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		20.86	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.01	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		17.68	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.34	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.58	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.50	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		18.23	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		24.00	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		28.84	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		17.95	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		21.32	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		29.88	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		15.26	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		27.73	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		49.46	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0194.6223		GASOLINE
		71.06	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0194.6223		GASOLINE
		33.42	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0240.6223		GASOLINE
		37.08	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0240.6223		GASOLINE
		30.66	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		31.43	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		36.64	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		48.03	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		25.00	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6225		DIESEL FUEL
		43.28	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		57.43	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		55.05	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		54.00	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued
		49.69	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		36.31	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		40.87	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		38.05	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0220.6223		GASOLINE
		61.95	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		41.50	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		87.12	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		80.69	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		55.75	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		50.19	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0311.6223		GASOLINE
		41.48	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0452.6223		GASOLINE
		35.94	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		25.52	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		27.00	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		39.47	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		30.72	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		33.66	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		41.41	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		32.31	MARATHON PETRO176685		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		51.49	MARATHON PETRO214122		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		40.67	SPEEDWAY 04508		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		36.91	SPEEDWAY 04508		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		42.84	SPEEDWAY 04508		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		23.95	SPEEDWAY 04508		107098	APR 21 COMDATA FUEL	0211.6223		GASOLINE
		77.25	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		54.40	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		55.05	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99051421	5/14/2021		108768 COMDATA NETWORK INC						Continued.
		54.75	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		66.90	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		51.53	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		82.10	HOLIDAY STATIONS 0323		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		41.00	HOLIDAY STATIONS 0395		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		97.06	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		86.12	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		87.81	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		45.36	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		62.03	LITTLE DUKES RAMSEY		107098	APR 21 COMDATA FUEL	9601.6223		GASOLINE
		73.14	BILL'S SUPERETTE		107098	APR 21 COMDATA FUEL	9602.6223		GASOLINE
		88.90	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	9602.6223		GASOLINE
		82.47	CASEYS RAMSEY		107098	APR 21 COMDATA FUEL	9602.6223		GASOLINE
		28,844.06							
99051721	5/17/2021		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		93.08	APRIL 21 PURCHASES		107128	042821	0194.6281		SMALL TOOLS & MINOR I
		93.08							
99099575	5/14/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		10,450.18			107061	0513218252912	9101.2175		DEFERRED COMPENSAT
		10,450.18							
99100766	5/14/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		3,900.29			107062	0513218252913	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,900.29							
99583130	5/14/2021		100223 ICMA RETIREMENT TRUST 457						
		1,920.85			107058	051321825291	9101.2175		DEFERRED COMPENSAT
		1,920.85							
		278,358.06	Grand Total						

Payment Instrument Totals

Checks	82,407.51
EFT Payments	186,067.92
A/P ACH Payment	9,882.63
Total Payments	278,358.06

Payment Group Control Number	3210		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
102953	AMERIGAS OF ANOKA	PROPANE	PV	107019	001	09101	5/6/2021	683634515	99.99
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473			Summary Total					99.99
				Payment Amount					99.99
107526	ANCOM TECHNICAL CENTER	ENGRAVED 30 AND 31	PV	107020	001	09101	4/28/2021	101542	38.00
	ANCOM TECHNICAL CENTER 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337			Summary Total					38.00
				Payment Amount					38.00
111377	ANOKA MUNICIPAL UTILITY	CTY RD 116/HWY 47 SIGNAL	PV	107147	001	09101	5/10/2021	22-613120-01 APR 21	95.97
	ANOKA MUNICIPAL UTILITY			Summary Total					95.97
	CITY HALL	14034 DYSPROSIUM ST LT	PV	107148	001	09603	5/10/2021	22-610280-00 APR 21	49.35
	2015 FIRST AVENUE NO ANOKA MN 55303			Summary Total					49.35
		BUNKER LK BLVD/DYSPOSIUM	PV	107149	001	09101	5/10/2021	22-612000-01 APR 21	46.68
				Summary Total					46.68
				Payment Amount					192.00
118165	ARCHITECT MECHANICAL INC	PAY APP 4 PW CAMPUS	PV	106980	001	09438	5/6/2021	050621	192,805.73
	ARCHITECT MECHANICAL INC 2917 ANTHONY LANE NORTH ST ANTHONY MN 55418			Summary Total					192,805.73
				Payment Amount					192,805.73
100063	ASPEN MILLS	BOOTS- MCNALLY	PV	107022	001	09101	4/29/2021	273671	159.95
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					159.95
				Payment Amount					159.95
118203	ATOMIC ARCHITECTURAL SHEET METAL INC	PAY APP 4 PW CAMPUS	PV	106981	001	09438	5/6/2021	050621	33,175.63

Payment Group Control Number	3210		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ATOMIC ARCHITECTURAL SHEET METAL INC 3207 LABORE ROAD VADNAIS HEIGHTS MN 55110			Summary Total					33,175.63
				Payment Amount					33,175.63
100070	B AND B HOFFMAN SOD FARMS INC	SOD	PV	107023	001	09101	5/10/2021	63580	16.62
	B AND B HOFFMAN SOD FARMS INC 22390 GRANT STREET NW ELK RIVER MN 55330			Summary Total					16.62
				Payment Amount					16.62
116439	CANTEEN VENDING	COFFEE	PV	107132	001	09101	5/4/2021	MSP26120	144.48
	CANTEEN VENDING P O BOX 91337 CHICAGO IL 60693-1337			Summary Total					144.48
				Payment Amount					144.48
100111	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	106984	001	09101	4/30/2021	210430	464.72
	COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480			Summary Total					464.72
				Payment Amount					464.72
100167	CORNERSTONE FORD	WORK ON 404	PV	107134	001	09101	5/10/2021	16326280/1	283.01
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					283.01
				Payment Amount					283.01
114117	CRAWFORD'S EQUIPMENT INC	EXMARK	PV	107026	001	09101	5/3/2021	01-48996	10,861.00
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008			Summary Total					10,861.00
				Payment Amount					10,861.00
100684	EBERT CONSTRUCTION	PAY APP 2 PW CAMPUS	PV	106987	001	09438	5/6/2021	050621	5,215.02

Payment Group Control Number	3210		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	EBERT CONSTRUCTION 23350 COUNTY ROAD 10 CORCORAN MN 55357								
				Summary Total					5,215.02
				Payment Amount					5,215.02
104267	ELITE SANITATION	TOILET RENTAL APRIL 21	PV	107029	001	09101	4/26/2021	27580	528.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330								
				Summary Total					528.00
				Payment Amount					528.00
100733	ELK RIVER WINLECTRIC CO	TOWER LIGHTS	PV	107105	001	09601	4/26/2021	334222 01	713.34
	ELK RIVER WINLECTRIC CO 12777 MEADOWVALE ROAD SUITE A ELK RIVER MN 55330								
				Summary Total					713.34
				Payment Amount					713.34
100904	ESS BROTHERS AND SONS INC	GRATES	PV	106989	001	09605	4/28/2021	BB2234	644.60
	ESS BROTHERS AND SONS INC 9350 CTY ROAD 19 LORETTO MN 55357								
				Summary Total					644.60
				Payment Amount					644.60
104205	EXPRESS SIGNS INC	HD SIGNS 2021	PV	106990	001	09297	5/10/2021	INV-5783	510.00
	EXPRESS SIGNS INC PO BOX 475 ANOKA MN 55303								
				Summary Total					510.00
				Payment Amount					510.00
100143	FERGUSON WATERWORKS # 2516	METER SUPPLIES	PV	107107	001	09601	5/3/2021	0472648	856.87
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817								
				Summary Total					856.87
		METER SUPPLIES	PV	107108	001	09601	5/5/2021	0473112	138.26
				Summary Total					138.26
				Payment Amount					995.13

Payment Group Control Number	3210		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118461	GRANITE CITY ROOFING INC	PAY APP 2 PW CAMPUS	PV	106994	001	09438	5/6/2021	050621	220,931.05
	GRANITE CITY ROOFING INC P O BOX 1482 ST CLOUD MN 56302						Summary Total		220,931.05
							Payment Amount		220,931.05
100209	HAKANSON ANDERSON ASSOC INC	PAY APP 4 PW CAMPUS	PV	106995	001	09438	5/6/2021	050621	5,914.94
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063						Summary Total		5,914.94
							Payment Amount		5,914.94
112160	HOLIDAY COMPANIES	APRIL 21 PD WASHES	PV	107030	001	09101	5/1/2021	046801052100	153.00
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437						Summary Total		153.00
							Payment Amount		153.00
107844	IN TIME SERVICES INC	SUBSCRIPTION JUNE 21-MAY 22	PV	107033	001	09101	4/30/2021	10825	3,600.00
	IN TIME SERVICES INC 1465 SLATER ROAD FERNDALE WA 98248						Summary Total		3,600.00
							Payment Amount		3,600.00
116383	INTELLIGENCE NEXUS LLC	SUBSCRIPTION JUNE 21-JUNE 22	PV	107031	001	09101	5/6/2021	21-05001	180.00
	INTELLIGENCE NEXUS LLC 10611 BALTIMORE STREET NE #352 BLAINE MN 55449						Summary Total		180.00
							Payment Amount		180.00
106719	INTEREUM INC	58 DESK TRAYS	PV	107136	001	09101	5/7/2021	178674	1,169.30
	INTEREUM INC 9800 8TH AVENUE NORTH PLYMOUTH MN 55441						Summary Total		1,169.30
							Payment Amount		1,169.30

Payment Group Control Number 3210
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2021

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118015	INTERSTATE TESTING LLC	BACKFLOW TESTING	PV	107032	001	09101	4/28/2021	14887	750.00
	INTERSTATE TESTING LLC P O BOX 55 ANOKA MN 55303						Summary Total		750.00
							Payment Amount		750.00
118075	JACON LLC	PAY APP 4 PW CAMPUS	PV	106996	001	09438	5/6/2021	050621	10,436.70
	JACON LLC 3900 LABORE ROAD VADNAIS HEIGHTS MN 55110						Summary Total		10,436.70
							Payment Amount		10,436.70
107712	KLAMM MECHANICAL CONTRACTORS	PAY APP 4 PW CAMPUS	PV	106997	001	09438	5/6/2021	050621	300,651.63
	KLAMM MECHANICAL CONTRACTORS 12409 COUNTY ROAD 11 BURNSVILLE MN 55337						Summary Total		300,651.63
							Payment Amount		300,651.63
112413	L E A DATA TECHNOLOGIES	TRAINING UPGRADE	PV	107155	001	09101	5/17/2021	10-1147-09	105.00
	L E A DATA TECHNOLOGIES 290 SE LYON STREET HAPPY VALLEY OR 97086						Summary Total		105.00
							Payment Amount		105.00
100256	LANO EQUIPMENT INC	MULTIQUIP	PV	107034	001	09101	5/3/2021	02-828483	2,155.00
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303						Summary Total		2,155.00
		RENT- EXCAVATOR	PV	107156	001	09603	5/13/2021	02-831324	375.00
							Summary Total		375.00
		RENT RETURN-EXCAVATOR	PV	107157	001	09605	5/14/2021	02-831658	187.50
							Summary Total		187.50
							Payment Amount		2,717.50
100259	LEAGUE OF MN CITIES INS TRUST	RE: J. HINNENKAMP	PV	107112	001	09101	5/3/2021	17320	514.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3210		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					514.00
				Payment Amount					514.00
117588	MEDART INC	CREDIT- DOUBLE PYMT	PD	107158	001	09101	5/25/2021	CM U0730287	72.08-
	MEDART INC			Summary Total					72.08-
	3801 THURSTON AVENUE	STIHL TRIMMER HEAD	PV	107159	001	09101	5/11/2021	08126051	93.32
	ANOKA MN 55303			Summary Total					93.32
		PLUGS/PLASTIC WEDGE	PV	107160	001	09101	3/24/2021	08083821	12.18
				Summary Total					12.18
		CHAIN/CHISEL	PV	107161	001	09101	4/2/2021	08090753	42.54
				Summary Total					42.54
				Payment Amount					75.96
118201	MET CON CONSTRUCTION INC	PAY APP 4 PW CAMPUS	PV	106999	001	09438	5/6/2021	050621	25,791.13
	MET CON CONSTRUCTION INC 15760 ACRON TRAIL FARIBAULT MN 55021			Summary Total					25,791.13
				Payment Amount					25,791.13
108208	METRO PRODUCTS INC	MISC PARTS	PV	107036	001	09101	5/6/2021	159201	80.40
	METRO PRODUCTS INC			Summary Total					80.40
	7401 CENTRAL AVENUE NE	MISC SUPPLIES	PV	107118	001	09101	4/29/2021	159040	81.99
	FRIDLEY MN 55432	MISC SUPPLIES	PV	107118	002	09101	4/29/2021	159040	24.00
				Summary Total					105.99
		SQUEEGEES	PV	107162	001	09101	5/13/2021	159382	52.06
				Summary Total					52.06
				Payment Amount					238.45
100293	MIDC ENTERPRISES	K RAIN PRO SPORT ROTORS	PV	107038	001	09101	5/6/2021	I0046624	1,454.11
	MIDC ENTERPRISES			Summary Total					1,454.11
	1450 WEST COUNTY ROAD C	MISC PARTS	PV	107172	001	09101	5/12/2021	I0046703	55.32
	ROSEVILLE MN 55113			Summary Total					55.32
				Payment Amount					1,509.43

Payment Group Control Number	3210		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
105625	MINNESOTA TRANSPORTATION ALLIANCE	DUES JUNE 21/MAY 22	PV	107143	001	09101	5/1/2021	P21-1032	620.00
	MINNESOTA TRANSPORTATION ALLIANCE 525 PARK STREET, SUITE 240 ST PAUL MN 55103-2106							Summary Total	620.00
								Payment Amount	620.00
118036	MINNESOTA UTILITIES AND EXCAVATING LLC	PAY APP 7 PW CAMPUS	PV	107000	001	09438	5/6/2021	050621	59,905.10
	MINNESOTA UTILITIES AND EXCAVATING LLC 13932 LAKE DRIVE FOREST LAKE MN 55025							Summary Total	59,905.10
								Payment Amount	59,905.10
118388	MITCHELL 1	CONNECT REPAIR	PV	107001	001	09101	4/26/2021	IB25856101	80.00
	MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250							Summary Total	80.00
								Payment Amount	80.00
101032	MN CITY COUNTY MGMT ASSOCIATION	K. ULRICH DUES	PV	106998	001	09101	5/11/2021	051121	188.00
	MN CITY COUNTY MGMT ASSOCIATION LEAGUE OF MN CITIES 145 UNIVERSITY AVE W ST PAUL MN 55103-2044							Summary Total	188.00
								Payment Amount	188.00
100345	NAPA AUTO PARTS ELK RIVER	MINI BULBS 383	PV	107002	001	09101	5/10/2021	111079	3.69
	NAPA AUTO PARTS ELK RIVER							Summary Total	3.69
	17137 YALE STREET NW	JB QUICK WELD	PV	107040	001	09101	5/7/2021	110801	13.38
	P O BOX 1041							Summary Total	13.38
	ELK RIVER MN 55330	MINI LIGHTS	PV	107137	001	09101	5/13/2021	111630	19.90
								Summary Total	19.90
								Payment Amount	36.97
100360	NORTH STAR TOWING INC	APRIL 2021 PD TOWS	PV	107041	001	09101	5/1/2021	050121	270.00

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Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					270.00
				Payment Amount					270.00
118035	NORTHLAND CONCRETE AND MASONRY CO. LLC	PAY APP 6 PW CAMPUS	PV	107003	001	09438	5/6/2021	050621	130,625.00
	NORTHLAND CONCRETE AND MASONRY CO. LLC 1125 STAGECOACH ROAD SHAKOPEE MN 55379			Summary Total					130,625.00
				Payment Amount					130,625.00
118516	NORTHLAND PAVING LLC	PAY APP 1 PW CAMPUS	PV	107004	001	09438	5/6/2021	050621	124,545.00
	NORTHLAND PAVING LLC 21716 KENRICK S. SUITE 4 LAKEVILLE MN 55044			Summary Total					124,545.00
				Payment Amount					124,545.00
100384	PLAISTED COMPANIES INC	BLACK DIRT	PV	107006	001	09101	5/3/2021	44993	673.75
	PLAISTED COMPANIES INC PO BOX 332 11555 - 205TH AVENUE NW ELK RIVER MN 55330			Summary Total					673.75
				Payment Amount					673.75
116744	RAIN MASTER EXTERIORS SEAMLESS GUTTERS	WORK AT 15050 ARMSTRONG BLVD	PV	107047	001	09101	4/28/2021	8996	535.00
	RAIN MASTER EXTERIORS SEAMLESS GUTTERS 4409 MASON COURT NE ST MICHAEL MN 55376			Summary Total					535.00
				Payment Amount					535.00
100418	RDO EQUIPMENT CO	RETURN MISC PARTS	PD	107010	001	09101	5/4/2021	P3275214	703.80-
	RDO EQUIPMENT CO			Summary Total					703.80-
	P O BOX 7160	MISC PARTS	PV	107011	001	09101	5/4/2021	P3374614	2,305.25
	FARGO ND 58106-7160			Summary Total					2,305.25
		V BELT	PV	107012	001	09101	5/4/2021	P3274714	67.17

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Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					67.17
		SHAFT/V-BELTS	PV	107013	001	09101	5/5/2021	P3279014	618.98
				Summary Total					618.98
				Payment Amount					2,287.60
100421	REGAL AWARDS AND TROPHIES	3 LAZER PLATES ADOPT A FLAG	PV	107140	001	09101	5/11/2021	210199	15.00
	REGAL AWARDS AND TROPHIES 15454 HEMATITE STREET NW ANOKA MN 55303			Summary Total					15.00
				Payment Amount					15.00
117956	RJM CONSTRUCTION LLC	PAY APP 8 PW CAMPUS	PV	107008	001	09438	5/6/2021	050621	105,658.79
	RJM CONSTRUCTION LLC 830 BOONE AVENUE NORTH GOLDEN VALLEY MN 55427			Summary Total					105,658.79
				Payment Amount					105,658.79
118164	RTL CONSTRUCTION INC	PAY APP 4 PW CAMPUS	PV	107014	001	09438	5/6/2021	050621	51,627.47
	RTL CONSTRUCTION INC 290 SARAZIN STREET SHAKOPEE MN 55379			Summary Total					51,627.47
				Payment Amount					51,627.47
100440	SHORT ELLIOT HENDRICKSON INC	RAMSEY- SPRINT/T MOBILE TOWER	PV	107120	001	09804	1/14/2021	399313	649.32
	SHORT ELLIOT HENDRICKSON INC			Summary Total					649.32
	P O BOX 64780	RAMSEY WTP WATERMAIN	PV	107141	001	09601	5/6/2021	404406	48,699.93
	ST PAUL MN 55164-0780			Summary Total					48,699.93
				Payment Amount					49,349.25
100854	ST PAUL, CITY OF	ASPHALT	PV	107168	001	09101	5/7/2021	IN45420	937.02
	CITY OF ST PAUL 15 W KELLOGG BLVD 700 CITY HALL ST PAUL MN 55102			Summary Total					937.02
				Payment Amount					937.02
114947	SWEDEBRO INC	PD- GARAGE	PV	107015	001	09101	5/10/2021	2021141	5,250.00

Payment Group Control Number	3210		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SWEDEBRO INC 1409 159TH AVENUE NE HAM LAKE MN 55304			Summary Total					5,250.00
				Payment Amount					5,250.00
114151	TASC (FEES)	APRIL 2021 FEES	PV	107121	001	09101	4/28/2021	IN2017413	370.50
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					370.50
				Payment Amount					370.50
118076	THORNBERG STEEL	PAY APP 7 PW CAMPUS	PV	107016	001	09438	5/6/2021	050621	23,034.65
	THORNBERG STEEL 23604 UNIVERSITY AVENUE NW BETHEL MN 55005			Summary Total					23,034.65
				Payment Amount					23,034.65
111463	UPPER MIDWEST ATHLETIC CONSTRUCTION	CENTRAL PARK TENNIS/PICKELBALL	PV	107123	001	09805	5/4/2021	4683	16,939.00
	UPPER MIDWEST ATHLETIC CONSTRUCTION	CENTRAL PARK TENNIS/PICKELBALL	PV	107123	002	09805	5/4/2021	4683	28,028.00
	3017 161ST AVE NW ANDOVER MN 55304			Summary Total					44,967.00
				Payment Amount					44,967.00
100529	WENDELL'S INC	BADGES WAGENFIELD/LAUBACH	PV	107145	001	09101	5/5/2021	2558842	5.23
	WENDELL'S INC	BADGES WAGENFIELD/LAUBACH	PV	107145	002	09101	5/5/2021	2558842	5.23
	6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					10.46
				Payment Amount					10.46
118166	WOLF RIVER ELECTRIC	PAY APP 4 PW CAMPUS	PV	107017	001	09438	5/6/2021	050621	95,323.97
	WOLF RIVER ELECTRIC 101 ISANTI PARKWAY NE # G ISANTI MN 55040			Summary Total					95,323.97
				Payment Amount					95,323.97

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CITY OF RAMSEY

Create Payment Control Groups

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Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount

Total Amount to be Processed	1,517,895.84
Total Number of Payments to be Processed	55

Payment Group Control Number 3211
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2021

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
110402	ADVANCE AUTO PARTS	APRIL 21 PURCHASES	PV	107146	001	09101	4/30/2021	043021	843.55
	ADVANCE AUTO PARTS	APRIL 21 PURCHASES	PV	107146	002	09101	4/30/2021	043021	58.34
	AAP FINANCIAL SERVICES	APRIL 21 PURCHASES	PV	107146	003	09101	4/30/2021	043021	208.66
	P O BOX 742063					Summary Total			1,110.55
	ATLANTA GA 30374-2063					Payment Amount			1,110.55
100017	AIRGAS USA, LLC	MISC GASES	PV	107150	001	09101	4/30/2021	9979005608	32.03
	AIRGAS USA LLC					Summary Total			32.03
	P O BOX 802576								
	CHICAGO IL 60680-2576					Payment Amount			32.03
117343	AMAZON CAPITAL SERVICES INC	MISC ITEMS	PV	107129	001	09101	5/17/2021	1X36-R31Y-HRJV	22.59
	AMAZON CAPITAL SERVICES INC	MISC ITEMS	PV	107129	002	09101	5/17/2021	1X36-R31Y-HRJV	127.85
	410 TERRY AVENUE NORTH					Summary Total			150.44
	SEATTLE WA 98109					Payment Amount			150.44
100026	ANDERSON IRRIGATION	SPRING START UP-PARKS	PV	107173	001	09101	5/13/2021	113	3,065.00
	ANDERSON IRRIGATION					Summary Total			3,065.00
	3200 MAIN STREET NE SUITE 240								
	MINNEAPOLIS MN 55448					Payment Amount			3,065.00
100029	ANOKA AREA CHAMBER OF COMMERCE	GALA DINNER	PV	107021	001	09101	5/5/2021	28042	300.00
	ANOKA AREA CHAMBER OF COMMERCE					Summary Total			300.00
	12 BRIDGE SQUARE	COHORT 2020-2021	PV	107130	001	09230	12/15/2020	27483	5,000.00
	ANOKA MN 55303					Summary Total			5,000.00
						Payment Amount			5,300.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	FILING FEE	PV	106979	001	09804	4/28/2021	21-31067	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION					Summary Total			46.00
	2100 - 3RD AVENUE	TNT/TIF/SA 2021	PV	107099	001	09101	5/6/2021	050621	2,486.40

Payment Group Control Number 3211
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2021

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303	TNT/TIF/SA 2021	PV	107099	002	09101	5/6/2021	050621	2,297.99
		TNT/TIF/SA 2021	PV	107099	003	09101	5/6/2021	050621	1,052.79
		TNT/TIF/SA 2021	PV	107099	004	09101	5/6/2021	050621	624.39
		TNT/TIF/SA 2021	PV	107099	005	09101	5/6/2021	050621	468.39
		TNT/TIF/SA 2021	PV	107099	006	09101	5/6/2021	050621	2,090.79
		TNT/TIF/SA 2021	PV	107099	007	09101	5/6/2021	050621	468.39
		TNT/TIF/SA 2021	PV	107099	008	09101	5/6/2021	050621	452.79
								Summary Total	9,941.93
								Payment Amount	9,987.93
107587	ANOKA COUNTY TREASURY DEPARTMENT	4 PAGER BELT CLIPS	PV	107100	001	09101	5/7/2021	AR017966	55.80
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303							Summary Total	55.80
								Payment Amount	55.80
106346	BAUER BUILT INCORPORATED	668 TIRE REPAIR	PV	107151	001	09101	5/10/2021	940076757	254.75
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR BLAINE MN 55449							Summary Total	254.75
								Payment Amount	254.75
100647	BOLTON AND MENK INC	MISS RIVER SEWER 4/21	PV	107024	001	09602	4/20/2021	0267606	6,374.50
	BOLTON AND MENK INC							Summary Total	6,374.50
	1960 PREMIER DRIVE	RIVERDALE DRIVE APRIL 2021	PV	107101	001	09402	4/20/2021	0267604	461.00
	MANKATO MN 56001-5900							Summary Total	461.00
								Payment Amount	6,835.50
103641	BOYER TRUCKS ROGERS	WORK ON 673	PV	106982	001	09602	4/22/2021	03W1041	659.69
	BOYER TRUCKS	WORK ON 673	PV	106982	002	09602	4/22/2021	03W1041	2,959.40
	P O BOX 18338 MINNEAPOLIS MN 55418							Summary Total	3,619.09
								Payment Amount	3,619.09
100619	BRAUN INTERTEC CORPORATION	14165 RAMSEY BLVD/7060 142ND	PV	107131	001	09230	5/14/2021	B251353	4,878.75

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Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BRAUN INTERTEC CORPORATION			Summary Total					4,878.75
	LOCKBOX 446035								
	P O BOX 64384								
	ST PAUL MN 55164-0384								
				Payment Amount					4,878.75
112019	CENTRAL HYDRAULICS INC	O RINGS	PV	107025	001	09101	5/6/2021	70004	7.16
	CENTRAL HYDRAULICS INC			Summary Total					7.16
	21877 INDUSTRIAL COURT								
	ROGERS MN 55374								
				Payment Amount					7.16
111496	CENTRAL TURF AND IRRIGATION SUPPLY	GRASS SEED	PV	107102	001	09101	5/11/2021	6074461-00	250.00
	CENTRAL TURF AND IRRIGATION SUPPLY			Summary Total					250.00
	8 WILLIAMS STREET	GRASS SEED	PV	107103	001	09101	5/11/2021	6074460-00	250.00
	ELMSFORD NY 10523			Summary Total					250.00
				Payment Amount					500.00
114549	CHETS SHOES INC	3 WORK BOOTS	PV	107152	001	09101	4/30/2021	50705	144.49
	CHETS SHOES INC	3 WORK BOOTS	PV	107152	002	09101	4/30/2021	50705	300.00
	8870 RENDOVA STREET NE			Summary Total					444.49
	CIRCLE PINES MN 55014								
				Payment Amount					444.49
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	106983	001	09101	5/5/2021	4083427732	16.50
	CINTAS CORPORATION	UNIFORM CLEANING	PV	106983	002	09101	5/5/2021	4083427732	5.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	106983	003	09101	5/5/2021	4083427732	14.46
	P O BOX 650838	UNIFORM CLEANING	PV	106983	004	09101	5/5/2021	4083427732	14.46
	DALLAS TX 75265-0838			Summary Total					50.42
		FIRE DEPT- MATS	PV	107104	001	09101	5/5/2021	4083426980	16.56
				Summary Total					16.56
		UNIFORM CLEANING	PV	107153	001	09101	5/12/2021	4084083177	16.50
		UNIFORM CLEANING	PV	107153	002	09101	5/12/2021	4084083177	5.00
		UNIFORM CLEANING	PV	107153	003	09101	5/12/2021	4084083177	13.29
		UNIFORM CLEANING	PV	107153	004	09101	5/12/2021	4084083177	13.29
				Summary Total					48.08
				Payment Amount					115.06

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Pay Through Date	12/31/2021		

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117810	COORDINATED BUSINESS SYSTEMS LTD	INK CARTRIDGES	PV	107133	001	09101	5/10/2021	INV151370	948.00
	COORDINATED BUSINESS SYSTEMS LTD 851 W 128TH STREET BURNSVILLE MN 55337			Summary Total					948.00
				Payment Amount					948.00
101185	DO ALL PRINTING COM INC	RECYCLE POSTCARDS	PV	106985	001	09604	4/22/2021	51201	1,113.29
	DO ALL PRINTING COM INC			Summary Total					1,113.29
	6360 HIGHWAY 10 NW RAMSEY MN 55303	RAMSEY RECYCLER	PV	106986	001	09604	4/21/2021	51222	2,460.00
				Summary Total					2,460.00
		BUSINESS CARDS B. ROSSUM	PV	107027	001	09101	5/3/2021	51374	46.00
				Summary Total					46.00
				Payment Amount					3,619.29
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	APRIL 21 PROSECUTION	PV	107028	001	09101	4/30/2021	04 2021	6,095.86
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					6,095.86
				Payment Amount					6,095.86
100158	ECM PUBLISHERS INC	PH PROPOSED ORD	PV	106988	001	09804	4/30/2021	832512	69.88
	ECM PUBLISHERS INC			Summary Total					69.88
	4095 COON RAPIDS BLVD COON RAPIDS MN 55433	ANOKA CHAMBER MAP	PV	107135	001	09230	4/30/2021	832941	295.00
				Summary Total					295.00
				Payment Amount					364.88
114680	ELECTRICAL PRODUCTION SERVICES INC	CABLING-FIRE STATION 1	PV	107106	001	09101	4/27/2021	18788	13,034.00
	ELECTRICAL PRODUCTION SERVICES INC 4201 NOREX DRIVE SUITE 200 CHASKA MN 55318			Summary Total					13,034.00
				Payment Amount					13,034.00
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	PEDESTAL MOUNT 367	PV	107154	001	09101	5/10/2021	DL050521-26	81.20

Payment Group Control Number	3211		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC						Summary Total		81.20
	2755 GENEVA AVE N								
	OAKDALE MN 55128								
							Payment Amount		81.20
113321	FACTORY MOTOR PARTS CO	OIL FILTERS	PV	106991	001	09101	5/10/2021	6-1590814	29.88
	FACTORY MOTOR PARTS CO						Summary Total		29.88
	BIN 139107								
	P O BOX 9107								
	MINNEAPOLIS MN 55480-9107								
							Payment Amount		29.88
107099	FASTENAL	MISC PARTS	PV	106992	001	09101	4/28/2021	MNTC8194235	7.08
	FASTENAL COMPANY						Summary Total		7.08
	P O BOX 1286								
	WINONA MN 55987								
							Payment Amount		7.08
100200	GOPHER STATE ONE CALL INC	321 TICKETS APRIL 2021	PV	107109	001	09601	4/30/2021	1040688	138.15
	GOPHER STATE ONE CALL	321 TICKETS APRIL 2021	PV	107109	002	09601	4/30/2021	1040688	138.15
	7223 PARKWAY DRIVE SUITE 210	321 TICKETS APRIL 2021	PV	107109	003	09601	4/30/2021	1040688	138.15
	HANOVER MD 21076-1317						Summary Total		414.45
							Payment Amount		414.45
100650	GRAINGER	ASPHALT LUTES	PV	106993	001	09101	5/3/2021	9887698505	143.84
	GRAINGER INC	ASPHALT LUTES	PV	106993	002	09101	5/3/2021	9887698505	143.84
	DEPT. 806511127						Summary Total		287.68
	PALATINE IL 60038-0001								
							Payment Amount		287.68
112564	GROUP HEALTH INC WORKSITE	APRIL 21 EAP	PV	107110	001	09101	4/30/2021	W818765	94.00
	GROUP HEALTH INC WORKSITE						Summary Total		94.00
	MAIL STOP # 21109A								
	P O BOX 1309								
	MINNEAPOLIS MN 55440-1309								
							Payment Amount		94.00

Payment Group Control Number	3211		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
101172	KUECHLE UNDERGROUND INC	PAY EST 1 RIVERDALE DR IMPROV	PV	107111	001	09402	5/14/2021	051421	49,537.75
	KUECHLE UNDERGROUND INC 10998 STATE HWY 55 PO BOX 509 KIMBALL MN 55353			Summary Total					49,537.75
				Payment Amount					49,537.75
100266	LOGIS	MAY 2021 SERVICES	PV	107035	001	09101	5/1/2021	50310	18,355.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					18,355.00
	5750 DULUTH STREET	NETWORK- 4/30/21	PV	107113	001	09101	4/30/2021	50417	468.75
	GOLDEN VALLEY MN 55422-4036			Summary Total					468.75
		NETWORK/ADOBE PRO/TOKEN	PV	107114	001	09101	4/30/2021	50370	3,325.17
				Summary Total					3,325.17
				Payment Amount					22,148.92
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	SERVICES THROUGH 4/30/21	PV	107115	001	09101	5/7/2021	50322	8,545.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					8,545.00
				Payment Amount					8,545.00
113658	MARCO	MAY 21 SERVICE	PV	107116	001	09101	5/3/2021	INV8704571	60.00
	MARCO NW 7128 PO BOX 1450 MINNEAPOLIS MN 55485-7128			Summary Total					60.00
				Payment Amount					60.00
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	107117	001	09101	5/1/2021	50291	11.16
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55433			Summary Total					11.16
				Payment Amount					11.16
100285	MET COUNCIL	JUNE 2021 WASTE	PV	107037	001	09602	5/6/2021	0001124341	70,433.39

Payment Group Control Number	3211		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ENVIRONMENTAL SRV	WATER							
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					70,433.39
				Payment Amount					70,433.39
108091	MUNICIPAL CODE CORPORATION	UPDATED PAGES	PV	107039	001	09101	4/28/2021	00356860	579.48
	MUNICIPAL CODE CORPORATION P O BOX 2235 TALLAHASSEE FL 32316			Summary Total					579.48
				Payment Amount					579.48
115375	MUTT MITT	REFILL MUTT MITTS	PV	107174	001	09101	5/12/2021	409700	1,497.81
	MUTT MITT 12316 WORLD TRADE DRIVE SUITE 102 SAN DIEGO CA 92128			Summary Total					1,497.81
				Payment Amount					1,497.81
115167	NET TRANSCRIPTS INC	TRANSCRIPTION	PV	107163	001	09101	5/7/2021	NT3607	13.00
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014			Summary Total					13.00
				Payment Amount					13.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	107042	001	09101	5/4/2021	201541	340.30
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					340.30
				Payment Amount					340.30
115232	NORTHERN TECHNOLOGIES LLC	RIVERSTONE 5TH ADD	PV	107124	001	09804	4/17/2021	38256	3,716.30
	NORTHERN TECHNOLOGIES LLC 3522 4TH AVENUE S FARGO ND 58103			Summary Total					3,716.30
				Payment Amount					3,716.30

Payment Group Control Number	3211		
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Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY DRUG SCREEN	PV	107043	001	09101	5/6/2021	10472	50.00
	NORTHLAND OCCUPATIONAL HEALTH				Summary Total				50.00
	7533 SUNWOOD DRIVE NW SUITE 212	PRE EMPLOY DRUG SCREEN	PV	107044	001	09101	5/7/2021	10486	50.00
	RAMSEY MN 55303				Summary Total				50.00
		PRE EMPLOY DRUG SCREEN	PV	107045	001	09101	5/6/2021	10474	180.00
					Summary Total				180.00
		PRE EMPLOY DRUG SCREEN	PV	107164	001	09101	5/11/2021	10542	50.00
					Summary Total				50.00
		PRE EMPLOY DRUG SCREEN	PV	107165	001	09101	5/10/2021	10505	50.00
					Summary Total				50.00
		PRE EMPLOY DRUG SCREEN	PV	107166	001	09101	5/14/2021	10611	50.00
					Summary Total				50.00
					Payment Amount				430.00
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC LIGHTING SUPPLIES	PV	107046	001	09101	5/3/2021	120957	270.00
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175				Summary Total				270.00
					Payment Amount				270.00
117474	OERTEL ARCHITECTS LTD	PW CAMPUS- RAMSEY	PV	107005	001	09438	5/4/2021	12	22,761.85
	OERTEL ARCHITECTS LTD 1795 ST CLAIR AVENUE ST PAUL MN 55105				Summary Total				22,761.85
					Payment Amount				22,761.85
111488	POPP.COM INC	APRIL 2021 SERVICES	PV	107119	001	09101	4/30/2021	992672937	73.24
	POPP.COM INC	APRIL 2021 SERVICES	PV	107119	002	09101	4/30/2021	992672937	32.54
	620 MENDELSSOHN AVE NO SUITE 101	APRIL 2021 SERVICES	PV	107119	003	09101	4/30/2021	992672937	40.68
	GOLDEN VALLEY MN 55427	APRIL 2021 SERVICES	PV	107119	004	09101	4/30/2021	992672937	154.59
		APRIL 2021 SERVICES	PV	107119	005	09101	4/30/2021	992672937	24.41
		APRIL 2021 SERVICES	PV	107119	006	09101	4/30/2021	992672937	93.56
		APRIL 2021 SERVICES	PV	107119	007	09101	4/30/2021	992672937	36.60

Payment Group Control Number 3211
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2021

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		APRIL 2021 SERVICES	PV	107119	008	09101	4/30/2021	992672937	104.24
		APRIL 2021 SERVICES	PV	107119	009	09101	4/30/2021	992672937	81.74
		APRIL 2021 SERVICES	PV	107119	010	09101	4/30/2021	992672937	92.69
		APRIL 2021 SERVICES	PV	107119	011	09101	4/30/2021	992672937	51.50
						Summary Total			785.79
						Payment Amount			785.79
107978	PREMIER COMMERCIAL PROPERTIES INC	MARCH 21 HWY 10 MANG.	PV	107007	001	09410	3/31/2021	7536	200.00
	PREMIER COMMERCIAL PROPERTIES INC	MARCH 21 HWY 10 MANG.	PV	107007	002	09410	3/31/2021	7536	200.00
	299 COON RAPIDS BLVD NW #200	MARCH 21 HWY 10 MANG.	PV	107007	003	09410	3/31/2021	7536	200.00
	COON RAPIDS MN 55433					Summary Total			600.00
		LEASE FEE POWER LODGE	PV	107138	001	09410	5/6/2021	7633	3,676.16
						Summary Total			3,676.16
		LEASE FEE R M GOLF CARTS- STOR	PV	107139	001	09410	5/6/2021	7632	259.92
						Summary Total			259.92
						Payment Amount			4,536.08
112151	REINDERS	BLUE POND DYE	PV	107048	001	09101	4/30/2021	3078738	357.12
	REINDERS P O BOX 78955 MILWAUKEE WI 53278-0955					Summary Total			357.12
						Payment Amount			357.12
110330	RESHETAR SYSTEM INC	ABATEMENT 5344 142ND CIR NW	PV	107049	001	09101	4/29/2021	21-30071	2,285.00
	RESHETAR SYSTEM INC 730 BUNKER LAKE BLVD NW ANOKA MN 55303					Summary Total			2,285.00
						Payment Amount			2,285.00
116092	ROADKILL ANIMAL CONTROL	APRIL 2021 -1 CALL	PV	107009	001	09101	5/5/2021	050521	93.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337					Summary Total			93.00
						Payment Amount			93.00

Payment Group Control Number	3211		
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Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100431	SAFETY KLEEN CORPORATION	RECYCLE PARTS WASHER FLUID	PV	107167	001	09101	5/6/2021	CN12793665	110.97
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201				Summary Total				110.97
					Payment Amount				110.97
100469	STREICHER'S POLICE EQUIPMENT	RETURN HELMET/HELMET ACC.	PD	107050	001	09101	3/25/2021	CM288791	573.00-
	STREICHER'S POLICE EQUIPMENT				Summary Total				573.00-
	10911 WEST HWY 55	RETURN TACTICAL PLATFORM	PD	107051	001	09101	3/25/2021	CM288790	210.21-
	MINNEAPOLIS MN 55441				Summary Total				210.21-
		RIOT SHIN GUSRDS	PV	107052	001	09101	3/8/2021	I1488969	54.00
					Summary Total				54.00
		PD BADGES	PV	107053	001	09101	5/3/2021	I1500676	584.95
					Summary Total				584.95
		TACTICAL ASSUALT CARRIER	PV	107054	001	09101	5/4/2021	I1501146	197.58
					Summary Total				197.58
		GAS MASK- PD BARKER	PV	107169	001	09101	5/10/2021	I1502292	405.00
					Summary Total				405.00
		BADGE- PD	PV	107170	001	09101	5/13/2021	I1502885	103.99
					Summary Total				103.99
					Payment Amount				562.31
116602	TEAM LABORATORY CHEMICAL LLC	MISC SUPPLIES	PV	107122	001	09602	4/23/2021	0025235	2,112.00
	TEAM LABORATORY CHEMICAL LLC P O BOX 1467 28650 STATE HWY 34 DETROIT LAKES MN 56501				Summary Total				2,112.00
					Payment Amount				2,112.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	APRIL 2021 MEETINGS	PV	107056	001	09101	4/30/2021	M26409	1,021.50
	TIMESAVER OFF SITE SECRETARIAL INC				Summary Total				1,021.50
	21021 KAROLINE COURT N	MEETINGS APR/MAY 2021	PV	107142	001	09101	5/14/2021	M26444	632.88

Payment Group Control Number	3211		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	FOREST LAKE MN 55025						Summary Total		632.88
							Payment Amount		1,654.38
112024	TOWMASTER	TRUCK CHASSIS- 1 TON 620	PV	107171	001	09101	5/7/2021	438944	19,317.00
	TOWMASTER 61381 US HWY 12 LITCHFIELD MN 55355						Summary Total		19,317.00
							Payment Amount		19,317.00
107705	TWIN CITY GARAGE DOOR CO	REPAIR FIRE STATION 2	PV	107055	001	09101	4/29/2021	Z175759	1,126.25
	TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428						Summary Total		1,126.25
							Payment Amount		1,126.25
106351	WATER LABORATORIES, INC	APRIL 21 WATER TESTS	PV	107125	001	09601	5/6/2021	8501	660.00
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330						Summary Total		660.00
							Payment Amount		660.00
112515	WSB AND ASSOCIATES INC	21 GENERAL PLAN MARCH 2021	PV	107144	001	09804	4/28/2021	R-015204-000-15	820.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416						Summary Total		820.00
							Payment Amount		820.00
101257	YOUTH FIRST	MAYORS BREAKFAST	PV	107057	001	09101	5/4/2021	1023	270.00
	YOUTH FIRST 6701 HWY 10 NW RAMSEY MN 55303						Summary Total		270.00
							Payment Amount		270.00
100541	ZARNOTH BRUSH WORKS INC	BROOM REFILLS-SWEEPER	PV	107018	001	09605	4/20/2021	0184588	976.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3211		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
	ZARNOTH BRUSH WORKS INC								
	PO BOX 141								
	CHILTON WI 53014-0141								
								Summary Total	976.00
								Payment Amount	976.00
								Total Amount to be Processed	277,343.73
								Total Number of Payments to be Processed	55

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-140

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 6, 2021 THROUGH MAY 19, 2021

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 6, 2021, through May 19, 2021, in the amount of $ 2,265,907.01 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 6, 2021, through May 19, 2021, in the amount of $ 2,265,907.01.

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

Mayor Kuzma
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 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 8.**

Meeting Date: 05/25/2021

By: Brian McCann, Community Development

Information

Title

Adopt Resolution #21-098 Approving Abatement of 7111 175th Ave NW (Case of Tracy Phillippi)

Purpose/Background:

The City Council previously granted a 30 Day Extension to this Notice of Violation. The Property is not in compliance and Staff is again seeking authorization for abatement.

Planning is seeking authorization to abate the items in violation of City Code at 7111 175th Ave NW. The Subject Property has exceeded the number of allowed vehicles, and vehicles parked on the grass, as regulated by Section 117-355. There are other public nuisance items in violation of Chapter 30 and Section 117-111 of City Code in relation to construction materials, and fences, respectively. City Council granted a thirty (30) day extension to resolve the violations on site at their April 13th, 2021 regular meeting, but violations are still present on the Subject Property.

Notification:

No notification is required.

Observations/Alternatives:

Summary:

- There have been at least four (4) code enforcement cases on the Subject Property since 2011 with multiple violations per case
- Most recent violation case was forwarded on January 15, 2021 from the Police Department regarding number of vehicles and junk on the property.
- A first notice of violation for off-street parking, fence, and refuse violations was sent on January 15, 2020 after a drive-by inspection was conducted.
- A second notice of violation for off-street parking, fence, and refuse violations was sent on March 2, 2021. An administrative citation of $75 was included with the letter.
- No contact has been established with the property owner regarding the condition of the Subject Property, but they paid their administrative citation via mail on April 8, 2021.
- The Property Owner was granted an extension of thirty (30) days to resolve the violations by the City Council at their regular meeting on April 13, 2021.
- As of May 17th, 2021, there are still active violations on site for off-street parking, public nuisance items, and a fence permit has not been applied for.

Funding Source:

Staff handles all Code Enforcement cases as part of their regular duties.

Recommendation:

Staff recommends motion to adopt Resolution #21-098 approving an abatement of 7111 175th Ave NW to remove items in violation of City Code including the fence without a permit, unused construction materials, other refuse items, and vehicles until six (6) vehicles remain on the property. The cost of the work will be assessed to the Property Taxes for the Subject Property.

Action:

Motion to adopt Resolution #21-098 approving an abatement of 7111 175th Ave NW.

Attachments

First Notice of Violation
Second Notice of Violation
Draft Notice of Abatement
Resolution #21-098

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2021 02:34 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:46 PM
Form Started By: Brian McCann		Started On: 05/18/2021 12:09 PM
Final Approval Date: 05/20/2021		

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

January 15, 2021

Tracy Phillippi
Or Current Owner
7111 175th Ave NW
Ramsey, MN 55303

-FIRST NOTICE OF VIOLATION -

RE: Violations on Anoka County PID #03-32-25-32-0003 (7111 175th Ave NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff recently received a complaint of the above premises in regards to the following violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3 – Property conditions constituting a public nuisance
  (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.
- City Code Section 117-355 – Residential development off-street parking.
  (3) Surfacing
  b. Outside the metropolitan urban service area (MUSA)
  1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
  (i.) In the front yard if on a driveway
  (ii.) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, or prepared gravel/Class V of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.
- City Code Section 117-111 – R-1 Residential District.
  (g) General R-1 residential performance standards.
  (1) Fences
  - A zoning permit is required for the construction of a fence.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

You have 14 days from the date of this letter to address the following (or you will receive an administrative citation of $75):

- City Code Chapter 30-3
  - Remove, properly dispose of, or conceal all public nuisance items.
- City Code Section 117-355
  - Move all vehicles onto appropriate surfacing.
- City Code Section 117-111
  - Apply for a zoning permit for the constructed fence.
  - **Please contact the Planning Division to schedule an inspection of the property.**

Please contact me at (763) 576-4314 to schedule an inspection, or to answer any questions you may have. Staff would like to inspect the property as soon as we are able.

Sincerely,

Brian McCann, Planning Technician
(763) 576-4314 | bmccann@cityoframsey.com
Ramsey Planning Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

PLEASE CONTACT THE PLANNING DEPARTMENT BEFORE FILING AN APPEAL

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date you receive this notice and your request MUST identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A $250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

Jeff Katers, Chief of Police
Ramsey Police Department
7550 Sunwood Drive NW
Ramsey, MN 55303

If you fail to correct the violations and come into compliance with the City Code or request a hearing within the fourteen (14) day period, you may be subject to an administrative fine AND the City will come onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. Those costs will be certified to the county auditor and will be collected along with current taxes the following year or in annual installments not exceeding ten as the City Council may determine. The assessments will remain a perpetual lien on the Property until paid in full.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within 15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

March 2nd, 2021

Tracy Phillippi
Or Current Owner
7111 175th Ave NW
Ramsey, MN 55303

-SECOND NOTICE OF VIOLATION -

RE: Violations on Anoka County PID #03-32-25-32-0003 (7111 175th Ave NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff recently received a complaint of the above premises in regards to the following violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3 – Property conditions constituting a public nuisance
  (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.
- City Code Section 117-355 – Residential development off-street parking.
  (1) Number of items.
  a. Six items allows for outdoor storage and parking on parcels less than two acres in size.
  e. Items that will count towards the number restriction include, but are not limited to, the following examples: motor vehicles, recreational vehicles, campers, boats, canoes, snowmobiles, jet-skis, all terrain vehicles, go-carts, motocross bikes, motorcycles, fish houses, and other recreational equipment and self-propelled vehicles.
  (3) Surfacing
  b. Outside the metropolitan urban service area (MUSA)
  1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
  (i.) In the front yard if on a driveway
  (ii.) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, or prepared gravel/Class V of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.
- City Code Section 117-111 – R-1 Residential District.
  (g) General R-1 residential performance standards.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

(1) Fences
- A zoning permit is required for the construction of a fence.

A first notice of violation was sent to your property on January 15th, 2021, and City Staff has not received a response or noted corrections. Since active violations remain after the first notice, an administrative citation for $75 is enclosed with this notice.

You have 14 days from the date of this letter to address the following (or you will receive another administrative citation of $250):

- City Code Chapter 30-3
  - Remove, properly dispose of, or conceal all public nuisance items.
- City Code Section 117-355
  - Move all vehicles onto appropriate surfacing.
  - No more than six (6) vehicles/recreation equipment can be stored outside.
- City Code Section 117-111
  - Apply for a zoning permit for the constructed fence.
  - **Please contact the Planning Division to schedule an inspection of the property.**

Please contact me at (763) 433-9860 to schedule an inspection, or to answer any questions you may have. Staff would like to inspect the property as soon as we are able.

Sincerely,

Brian McCann, Planning Technician
(763) 433-9860 | bmccann@cityoframsey.com
Community Development Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Exhibits 1-6: Eight (8) vehicles/equipment, construction materials, fence without a permit







STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

_____, 2021

Tracy Phillippi
Or Current Owner
7111 175th Ave NW
Ramsey, MN 55303

- NOTICE OF ABATEMENT -

RE: Violations on Anoka County PID #03-32-25-32-0003 (7111 175th Ave NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff recently received a complaint of the above premises in regards to the following violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3 – Property conditions constituting a public nuisance
  (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.
- City Code Section 117-355 – Residential development off-street parking.
  (1) Number of items.
  a. Six items allows for outdoor storage and parking on parcels less than two acres in size.
  e. Items that will count towards the number restriction include, but are not limited to, the following examples: motor vehicles, recreational vehicles, campers, boats, canoes, snowmobiles, jet-skis, all terrain vehicles, go-carts, motocross bikes, motorcycles, fish houses, and other recreational equipment and self-propelled vehicles.
  (3) Surfacing
  b. Outside the metropolitan urban service area (MUSA)
  1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
  (i.) In the front yard if on a driveway
  (ii.) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, or prepared gravel/Class V of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.
- City Code Section 117-111 – R-1 Residential District.
  (g) General R-1 residential performance standards.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

(1) Fences
- A zoning permit is required for the construction of a fence.

A first notice of violation was sent to your property on January 15th, 2021, and a second notice of violation was sent on March 2nd, 2021. A case for abatement was brought to the City Council, and the City Council decided to withhold abatement of the property at their regular meeting on April 13th, 2021. They subsequently granted an additional thirty (30) days for compliance with City Code.

City Staff has noted violations still exist on the property, and have been instructed by the City Council to abate the property of items in violation via the City Council's Resolution #21-098 (attached), after a 30 day extension – which ended on May 14th. The City Council made this motion at their regular meeting on May 25th, 2021.

You have 14 days from the date of this letter to address the following (or the items will be removed from the property on June 9th, 2021, and the property owner will be billed up to 150% of the expense):

- City Code Chapter 30-3
  - Remove, properly dispose of, or conceal all public nuisance items.
- City Code Section 117-355
  - Move all vehicles onto appropriate surfacing.
  - No more than six (6) vehicles/recreation equipment can be stored outside.
- City Code Section 117-111
  - Apply for a zoning permit for the constructed fence.
  - **Please contact the Planning Division to schedule an inspection of the property.**

Please contact me at (763) 433-9860 to schedule an inspection, or to answer any questions you may have. Staff would like to inspect the property as soon as we are able.

Sincerely,

Brian McCann, Planning Technician
(763) 433-9860 | bmccann@cityoframsey.com
Community Development Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Exhibits 1-4: Vehicles on grass, construction materials, fence without a permit



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

RESOLUTION #21-098

A RESOLUTION APPROVING HIRING CONTRACTORS TO ABATE VEHICLES AND PUBLIC NUISANCE ITEMS FROM 7111 175th AVE NW

WHEREAS, the property owner Tracy Phillippi (the "Property Owner") has an open code enforcement case on the property generally known as 7111 175th Avenue NW and legally described as follows:

THE E 200 FT OF W 437 FT OF S 217.8 FT OF NW1/4 OF SW1/4 OF
SEC 3 TWP 32 RGE 25, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the "Subject Property"); and

WHEREAS, the Subject Property is zoned R-1 Residential (Rural Developing); and

WHEREAS, the Subject Property is approximately 0.89 acres in size; and

WHEREAS, there are documented City Code violations dating back to 2011, with notices of violation regarding off-street parking; and

WHEREAS, the City has most recently opened a case on the Subject Property for violations related to off-street parking and refuse; and

WHEREAS, the City sent a formal first notice of violation on January 15, 2021 for off-street parking, refuse, and fence violations; and

WHEREAS, the City of Ramsey City Code would allow the Subject Property to have six (6) total vehicles of outdoor storage, including one (1) unlicensed or inoperable vehicle on a proper parking surface; and

WHEREAS, Staff estimates the Subject Property has approximately eight (8) personal vehicles on the property, with some parked on the grass; and

WHEREAS, the Nuisance Regulations in the City Code prohibit the outdoor storage of junk, debris, items that are not being put to their intended use, construction debris, and other stockpiles of materials; and

WHEREAS, the R-1 Residential District section in the City Code states that a zoning permit is required for the construction of a fence, and the property does not have a zoning permit on file for the fence; and

WHEREAS, the Subject Property has outdoor storage of construction materials; and

WHEREAS, a second notice of violation and administrative citation were sent on March 2, 2021; and

WHEREAS, the City Council discussed the proposed case for abatement with the Property Owner at their regular meeting on April 13, 2021; and

WHEREAS, the City Council granted a thirty (30) day extension to resolve all violations at their regular meeting on April 13, 2021; and

WHEREAS, the thirty (30) day extension granted by the City Council on April 13, 2021 has expired as of May 14, 2021; and

WHEREAS, the Property Owner has not been making continued progress of the cleanup required onsite.

FINDINGS OF FACT

1. The City inspected the property from the road on:

    a. January 15, 2021; and
    b. March 2, 2021; and
    c. May 17, 2021

2. The City sent formal notices via US Mail on:

    a. January 15, 2021 for a first notice of violation requesting the reduction in the number of motor vehicles, application of a fence permit for the fence onsite, and removal or storage of items being stored outside. The notice cited City Code requesting a limit of six (6) vehicles, that all vehicles be parked on an improved surface, and that no more than one (1) inoperable vehicles were allowed on the property.
    b. March 2, 2021 for a first notice of violation requesting the reduction in the number of motor vehicles, application of a fence permit for the fence onsite, and removal or storage of items being stored outside. The notice cited City Code requesting a limit of six (6) vehicles, that all vehicles be parked on an improved surface, and that no more than one (1) inoperable vehicles were allowed on the property. An administrative citation of $75 was included.

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

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

1. The City of Ramsey shall utilize Northstar Towing and Reshetar Systems Inc. for abatement services per City policy.

2. That the week of June 9, 2021, the City of Ramsey will work with abatement contractors listed above to tow vehicles from the Subject Property until six (6) remain.

3. That the week of June 16, 2021, the City of Ramsey will work with the abatement contractors listed above to remove the fence, construction materials, and other nuisance items stored outside that are not being put to their intended use.

4. That future violations within twelve (12) months of the same type will result in financial penalties and quicker escalation of violation notices.

5. That the City Council reserves the right to escalate future violations directly to District Court for Temporary Restraining Order.

6. That if the Property Owner misses one of the aforementioned deadlines, Staff has the approval to:
    a. Reinspect the Subject Property and document all items out of compliance.
    b. Issue an abatement notice for specific items outlined in step (a).
    c. Abate the Subject Property of items and charge abatement back to Property Owner.

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 the 25th day of May, 2021.

CITY OF RAMSEY:

By:_____
City Clerk

By:_____
Mayor

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this_____day of_____, 2021, before me a Notary Public personally appeared Mayor Mark E. Kuzma and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Mark E. Kuzma Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

CC Regular Session **5. 9.**

Meeting Date: 05/25/2021

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #21-128 Approving Plans and Specifications for Dolomite Street Demolition, Improvement Project #21-07, and Approving Supplemental Agreement #1 for Riverdale Drive Reconstruction, Improvement Project #21-00

Purpose/Background:

Purpose:
The purpose of this case is to adopt Resolution #21-128 approving Plans and Specifications for Dolomite Street Demolition, Improvement Project #21-07, and approving Supplemental Agreement #1 for Riverdale Drive Reconstruction, Improvement Project #21-00.

Background:
The demolition of Dolomite Street between Riverdale Drive and Highway 10 is identified in the Highway 10 Access Planning Study, and was moved forward in the Ramsey Gateway Plan. Staff considered incorporating this work into the 2021 Riverdale Drive Reconstruction project, Improvement Project #21-00, but the Minnesota Department of Transportation (MnDOT) State Aid Office informed Staff that the segment of Dolomite Street within Highway 10 right-of-way would need to be removed as part of the project, which would require a separate State Aid project number, separate plans, and separate reviews. Therefore, including this work with Improvement Project #21-00 could delay bids so the demolition of Dolomite Street was not pursued with the project.

After bids were authorized for the Riverdale Drive Reconstruction project in late January, Staff again contacted MnDOT State Aid and was informed that State Aid could expedite their plan review process for the Dolomite Street Demolition work since it would benefit the trunk highway system. In turn, this work could potentially be incorporated into Improvement Project #21-00 using a supplemental agreement. Alternatively, the City could bid the work separately and construct it as a separate project.

On February 23, 2021, the City Council adopted Resolution #21-048 accepting a design services proposal from Bolton & Menk to prepare plans and specifications for the demolition of Dolomite Street between Riverdale Drive and Highway 10, designated as Improvement Project #21-07. A copy of this resolution is attached.

BMI completed the final plans and specifications and requested MnDOT State Aid approval to incorporate the improvements into the Riverdale Drive Reconstruction project via supplemental agreement. MnDOT recently approved this request. BMI then worked with Kuechle Underground to obtain their unit prices for this additional work that would increase the scope of the project and includes several bid items not included in the original plans.

Staff is now requesting City Council approval of the attached final plans and specifications and authorization to enter into Supplemental Agreement #1 for Improvement Project #21-00. Staff had anticipated asking for these approvals in June, but was able to move this timeline up due to BMI completing the plans and specifications quicker than anticipated, and due to MnDOT expediting their review process in light of the benefits to Highway 10.

Improvement Project #21-00, Riverdale Drive Reconstruction, Feldspar Street to Sunfish Lake Boulevard, is under construction and Kuechle Underground, Inc. is the prime contractor. This segment of Riverdale Drive is on the City of Ramsey's Municipal State Aid Street (MSAS) system, which means MnDOT's State Aid Office must approve significant changes to the scope of the project and/or the addition of pay items during construction.

Attached are copies of the Dolomite Street Demolition final plans, Supplemental Agreement #1, and seven (7) plan sheets from the Riverdale Drive Reconstruction project that were revised to reflect the revisions included in Supplemental Agreement #1, which are reflected within the areas outlined by bubble clouds.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Alternatives:

Alternative #1 – Adopt Resolution #21-128 approving Plans and Specifications for Dolomite Street Demolition, Improvement Project #21-07, and approving Supplemental Agreement #1 for Riverdale Drive Reconstruction, Improvement Project #21-00.

Funding Source:

Estimated project costs for the demolition of Dolomite Street based on the attached final plans and specifications is $57,620. Kuechle Underground, Inc. has agreed to complete the work for $47,388.48 through Supplemental Agreement #1.

Supplemental Agreement #1 also includes an amount of $26,600 to furnish and install a total of 19 new watermain gate valve boxes. The new valve boxes are needed because when the contractor started lowering the existing valve boxes that were installed in 1988, all of them broke. New valve boxes are therefore needed to complete the project. Staff feels the unit price of $1,400 per valve box is more than reasonable and recommends approving this pay item as part of Supplemental Agreement #1.

On February 11, 2021, the EDA recommended City Council approval for the removal of Dolomite Street between Riverdale Drive and Highway 10, and approved allocating $50,000 from the EDA cash balance to fund the City's portion of project costs. This decision was based on the thought that the demolition of Dolomite Street would increase the marketability of the City-owned parcel west of Dolomite Street. This property, which has received significant interest from developers over the years, has not yet been developed due to the inability to cost-effectively manage stormwater on site. Attached is a copy of the EDA case with attachments, as well as minutes from that meeting.

Staff anticipates all project costs will apply towards the City's share of costs for the Ramsey Gateway Highway 10 Improvements, and will continue working to confirm this.

Demolishing Dolomite Street as part of Improvement Project #21-00 using the attached Supplemental Agreement will reduce costs for the Riverdale Drive Reconstruction project in an amount of $8,121 due to the ability to remove or reduce several pay items around the intersection of Riverdale Drive and Dolomite Street as outlined in the Supplemental Agreement and as reflected in the seven (7) revised plan sheets from the Riverdale Drive Reconstruction project.

After Dolomite Street is demolished, the existing right-of-way is proposed to be vacated and turned back to the two abutting property owners. This work is not contemplated as part of this case.

Recommendation:

Staff recommends approving alternative #1 to allow the demolition of Dolomite Street to proceed as quickly as possible based on the goals of and financial contribution provided by the City of Ramsey's Economic Development Authority, and due to the benefits it will provide to Highway 10.

Action:

Adopt Resolution #21-128 approving Plans and Specifications for Dolomite Street Demolition, Improvement Project #21-07, and approving Supplemental Agreement #1 for Riverdale Drive Reconstruction, Improvement Project #21-00.

Attachments

Resolution 21-128
EDA case 021121
EDA minutes 021121
Resolution 21-048
IP 2107 Plans
IP 2100 Revised Plan Sheets
Supplemental Agreement

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/20/2021 01:59 PM
Form Started By: Bruce Westby		Started On: 05/03/2021 02:30 PM
Final Approval Date: 05/20/2021		

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

RESOLUTION #21-128

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR DOLOMITE STREET DEMOLITION, IMPROVEMENT PROJECT #21-07, AND APPROVING SUPPLEMENTAL AGREEMENT #1 FOR RIVERDALE DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #21-00

WHEREAS, Riverdale Drive between Feldspar Street and Sunfish Lake Boulevard, which is part of the City of Ramsey's Municipal State Aid Street (MSAS) system, is being reconstructed under City Improvement Project #21-00; and

WHEREAS, the removal of Dolomite Street between Riverdale Drive and Highway 10 is identified in the Highway 10 Access Planning Study, was moved forward in the Ramsey Gateway Plan, and was initially considered for incorporation into the 2021 Riverdale Drive Reconstruction project but was excluded due to concerns with project delays as a result of increased Minnesota Department of Transportation (MnDOT) State Aid requirements; and

WHEREAS, on February 11, 2021, the City of Ramsey's Economic Development Authority recommended City Council approval for the removal of Dolomite Street between Riverdale Drive and Highway 10, and approved allocating $50,000 from the EDA cash balance to fund the City's portion of project costs; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-048, adopted February 23, 2021, the City entered into a contract with Bolton & Menk, Inc. to develop final plans and specifications for Improvement Project #21-07, Dolomite Street Demolition between Riverdale Drive and Highway 10, including removing the Dolomite Street access to U.S. Highway 10; and

WHEREAS, Bolton & Menk, Inc. completed final plans and specifications and submitted them to the MnDOT State Aid office for review and approval as required due to some work occurring within Highway 10 right-of-way, and requested approval to add this work to the Riverdale Drive Reconstruction project using a supplemental agreement; and

WHEREAS, MnDOT approved the plans and of adding the Dolomite Street Demolition work to the Riverdale Drive Reconstruction project using a supplemental agreement; and

WHEREAS, Kuechle Underground, Inc. has agreed to incorporate the Dolomite Street Demolition work into their contract for the Riverdale Drive Reconstruction project using the unit prices included in Supplemental Agreement #1.

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 the final plans and specifications for Dolomite Street Demolition, Improvement Project #21-07; and

2) The Mayor and City Administrator are hereby authorized and directed to execute Supplemental Agreement #1 to incorporate the Dolomite Street Demolition work into the Riverdale Drive Reconstruction project, for and on behalf of the City of Ramsey.

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

and the following voted against the same:

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 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Economic Development Authority (EDA) **4. 4.**

Meeting Date: 02/11/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Title:

Consider Participation in Riverdale Drive Reconstruction Project: Dolomite Street Removal/Lot Configuration

Purpose/Background:

The purpose of this case is to consider EDA participation in the Riverdale Drive Improvement Project by funding the removal of Dolomite Street.

The City has not been able to sell Parcel 40 due to, storm water retention issues, uncertainty of access and the small, irregular lot configuration. The site is currently 1.23 acres. The removal of Dolomite Street, including its access to Highway 10, will be beneficial to future development. The vacation of the Right of Way will result in cleaner property lines each lot gaining an additional 0.232 acres (10,123.50 SF).

The City of Ramsey will complete the Street Improvement Project for Riverdale Drive in 2021. The removal of Dolomite Street is not budgeted for the 2021 project. However, there are some cost savings if this is done along with the Riverdale Drive project. In addition, the Riverdale Drive project will include the installation of a storm water systems which will help with the development of Parcel 40 (6710 Highway 10 NW) and other properties in the area.

Staff is asking the EDA to consider financial participation in this project to make the City property more marketable. It should be noted that Dolomite Street access to Highway 10 will likely be closed as part of the upcoming Highway 10 Expansion Project. Staff will work to ensure that this cost will count towards our contribution to the broader Highway 10 Expansion Project.

Notification:

N/A

Observations/Alternatives:

The removal of Dolomite Street, vacation of right of way and the reallocation of the vacated right of way is a two step process. The vacation is a simple City process, guided by State Statute, where the right of way is split down the centerline of the road and deeded to each property owner on each side. On the face of the overall process, this might seem like an unnecessary additional step, but it is required to start this way by Minnesota Law. The second step would then exchange property to square off property lines. Staff has contacted Able Property Management (owner of property to east) and they have expressed support for this action.

The estimated cost for the removal of Dolomite Street is $47,997.24. Of that cost, only $38,562.54 is proposed to come from City Funds. The rest from the State of Minnesota through our allocation of Municipal State Aid (MSA) Dollars. It should be noted that by including this project with Riverdale drive there is a cost savings of $12,520.66. There will be some additional costs relating to the transfer of property after the vacation of the right of way. Staff estimates those closing costs to be less than $10,000. Based on these estimates, Staff is asking the EDA to consider a contribution not to exceed $50,000 to complete the Dolomite Street portion of the Riverdale Drive Reconstruction Project.

Alternatives:

1. EDA recommend to City Council to authorize the Dolomite Street Removal Project and to allocate $50,000 from the EDA cash balance to fund the City portion of the project

2. EDA recommend that the City Council authorize the project but utilize other sources of funds
3. Something else.

Funding Source:

The proposed funding source is the EDA cash balance which is estimated to be $1,137,000.

Recommendation:

EDA recommend to City Council to authorize the Dolomite Removal and to allocate $50,000 from the EDA cash balance to fund the City portion of the project.

Action:

Motion to recommend to City Council to authorize the Dolomite Street Removal and to allocate $50,000 from the EDA cash balance to fund the City portion of the project.

Attachments

Site Location Map
Project Cost Estimate
Dolomite Easement Vacation Exhibit
Additional Vacation Exhibit

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	02/03/2021 04:23 PM
Tim Gladhill	Tim Gladhill	02/04/2021 04:32 PM
Form Started By: Sean Sullivan		Started On: 02/01/2021 03:49 PM
Final Approval Date: 02/04/2021		

Site Location Map - Parcel 40



Remove Dolomite Street				**Dolomite ROW (City Fund only)**		**MnDOT ROW (MSA Funds)**		**Riverdale ROW (MSA Funds)**		**Total**	
Item No.	**Item Description**	**Unit**	**Unit Price**	**Quantity**	**Extension**	**Quantity**	**Extension**	**Quantity**	**Extension**	**Quantity**	**Extension**
1	Mobilzation (5%)	LS	$ 2,000.00	0.7	$ 1,400.00	0.2	$ 400.00	0.1	$ 200.00	1	$ 2,000.00
2	Sawing Pavement	LF	$ 4.00	0	$ -	140	$ 560.00	40	$ 160.00	180	$ 720.00
3	Remove Bituminous Pavement	SY	$ 10.00	1450	$ 14,500.00	350	$ 3,500.00	0	$ -	1800	$ 18,000.00
4	Remove Culvert	LF	$ 12.00	0	$ -	100	$ 1,200.00	0	$ -	100	$ 1,200.00
5	Ditch Excavation	CY	$ 15.00	0	$ -	230	$ 3,450.00	0	$ -	230	$ 3,450.00
6	Traffic Control	LS	$ 2,000.00	0	$ -	0.9	$ 1,800.00	0.1	$ 200.00	1	$ 2,000.00
7	Topsoil (LV)	CY	$ 30.00	182	$ 5,460.00	52	$ 1,560.00	26	$ 780.00	260	$ 7,800.00
8	Restoration	ACRE	$ 4,000.00	0.259	$ 1,036.00	0.074	$ 296.00	0.037	$ 148.00	0.37	$ 1,480.00
9	Bolton & Menk Design	LS	$ 17,784.00	0.7	$ 12,448.80	0.2	$ 3,556.80	0.1	$ 1,778.40	1	$ 17,784.00
	Remove Dolomite Street Construction Cost				*$ 22,396.00*		*$ 12,766.00*		*$ 1,488.00*		*$ 36,650.00*
	10% Contingency Cost				*$ 2,239.60*		*$ 1,276.60*		*$ 148.80*		*$ 3,665.00*
	Indirect Cost (B&M Plus (6% Admin, Legal, Finance))				*$ 13,926.94*		*$ 4,399.36*		*$ 1,876.61*		*$ 20,202.90*
	Remove Dolomite Street Total Project Cost				***$ 38,562.54***		***$ 18,441.96***		***$ 3,513.41***		***$ 60,517.90***
Reductions to Riverdale Drive Projects											
Item No.	**Item Description**	**Unit**	**Unit Price**	**Quantity**	**Extension**	**Quantity**	**Extension**	**Quantity**	**Extension**	**Quantity**	**Extension**
1	Mobilzation (5%)	LS	$ 2,000.00	0	$ -	0	$ -	0.1	$ 200.00	0.1	$ 200.00
2	Aggregate Base CL 5 Mod. (Trail) (4.0")	TON	$ 18.00	0	$ -	0	$ -	20	$ 360.00	20	$ 360.00
3	Wear Course (Trail) (2.5")	TON	$ 102.00	0	$ -	0	$ -	10	$ 1,020.00	10	$ 1,020.00
4	Aggregate Base (Roadway) (6.0")	CY	$ 8.00	0	$ -	0	$ -	-42	$ (336.00)	-42	$ (336.00)
5	Wear Course (Roadway) (2.0")	TON	$ 75.00	0	$ -	0	$ -	-22	$ (1,650.00)	-22	$ (1,650.00)
6	Non Wear Course (Roadway) (2.0")	TON	$ 72.00	0	$ -	0	$ -	-22	$ (1,584.00)	-22	$ (1,584.00)
7	6" Concrete Walk	SF	$ 12.00	0	$ -	0	$ -	-362	$ (4,344.00)	-362	$ (4,344.00)
8	Truncated Domes	SF	$ 50.00	0	$ -	0	$ -	-64	$ (3,200.00)	-64	$ (3,200.00)
9	Topsoil (LV)	CY	$ 30.00	0	$ -	0	$ -	8	$ 240.00	8	$ 240.00
10	Restoration	ACRE	$ 4,000.00	0	$ -	0	$ -	0.01	$ 40.00	0.01	$ 40.00
	Riverdale Drive Construction Cost				*$ -*		*$ -*		*$ (9,254.00)*		*$ (9,254.00)*
	10% Contingency Cost				*$ -*		*$ -*		*$ (925.40)*		*$ (925.40)*
	23% Indirect Cost				*$ -*		*$ -*		*$ (2,341.26)*		*$ (2,341.26)*
	Riverdale Drive Project Cost				***$ -***		***$ -***		***$ (12,520.66)***		***$ (12,520.66)***
	Dolomite Street Removal Cost Summary										
	Dolomite Street Removal				$ 38,562.54		$ 18,441.96		$ 3,513.41		*$ 60,517.90*
	Riverdale Drive Savings				$ -		$ -		$ (12,520.66)		*$ (12,520.66)*
	Adjusted Cost Summary				***$ 38,562.54***		***$ 18,441.96***		***$ (9,007.25)***		***$ 47,997.24***


start and let go to finish (Press CTRL to enable snapping)
6710
6650
6650
DOLOMITE ST NW
RIVERDALE DR NW


City of Ramsey GIS
LOGISmap v3.3
Find Parks and Subdivision
Green Line =
Required Boundary
For Vacation
Blue Line = Proposed Lot Line
60ft
45.222693 -93.435918 Degrees
Three Rivers Park District, Esri, H

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, February 11, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Chairperson Brian Burandt Member Scott Cords Member Ryan Heineman Member Chelsee Howell Member Chris Riley
Members Absent:	Chairperson Jim Steffen
Also Present:	Sean Sullivan, Economic Development Manager Tim Gladhill, Deputy City Administrator

1. CALL TO ORDER

Acting Chairperson Burandt called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Cords, seconded by Member Heineman, to approve the agenda.

Motion carried. Voting Yes: Acting Chairperson Burandt, Members Cords, Heineman, Howell, and Riley. Voting No: None. Absent: Chairperson Steffen.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated January 14, 2021

Motion by Member Riley, seconded by Member Heineman, to approve the January 14, 2021, minutes as presented.

Motion carried. Voting Yes: Acting Chairperson Burandt, Members Riley, Heineman, Cords and Howell. Voting No: None. Absent: Chairperson Steffen.

Economic Development Manager Sullivan alerted the group that Member Howell is participating virtually and therefore motions going forward should be taken in a roll call format.

4. EDA BUSINESS

4.01: Consider Renewal of Anoka County Regional Economic Development Partnership (ACRED)

Economic Development Manager Sullivan presented the staff report.

Jacquel Hajder, ACRED, stated that the contract is year to year and therefore the City has the option whether it wants to continue participating each year. She stated that the MOU is the five-year document. She stated that all 21 communities in Anoka County contribute towards the program based on their size. She noted that her work with the communities is driven by the needs of each community. She provided background information on the different subcommittees and the tasks that those groups focus their efforts on. She noted that members from the cities participate on either subcommittees or the Executive Committee. She stated that within the case was the year report, recognizing that efforts shifted during 2020 because of the challenges of COVID. She noted that the in-person events were held virtually, and those budgets funds were then used for other purposes such as the marketing video for Anoka County. She stated that they also coordinated information related to COVID and possible grant and CARES Act Fund dollars available to communities and businesses. She provided additional information on the partnership with the Minnesota Real Estate Journal and the promotion efforts they complete for the Anoka County. She also provided information on other coordinated efforts she facilitated between the cities and the highway department and other County departments. She stated that there are still planned events for the second part of 2021, and they will continue to plan accordingly to restrictions at that time. She noted that the other efforts will continue in terms of marketing, promotion and providing direction to businesses related to COVID relief. She reviewed different elements included in the budget for 2021.

Member Riley commented that staff believes this is a good relationship and the MNCAR access is beneficial to the City for its City owned parcels that are not marketed through CBRE; therefore, he believes this to be a good partnership.

Motion by Member Cords, seconded by Member Heineman, to recommend to City Council to participate in the Anoka County Economic Development Partnership (ACRED) and to approve of the $1,506 continued contribution to the partnership.

A roll call vote was performed:

Member Heineman	aye
Member Cords	aye
Member Riley	aye
Member Howell	aye
Acting Chairperson Burandt	aye

Motion carried.

4.02: Consider CBRE Real Estate Listing Agreement for City Owned Land

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, stated that during 2020 the retail and office markets basically shutdown as people worked their way through but the industrial and residential markets took off and continued to stay strong. He stated that heading into 2021 industrial and residential continue to stay strong but it appears that retail and office are starting to come back as well. He noted that in the past few months they received more calls related to the commercial and retail parcels within The COR than they did for the entire 2020 period. He noted that the additional residential construction that has occurred in Ramsey is beginning to show in the retail market demographics and increase interest in Ramsey. He stated that he also has a call later today from a national builder looking to construct owner occupied townhomes within The COR. He stated that the improvements at Armstrong and Highway 10 and the addition of Delta ModTech are additional benefits that retailers will look for. He stated that CBRE continues its marketing efforts on multiple platforms as well as cross selling. He explained that sometimes he receives a call from someone looking to develop in another community, but they suggest Ramsey because the available sites would better fit their needs, noting that the business would perhaps have not considered Ramsey otherwise.

Member Riley referenced the comment related to the demographics of Ramsey and asked if there is anything the City can do to ensure that those demographics are updated as quickly as they could be.

Mr. Pankratz replied that retailers use different services to track that type of data and therefore he is unsure if there is a specific action the City could take to ensure all those systems are up to date. He commented that during the past five years he has seen changes in the demographics for Ramsey that have been beneficial in attracting development.

Member Riley stated that perhaps staff could make a note and follow up to determine if there are things the City, County or CBRE could be doing to update that information as soon as it can.

Mr. Pankratz stated that businesses also use traffic counts, noting that those counts are typically updated every few years. He used the example of Armstrong Boulevard and believed that traffic count has dramatically increased since the completion of the interchange and noted that would help to attract retailers that look for drive-by traffic when selecting locations.

Economic Development Manager Sullivan provided background information on the systems the City uses to create its economic development report. He stated that the City could also complete additional traffic counts in the area. He did not feel that now would be the right time to provide an accurate count as some people continue to work from home because of COVID. He stated that CBRE also refreshes its marketing brochures every three to six months with the changing demographics. He stated that Ramsey is approaching 28,000 in population with a median income of $95,000, which garners respect and interest from retailers and other businesses. He noted that Mr. Pankratz does a great job of focusing potential prospects on Ramsey. He believed that the City, with its partners of the County and CBRE, does an excellent job marketing itself.

Mr. Pankratz agreed that traffic patterns and counts will change in the coming year as more people return to work. He stated that within a three-mile radius of Armstrong and Bunker there is a median income of $113,000 and that information would be used to market Parcel 46 within The COR.

Economic Development Manager Sullivan commented that he has a great relationship with Mr. Pankratz and believes the partnership to be beneficial to the City. He asked the EDA to support the one-year extension of the contract.

Member Cords asked the sense from the business community related to the construction challenges that Highway 10 could bring.

Mr. Pankratz stated that there is probably talk about it related to local distribution truck routes, but he is unsure that the larger business community understands the scope of the project through Anoka. He stated that once the Anoka portion of the project, it will help to increase the speed and flow of traffic with the removal of those stoplights. He stated that groups are beginning to see the attraction to Ramsey and its workforce with the access to Highway 10, using the example of Delta ModTech and the recent concept proposal from Oppidan. He stated that he has not yet heard direct concerns related to the Highway 10 construction. He noted that when you figure in the entitlement process, plan development and construction, many businesses would not be opening until the backend of that project.

Economic Development Manager Sullivan stated that in the past year staff has met with many businesses to discuss potential impacts from Highway 10. He stated that retail and industrial sectors understand that there is something coming, that it could be painful for a time, but it is necessary and will provide a benefit in the end. He stated that he has not heard many comments from businesses concerned that this would kill their business. He noted that staff is working with an auto part retailer on the site adjacent to Casey's, noting that the business is aware of the project and that has not deterred their desire to come to Ramsey.

Member Heineman commented agreed that questions will arise related to the Highway 10 construction and noted that it will be helpful to have data driven facts available to respond with. He stated that while he would agree that gathering additional traffic counts during COVID may not provide accurate numbers, it could help if those numbers show favorably compared to other communities during that time.

Motion by Member Riley, seconded by Member Cords, to recommend to City Council to approve the Listing Agreement with CBRE from February 1, 2021 through January 31, 2022 as presented.

A roll call vote was performed:

Member Riley	aye
Member Cords	aye
Member Heineman	aye
Member Howell	aye
Acting Chairperson Burandt	aye

Motion carried.

4.03: Receive Comments on Concept Level Layout Review for Anoka County's Interim Improvements Proposed to Bunker Lake Boulevard/County Road 116

City Engineer Westby presented the staff report.

Acting Chairperson Burandt asked if these modifications would be temporary to be in place with the Highway 10 construction or intended to be permanent.

City Engineer Westby replied that ultimately the improvements would be permanent and likely more restrictive than shown in the interim design.

Acting Chairperson Burandt commented that he has lived and worked in Ramsey for over 20 years and stated that he can tell that traffic on Highway 10 is bad because of the impact it has on Bunker Lake Boulevard and Sunwood. He stated that people will find Bunker Lake Boulevard as an alternative for Highway 10. He stated that there will be challenges to businesses and encouraged staff to reach out to those businesses and make them part of the discussion sooner rather than later.

Member Cords asked and received confirmation that the bypass lane would be intended for left-hand turns which would allow through traffic to continue to flow. He asked if the flow of small vehicles and large commercial trucks is for the Altron site and what impact this would have on the shipping for that business.

City Engineer Westby replied that those are great questions and are the same questions and concerns that staff and the Council have. He stated that staff made the comment one month ago that the County needs to consider those concerns and have discussions with those businesses. He stated that the County has had discussion with All Seasons but is unsure if the County has met with additional businesses.

Economic Development Manager Sullivan stated that staff is asking for some comments from the EDA and asked if there are key components that the EDA want to ensure are conveyed to the County. He stated that it sounds like the County is in discussion with Altron and has had conversations with All Seasons. He stated that perhaps the EDA would want to ask the County how it intends to communicate with those businesses in a timely manner. He recognized that the City is not the lead agency and therefore staff does not want to overstep boundaries but also wants to ensure that the businesses are involved and there is discussion as to possible mitigation efforts that could be incorporated.

Member Heineman asked if part of the driver in these improvements is the anticipated traffic increase that will travel this route during the Highway 10 project.

City Engineer Westby confirmed that MnDOT anticipates that traffic counts will double in this area during the Highway 10 project.

Member Heineman commented that this would seem to be a proposed permanent solution to a temporary problem.

City Engineer Westby confirmed that Anoka County is proposing interim improvements in attempt to accommodate the additional traffic and capacity and improve safety during that period. He stated that at the same time the County is ensuring that the improvements would last for 10 to 20 years and delay the need to make large improvements, which would be proposed at a later date.

Member Heineman commented that businesses are in their locations for the long haul and therefore it would not seem wise to make improvements that would impact their traffic flow for the long-term when these improvements are only needed for a temporary basis to alleviate traffic during the Highway 10 construction. He did not support these becoming permanent improvements.

Member Cords commented that he recently attended a funeral and there was only one access to the building which required him to make three U-turns in order to find that access. He stated that he would not want to see that type of action needed for large trucks with trailers attempting to access businesses. He agreed that the permanence of these improvements should be limited.

Member Heineman stated that perhaps a compromise could be reached designating primary shipping times during non-peak traffic times in order to mitigate some of the industrial traffic flow.

Member Riley commented that this topic is appropriate for the EDA because these changes impact many businesses. He stated that Connexus, the largest employer in Ramsey already had its access limited on Ramsey Boulevard and this action would further limit the access on Bunker Lake Boulevard. He commented that there is a City Council resolution suggesting strengthened language against certain improvements relating to medians and limiting traffic movements. He recognized that these improvements are necessary to support the traffic during the Highway 10 project but noted that the EDA could make additional comments related to the potential business impacts.

Deputy City Administrator Gladhill noted that the EDA could choose to support the resolution adopted by the City Council.

Motion by Member Heineman, seconded by Member Cords, to support the resolution adopted by the City Council outlining the strong concerns with the proposed project.

A roll call vote was performed:

Member Heineman	aye
Member Cords	aye
Member Riley	aye
Member Howell	aye
Acting Chairperson Burandt	aye

Motion carried.

4.04: Consider Participation in Riverdale Drive Reconstruction Project: Dolomite Street Removal/Lot Configuration

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if this would count towards any funding the City would be required to contribute to Highway 10 updates.

Deputy City Administrator Gladhill commented that is generally the intent of the City but cannot confirm that with certainty.

Member Heineman asked what type of business may desire a location that close to the highway without direct access.

Economic Development Manager Sullivan stated that Highway 10 exposure cannot be underestimated. He provided examples of different destination businesses that have looked at this site, noting that the site could work for a number of different uses. He stated that visibility from Highway 10 is important for many businesses. He stated that the triangular shaped lot and issue of storm water has hurt the marketability of the site and therefore making the site square would make it more desirable.

Motion by Member Cords, seconded by Member Heineman, to recommend to City Council to authorize the Dolomite Street Removal and to allocate $50,000 from the EDA cash balance to fund the City portion of the project.

A roll call vote was performed:

Member Cords	aye
Member Heineman	aye
Member Riley	aye
Member Howell	aye
Acting Chairperson Burandt	aye

Motion carried.

5. MEMBER / STAFF UPDATE

Deputy City Administrator Gladhill advised of the Highway 10 Open House meeting which will be held virtually one week from today. He stated that attendees will need to RSVP and receive an individual link to participate.

6. ADJOURNMENT

The regular meeting of the Economic Development Authority adjourned at 8:51 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #21-048

RESOLUTION ACCEPTING DESIGN SERVICES PROPOSAL FOR DOLOMITE STREET DEMOLITION, IMPROVEMENT PROJECT #21-07

WHEREAS, the City proposes to reconstruct Riverdale Drive NW between Feldspar Street NW and Sunfish Lake Boulevard in 2021 under City Improvement Project #21-00; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-248 adopted November 24, 2020, the City Council accepted the design services proposal of Bolton & Menk, Inc. for providing engineering services required to develop final plans and specifications for the purpose of soliciting bids for the construction of Improvement Project #21-00; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-022 adopted January 26, 2021, the City Council approved the plans and specifications prepared by Bolton & Menk, Inc. and authorized advertisements for bids for the construction of Improvement Project #21-00; and

WHEREAS, the City proposes to demolish Dolomite Street between Riverdale Drive NW and U.S. Highway 10 in 2021 under City Improvement Project #21-07, including removing the Dolomite Street access to U.S. Highway 10 as identified within the Highway 10 Access Planning Study; and

WHEREAS, on February 11, 2021, the City of Ramsey's Economic Development Authority recommended City Council approval for the removal of Dolomite Street between Riverdale Drive and Highway 10, and approved allocating $50,000 from the EDA cash balance to fund the City's portion of project costs; and

WHEREAS, Bolton & Menk, Inc. submitted a proposal dated January 27, 2021, for providing engineering services required to develop final plans and specifications for the purpose of soliciting bids for the construction of Improvement Project #21-07.

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 Bolton & Menk, Inc. for engineering services required to develop final plans and specifications for Improvement Project #21-07, Dolomite Street Demolition between Riverdale Drive and Highway 10, for and on behalf of the City of Ramsey.

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

Mayor Kuzma
Councilmember Musgrove
Councilmember Specht
Councilmember Howell
Councilmember Riley
Councilmember Woestehoff

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of February, 2021.

Mayor

ATTEST:

City Clerk

MINNESOTA DEPARTMENT OF TRANSPORTATION
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DOLOMITE STREET DEMOLITION
CITY IMPROVEMENT PROJECT #21-07

CONSTRUCTION PLAN FOR: PAVEMENT REMOVAL, GRADING, TURF ESTABLISHMENT AND RELATED APPURTENANCES

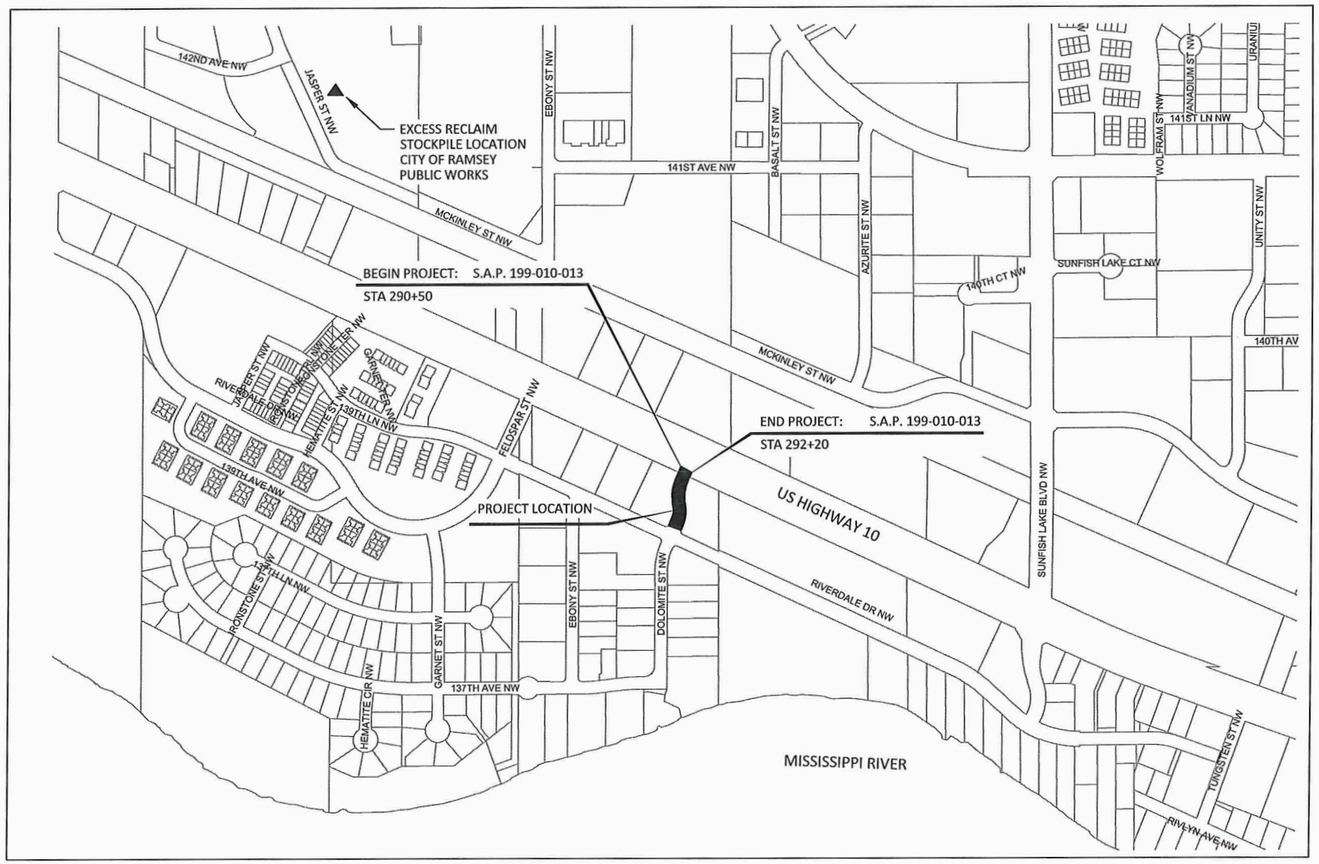
S.A.P. 199-010-013 LOCATED ON U.S. 10 AT DOLOMITE STREET NW; THE CENTER OF SECTION 34, T32N, R25W

VICINITY MAP

PROJECT LIMITS

EXCESS RECLAIM SITE

VICINITY MAP 0 400 800 SCALE FEET

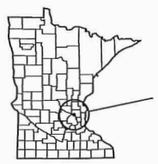


TYPICAL PLAN SCALE UNLESS OTHERWISE NOTED:

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."

U.S. 10 (S.A.P. 199-010-013)

GROSS LENGTH	170.0	FEET	0.03	MILES
BRIDGE LENGTH	NA	FEET	NA	MILES
EXCEPTION LENGTH	NA	FEET	NA	MILES
NET LENGTH	170.0	FEET	0.03	MILES

LENGTH AND DESCRIPTION BASED UPON EXISTING U.S. 10 EB CENTERLINE

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
1	TITLE SHEET
2	LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES, CONSTRUCTION DETAILS
4	TRAFFIC CONTROL
5	SITE PLAN
6	T.H. 10 DITCH CROSS SECTIONS

THIS PLAN SET CONTAINS 6 SHEETS.

Kevin P. Kielb

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 4/20/2021 License Number 23211

Approved: City of RAMSEY Engineer Date 4/20/21

Julie Dressel For

District State Aid Engineer: Date 4/20/2021
Review for compliance with State Aid Rules/Policy

Julie Dressel For

Approved for State Aid Funding: State Aid Engineer Date 4/20/2021

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H:\RAMS\08112391\CAD\C3D\123917G001.dwg 4/20/2021 9:29:32 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

DESIGNED	NO.	ISSUED FOR	DATE
ZFL			
DRAWN ZFL			
CHECKED KPK			
CLIENT PROJ. NO. 21-07			

CITY OF RAMSEY
DOLOMITE STREET DEMOLITION
STATE AID PROJECT NO. S.A.P. 199-010-013

SHEET 1 OF 6

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
- POLE-BRACE
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN NON TRAFFIC
- 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
- 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

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE 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

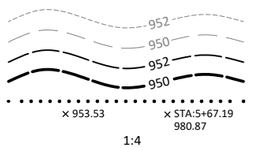
EXISTING UTILITY LINES

- 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"

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- 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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KEVIN P. KIELB
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CITY OF RAMSEY
DOLOMITE STREET DEMOLITION
LEGEND
S.A.P. 199-010-013

SHEET 2 OF 6

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	NOTES	MnDOT SPEC NO.	ITEM	UNIT	TOTAL	199-010-013 STATE AID PARTICIPATING	CITY OF RAMSEY (NON-PARTICIPATING)
1		2021.501	MOBILIZATION	LUMP SUM	1	0.60	0.40
2		2104.503	REMOVE PIPE CULVERTS	LIN FT	95	95	
3		2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	145	145	
4		2105.507	COMMON EXCAVATION (EV) (P)	CU YD	160	160	
5		2105.607	HAUL & STOCKPILE RECLAIM MATERIAL	CU YD	235		235
6		2118.507	AGGREGATE SURFACING (CV) CLASS 5	CU YD	16	16	
7		2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	4	4	
8		2215.504	FULL DEPTH RECLAMATION (6") (P)	SQ YD	1,740	360	1,380
9		2533.503	PORTABLE PRECAST CONCRETE BARRIER DES 8337	LIN FT	120	120	
10		2563.601	TRAFFIC CONTROL	LUMP SUM	1	0.90	0.10
11		2563.615	TEMPORARY IMPACT ATTENUATOR	AMBY	1	1	
12		2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	1	
13		2573.503	SEDITMENT CONTROL LOG TYPE COMPOST	LIN FT	600	100	500
14		2574.507	COMMON TOPSOIL BORROW	CU YD	325	100	225
15		2574.508	FERTILIZER TYPE 3	POUND	155	45	110
16		2575.504	EROSION CONTROL BLANKETS CATEGORY 3N	SQ YD	550	550	
17		2575.505	SEEDING	ACRE	0.5	0.15	0.35
18		2575.508	SEEDING MIXTURE 25-121	POUND	55	20	35
19		2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	1,470	170	1,300
20		2582.503	4" SOLID LINE MULTI COMP	LIN FT	180	180	

STANDARD PLATES

THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT

PLATE NO.	DESCRIPTION
8000J	CHANNELIZERS (3 SHEETS)
8337C	TEMPORARY PORTABLE PRECAST CONCRETE BARRIER (TYPE F) (3 SHEETS)

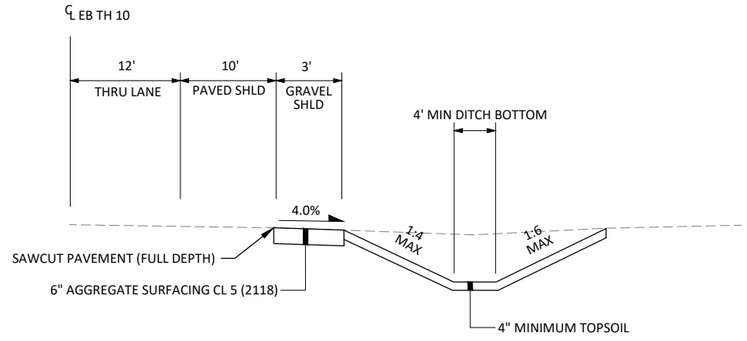
BASIS FOR ESTIMATED QUANTITIES

BID ITEM	BASIS
HYDRAULIC BONDED FIBER MATRIX	3500 LBS/ACRE
FERTILIZER TYPE 3	300 LBS/ACRE
SEED MIX 25-121	95 LBS/ACRE

DOLOMITE STREET EARTHWORK SUMMARY

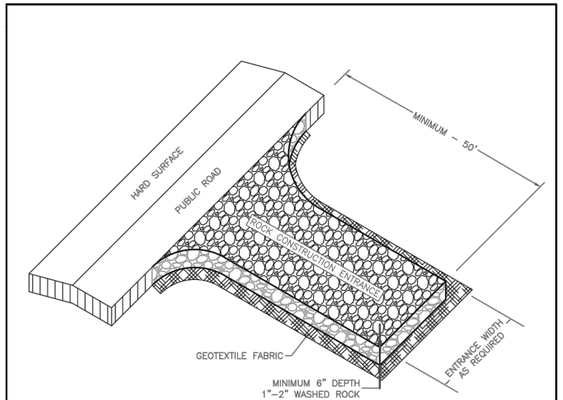
NOTES	ITEMS	UNIT	SITE GRADING
	UNADJUSTED VOLUMES BASED ON CONTOURS		
1	DOLOMITE STREET RECLAIM MATERIAL	CU YD	275
	T.H. 10 DITCH EXCAVATION (EV)	CU YD	160
2	TOPSOIL REQUIRED (CV)	CU YD	215
	EARTHWORK BALANCE		
	TOPSOIL BALANCE		
3	TOPSOIL REQUIRED (LV)	CU YD	325
	TOPSOIL GENERATED (LV)	CU YD	0
	TOPSOIL BORROW REQUIRED	CU YD	325
	GRADING MATERIAL BALANCE		
4, 5	MATERIAL GENERATED FROM DITCH EXCAVATION (LV)	CU YD	175
4, 6	RECLAIM MATERIAL GENERATED (LV)	CU YD	235
	EARTHWORK QUANTITIES TO SEQ		
	COMMON EXCAVATION	CU YD	160
	COMMON TOPSOIL BORROW	CU YD	325

NOTES
1. 6" RECLAMATION. CONTRACTOR SHALL VERIFY DEPTH OF AGGREGATE PRIOR TO OPERATIONS
2. MINIMUM 4 INCHES OF TOPSOIL PLACED IN ALL SEEDED AREAS DISTURBED DURING CONSTRUCTION.
3. SHRINKAGE FACTOR OF 1.5 APPLIED FROM CV TO LV
4. SWELL FACTOR OF 1.1 APPLIED FROM EV TO LV
5. MATERIAL FROM DITCH EXCAVTION SHALL BE SPREAD ON PAVEMENT REMOVAL AREAS AND GRADED TO DRAIN
6. RECLAIM MATERIAL SHALL REMAIN THE PROPERTY OF THE OWNER. MATERIAL SHALL BE HAULED TO 14100 JASPER STREET, CITY OF RAMSEY PUBLIC WORKS



TH 10 EASTBOUND SHOULDER PROPOSED TYPICAL SECTION

NOT TO SCALE



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.

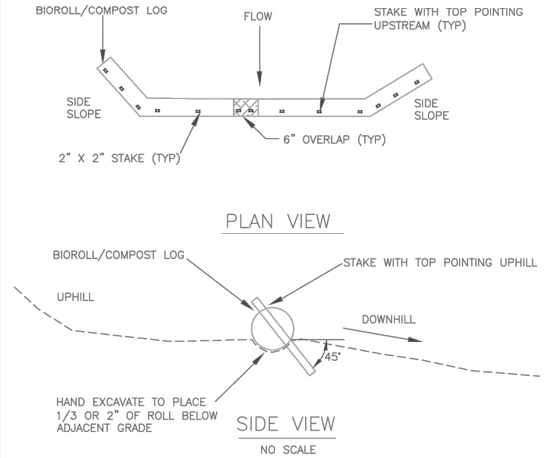
NOT TO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5



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

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019

City of RAMSEY

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO–6

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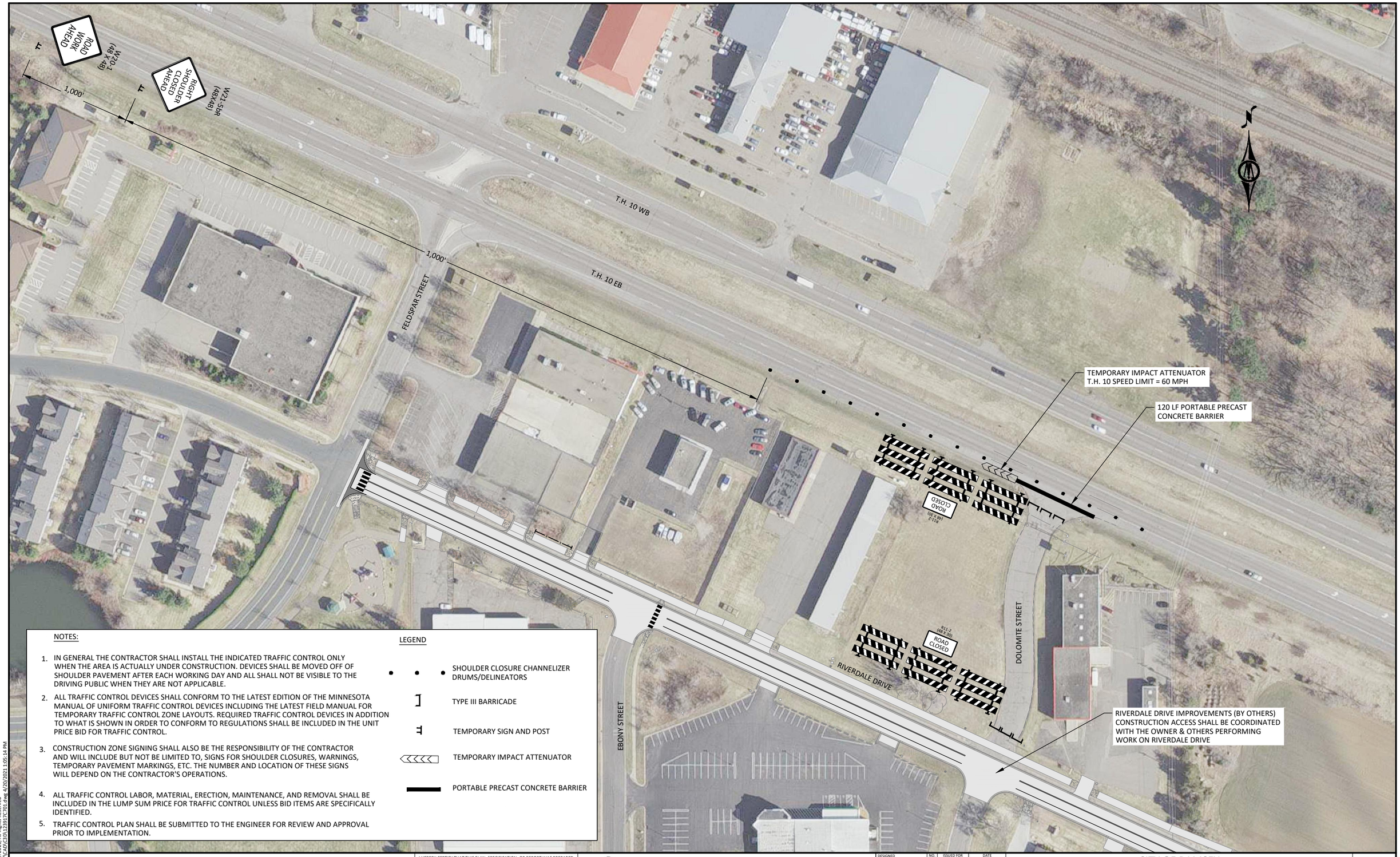
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CITY OF RAMSEY
DOLOMITE STREET DEMOLITION
STATEMENT OF ESTIMATED QUANTITIES
S.A.P. 199-010-013

SHEET 3 OF 6



NOTES:

1. IN GENERAL THE CONTRACTOR SHALL INSTALL THE INDICATED TRAFFIC CONTROL ONLY WHEN THE AREA IS ACTUALLY UNDER CONSTRUCTION. DEVICES SHALL BE MOVED OFF OF SHOULDER PAVEMENT AFTER EACH WORKING DAY AND ALL SHALL NOT BE VISIBLE TO THE DRIVING PUBLIC WHEN THEY ARE NOT APPLICABLE.
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. REQUIRED TRAFFIC CONTROL DEVICES IN ADDITION TO WHAT IS SHOWN IN ORDER TO CONFORM TO REGULATIONS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR TRAFFIC CONTROL.
3. CONSTRUCTION ZONE SIGNING SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL INCLUDE BUT NOT BE LIMITED TO, SIGNS FOR SHOULDER CLOSURES, WARNINGS, TEMPORARY PAVEMENT MARKINGS, ETC. THE NUMBER AND LOCATION OF THESE SIGNS WILL DEPEND ON THE CONTRACTOR'S OPERATIONS.
4. ALL TRAFFIC CONTROL LABOR, MATERIAL, ERECTION, MAINTENANCE, AND REMOVAL SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR TRAFFIC CONTROL UNLESS BID ITEMS ARE SPECIFICALLY IDENTIFIED.
5. TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.

LEGEND

- SHOULDER CLOSURE CHANNELIZER DRUMS/DELINEATORS
- TYPE III BARRICADE
- TEMPORARY SIGN AND POST
- TEMPORARY IMPACT ATTENUATOR
- PORTABLE PRECAST CONCRETE BARRIER

0 60 120
SCALE FEET

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CITY OF RAMSEY
DOLOMITE STREET DEMOLITION
TRAFFIC CONTROL
S.A.P. 199-010-013

SHEET 4 OF 6

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SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)

290+00

MN/FO

4+0(4+12.18

SALVAGE SIGNS (BY OTHERS)

BEGIN PROJECT: S.A.P. 199-010-013
STA 290+50

T.H. 10 EB

291+00

END PROJECT: S.A.P. 199-010-013
STA 292+20

MNDOT R/W

MN/FO

292+00

SALVAGE SIGN (BY OTHERS)

PROTECT UTILITY

EX ESMT

EX R/W

860

2+00

861

1+00

REMOVE 95 LF 18" CMP CULVERT
& CULVERT MARKERS (TAMS# 2195693)

PROTECT UTILITY

SALVAGE SIGNS (BY OTHERS)

RECLAIM BITUMINOUS PAVEMENT & BASE MATERIAL
6" DEPTH.
CONTRACTOR SHALL VERIFY DEPTH OF AGGREGATE
PRIOR TO RECLAMATION

RIVERDALE DRIVE
IMPROVEMENTS
(BY OTHERS)

6710
(CITY OWNED PARCEL)

DOLOMITE ST NW

0+00

RIVERDALE DRIVE NW

(REMOVALS BY OTHERS)

6650

NOTES

1. CONTRACTOR SHALL CALL GOPHER STATE ONE CALL. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITY STRUCTURES THAT ARE NOT BEING REMOVED OR RELOCATED.
3. CONTRACTOR SHALL EXPOSE AND VERIFY MNDOT FIBER IS CLEAR
4. CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING.
5. CONTRACTOR SHALL VERIFY DEPTH OF AGGREGATE PRIOR TO RECLAMATION OPERATION

TRAFFIC CONTROL/SIGNAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO IMPLEMENTATION.
2. THE CITY OF RAMSEY WILL REMOVE/SALVAGE EXISTING SIGNS DURING CONSTRUCTION
3. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE REMOVED/SALVAGED
4. THE CONTRACTOR SHALL COVER (BAG) EXISTING SIGNS THAT CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL UNTIL SUCH TIME THAT THE CITY OF RAMSEY REMOVES/SALVAGES THE SIGNS

4" SOLID LINE (WHITE) -
MULTI COMP

16 CY (CV) AGGREGATE SURFACING, CL 5
(6" DEPTH, MATCH EXISTING WIDTH)

29U+00

SEDIMENT CONTROL LOG
TYPE WOOD FIBER (TYP)

EXCAVATE ROADWAY MATERIAL, GRADE
DITCH TO DRAIN (SEE CROSS SECTIONS)
PROTECT MNDOT FIBER & OTHER
UTILITIES. CONTRACTOR SHALL EXPOSE
AND VERIFY MNDOT FIBER IS CLEAR

CAUTION

EXCAVATE ROADWAY MATERIAL,
GRADE TO DRAIN

RIVERDALE DRIVE IMPROVEMENTS (BY OTHERS)

EROSION CONTROL 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 EROSION CONTROL MEASURES TO BE REMOVED ONCE SEED IS ESTABLISHED AS DIRECTED BY THE ENGINEER
4. 4" MINIMUM TOPSOIL DEPTH, ALL DISTURBED AREA AS A RESULT OF CONSTRUCTION SHALL BE RE-ESTABLISHED
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY

LEGEND

- SEDIMENT CONTROL LOG TYPE COMPOST
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-121, FERTILIZER TYPE 3
- EROSION CONTROL BLANKET CAT. 3N, SEED MIX 25-121, FERTILIZER TYPE 3
- STABILIZED CONSTRUCTION EXIT
- PROPOSED SURFACE DRAINAGE FLOW

HORZ. SCALE 0 25 50 FEET

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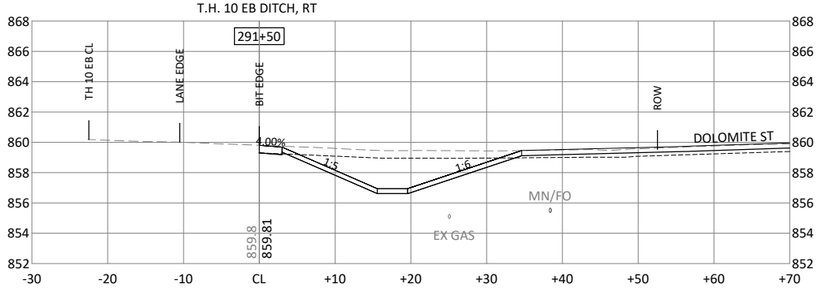
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CITY OF RAMSEY
DOLOMITE STREET DEMOLITION
SITE PLANS
S.A.P. 199-010-013

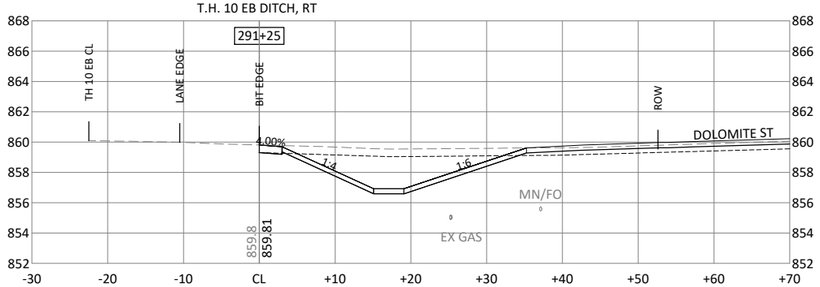
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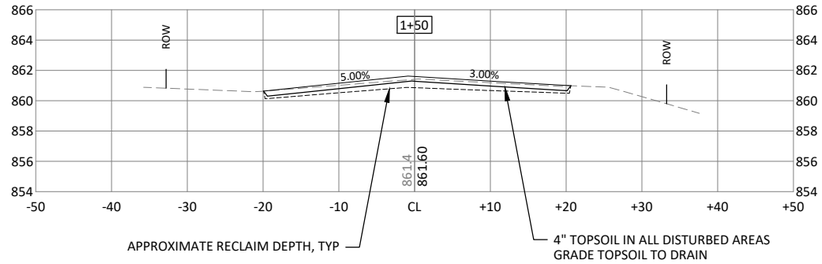
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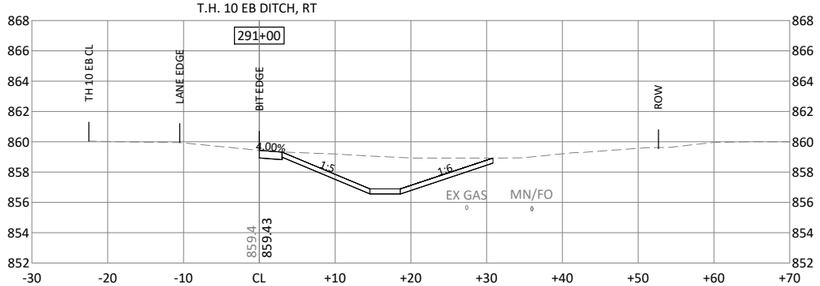
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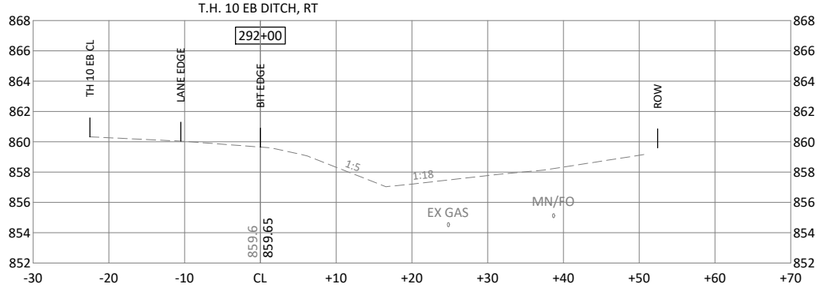
DOLOMITE STREET GRADING, TYP



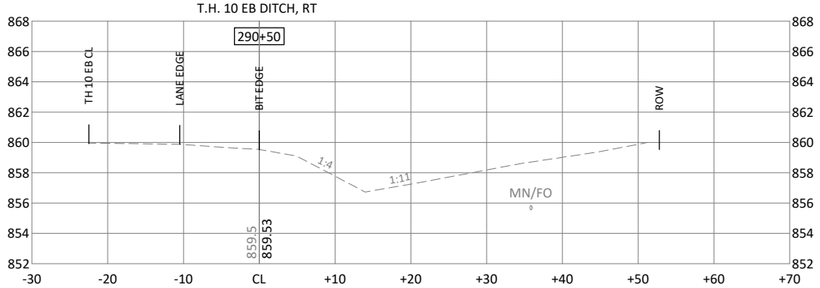
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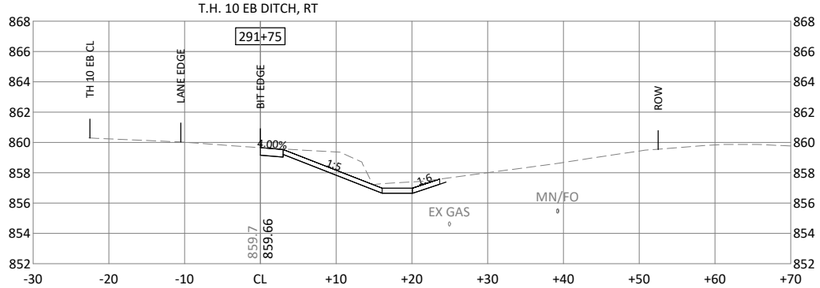
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T.H. 10 EB DITCH, RT



T.H. 10 EB DITCH, RT



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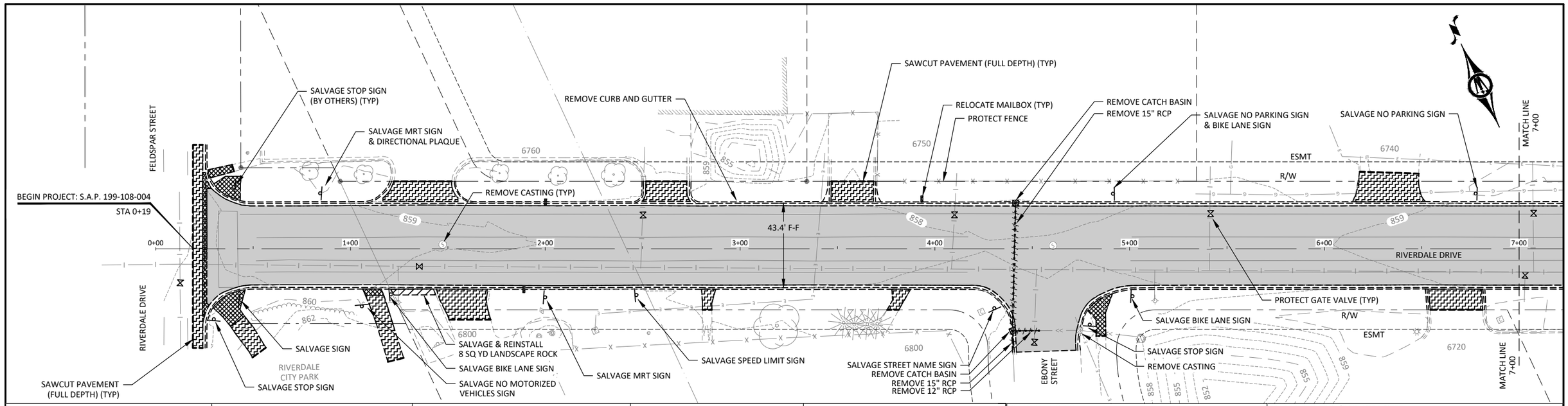
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Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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CHECKED	KPK
CLIENT PROJ. NO.	21-07

NO.	ISSUED FOR	DATE

CITY OF RAMSEY
DOLOMITE STREET DEMOLITION
T.H. 10 DITCH CROSS SECTIONS
S.A.P. 199-010-013

SHEET 6 OF 6



LEGEND

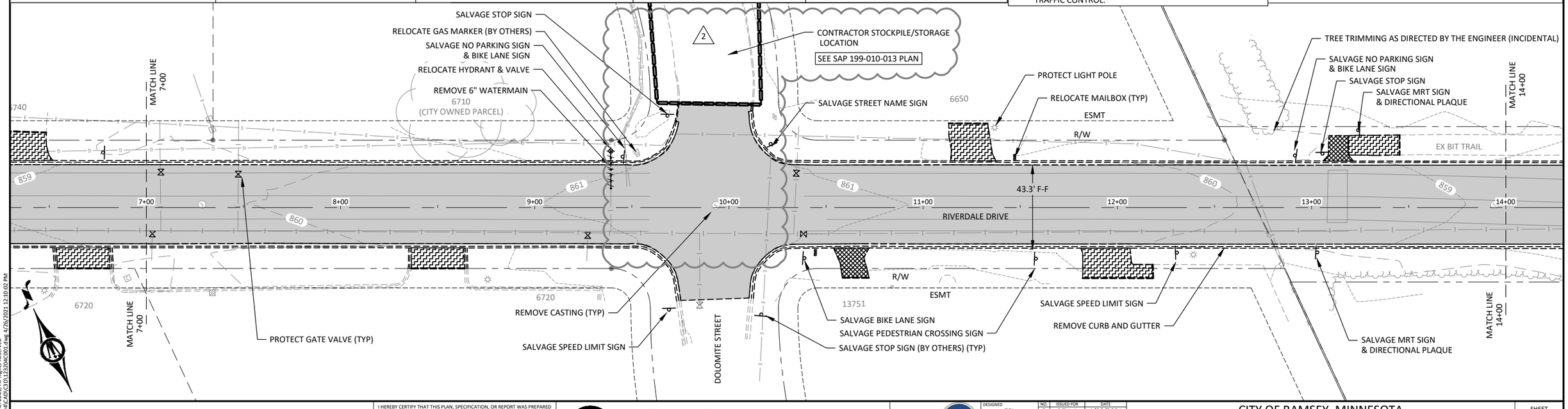
- CONSTRUCTION LIMITS
- REMOVE CURB & GUTTER
- SAWCUT PAVEMENT (FULL DEPTH)
- RELOCATE MAILBOX
- SALVAGE EXISTING SIGN
- REMOVE CATCH BASIN
- REMOVE STORM SEWER
- RELOCATE HYDRANT & VALVE
- REMOVE WATERMAIN
- RECLAIM BIT PAVEMENT (HAUL AND/OR STOCKPILE)
- REMOVE BIT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- SALVAGE LANDSCAPE ROCK
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CURB & GUTTER
- PAVEMENT MARKING
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- UNDERGROUND GAS
- UNDERGROUND COMM
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE - LIGHT
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FENCE
- FIRE HYDRANT
- VALVE
- WATERMAIN
- CATCH BASIN
- STORM OVERFLOW STRUCTURE
- STORM SEWER
- SANITARY MANHOLE
- EDGE OF VEGETATION
- TREE-CONIFEROUS
- TREE-DECIDUOUS

REMOVAL NOTES

1. CONTRACTOR SHALL CALL GOPHER STATE ONE CALL. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITY STRUCTURES THAT ARE NOT BEING REMOVED OR RELOCATED.
3. CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING, INCLUDING TREE REMOVALS.
4. CONTRACTOR TO SUBMIT TEMPORARY PEDESTRIAN ACCESS PLAN PER SPECIFICATION, INCLUDED IN UNIT PRICE BID FOR TRAFFIC CONTROL.

TRAFFIC CONTROL/SIGNAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION
2. THE CITY OF RAMSEY WILL REMOVE/SALVAGE EXISTING SIGNS DURING CONSTRUCTION
3. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE REMOVED/SALVAGED
4. THE CONTRACTOR SHALL COVER (BAG) EXISTING SIGNS THAT CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL UNTIL SUCH TIME THAT THE CITY OF RAMSEY REMOVES/SALVAGES THE SIGNS



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KEVIN P. KIELB
LIC. NO. 23211 DATE 1/25/2021

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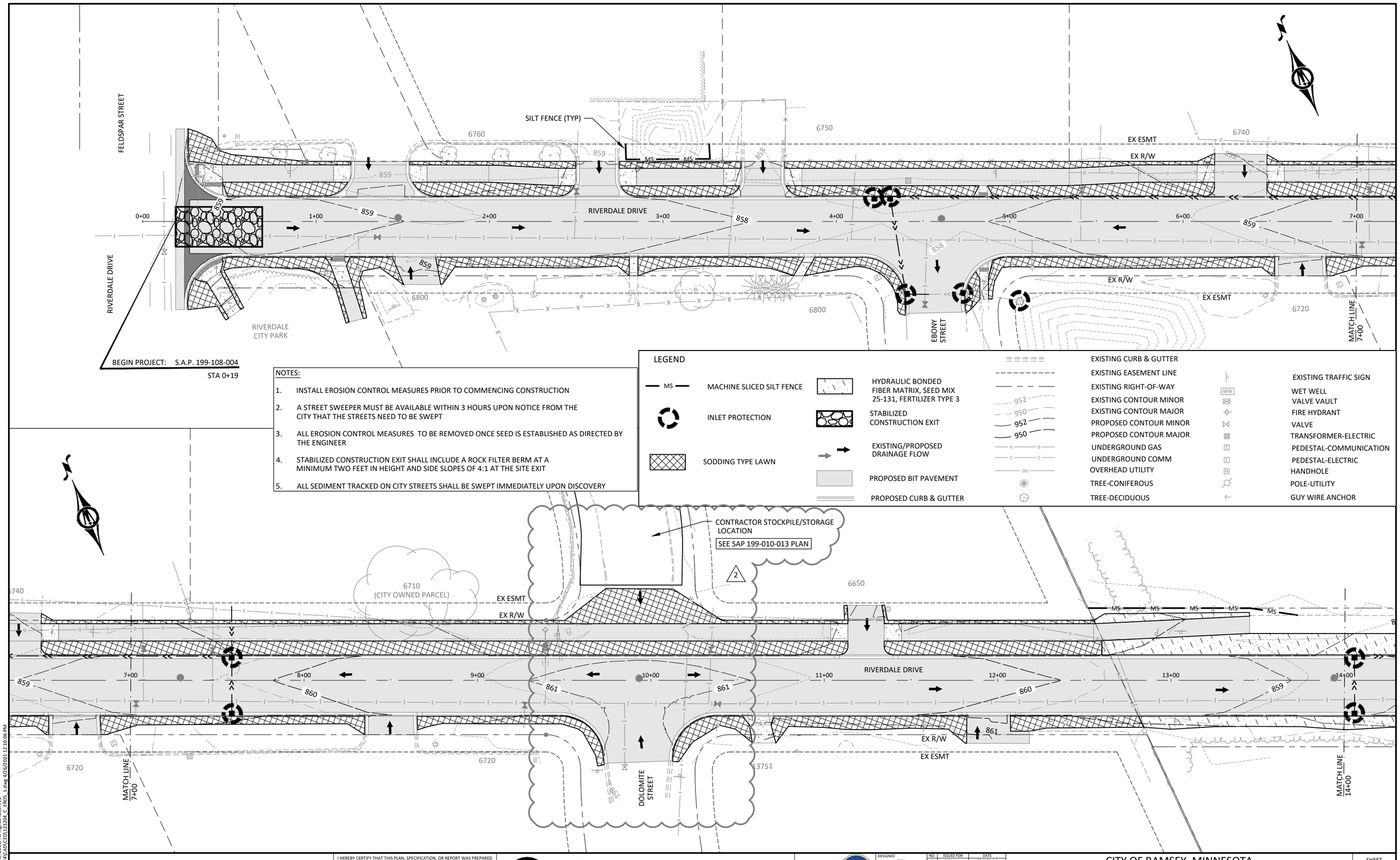
City of RAMSEY

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CHECKED KPK			
CLIENT PROJ. NO. 21-00			

CITY OF RAMSEY, MINNESOTA

RIVERDALE DRIVE IMPROVEMENTS, S.A.P. 199-108-004

EXISTING CONDITIONS & REMOVALS PLAN



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 EROSION CONTROL MEASURES TO BE REMOVED ONCE SEED IS ESTABLISHED AS DIRECTED BY THE ENGINEER
4. 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
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY

LEGEND

- MS — MACHINE SLICED SILT FENCE
- INLET PROTECTION
- SODDING TYPE LAWN
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-131, 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

SCALE 0 25 50 FEET

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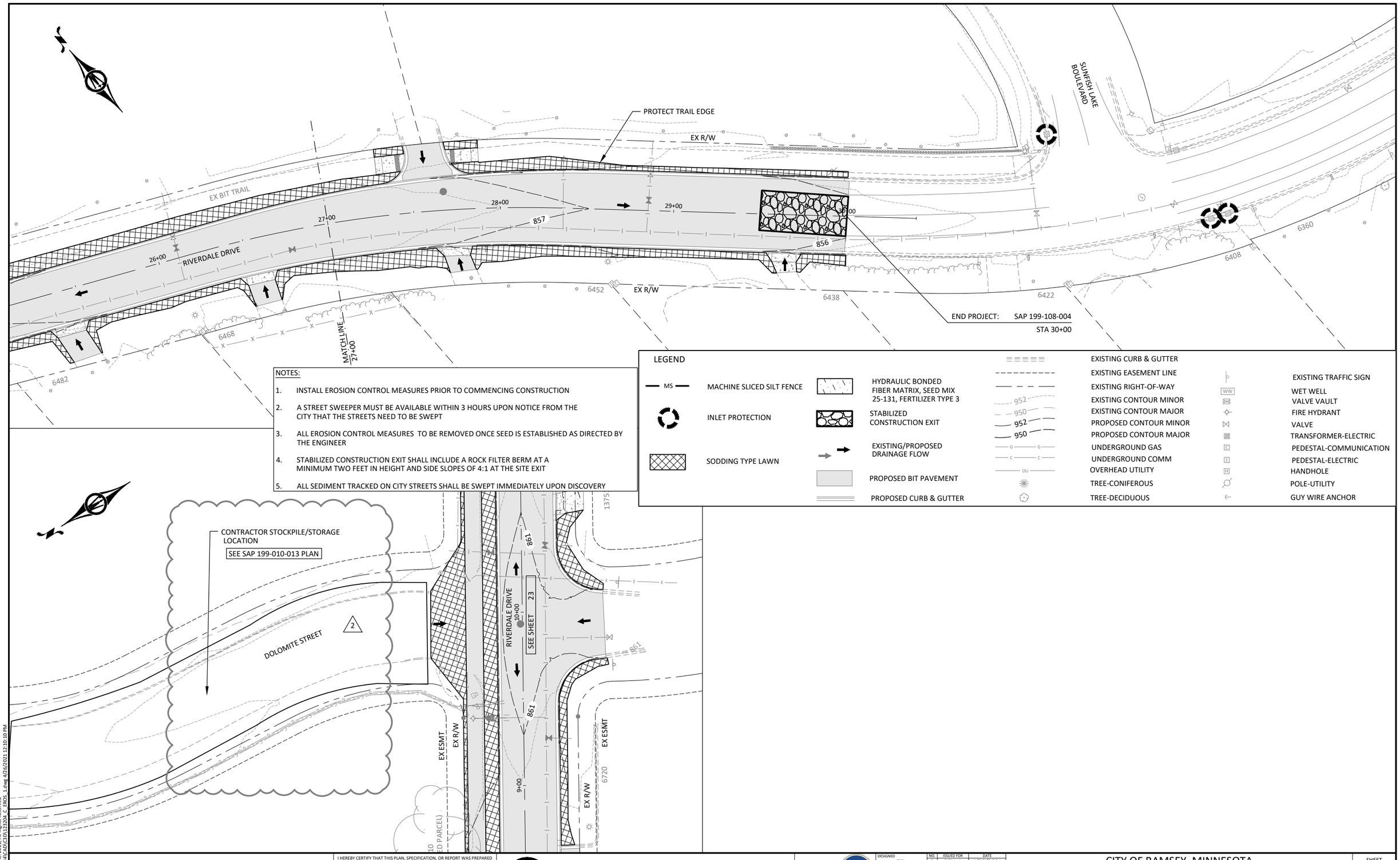
City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
RIVERDALE DRIVE IMPROVEMENTS, S.A.P. 199-108-004
EROSION CONTROL & TURF ESTABLISHMENT

SHEET 23 OF 48

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NOTES:

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4. 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
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY

LEGEND

- MS — MACHINE SLICED SILT FENCE
- INLET PROTECTION
- SODDING TYPE LAWN
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-131, 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
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- TREE-CONIFEROUS
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- EXISTING TRAFFIC SIGN
- WET WELL
- VALVE VAULT
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- VALVE
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

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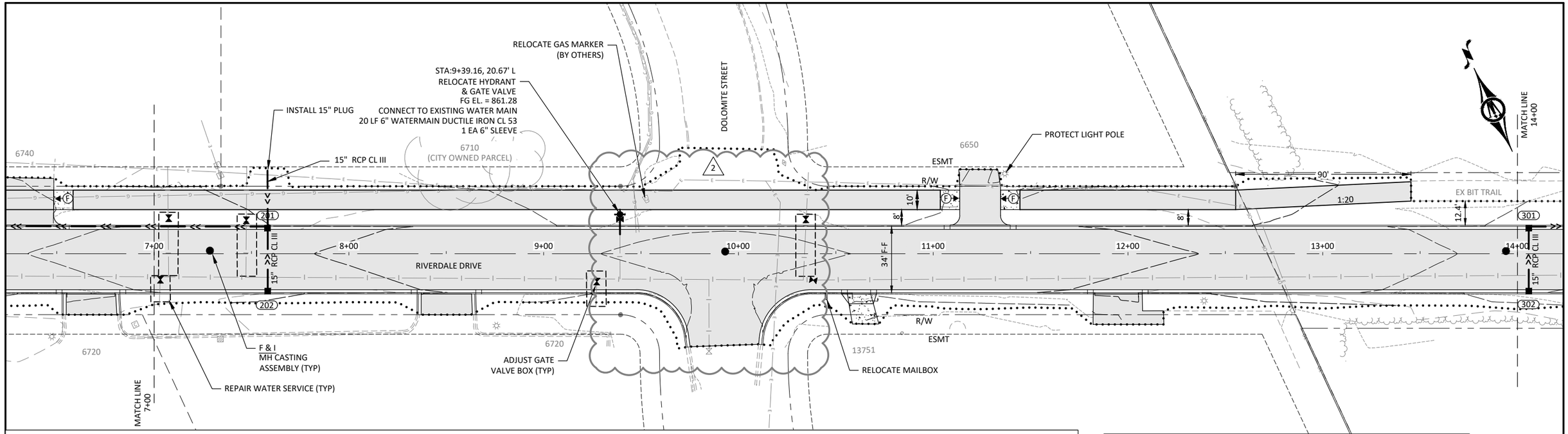
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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
RIVERDALE DRIVE IMPROVEMENTS, S.A.P. 199-108-004
EROSION CONTROL & TURF ESTABLISHMENT

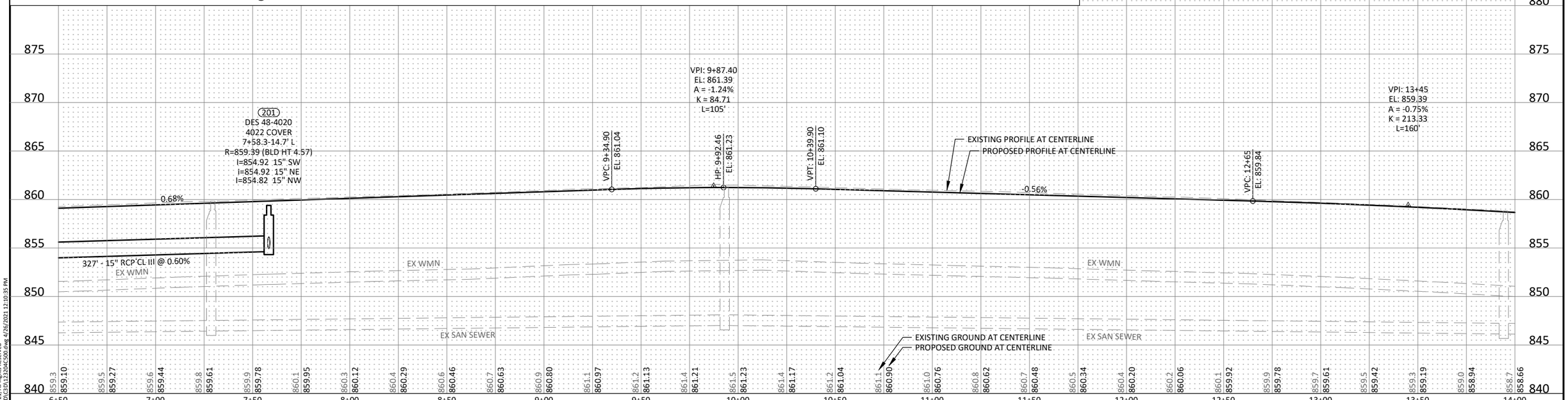


LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- RELOCATE HYDRANT
- REPAIR WATER SERVICE
- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED CONC WALK/ DRIVEWAY
- FLAT RAMP - (BETWEEN 2% - 5%)
- STEEP PEDESTRIAN RAMP - (BETWEEN 5% - 8.3%)
- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- UNDERGROUND COMM
- OVERHEAD UTILITY
- UNDERGROUND GAS
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- TRANSFORMER-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC

NOTES

1. IF WATER SERVICE IS NOT TIED, INSTALL TIE RODS FROM VALVE TO MAIN. TIE ROD INSTALLATION SHALL BE PAID PER REPAIR WATER SERVICE (EACH)
2. POLYSTYRENE INSULATION REQUIRED BETWEEN STORM SEWER AND WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS.



HORZ. 0 25 50 SCALE FEET

VERT. 0 5 10 SCALE FEET

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City of RAMSEY

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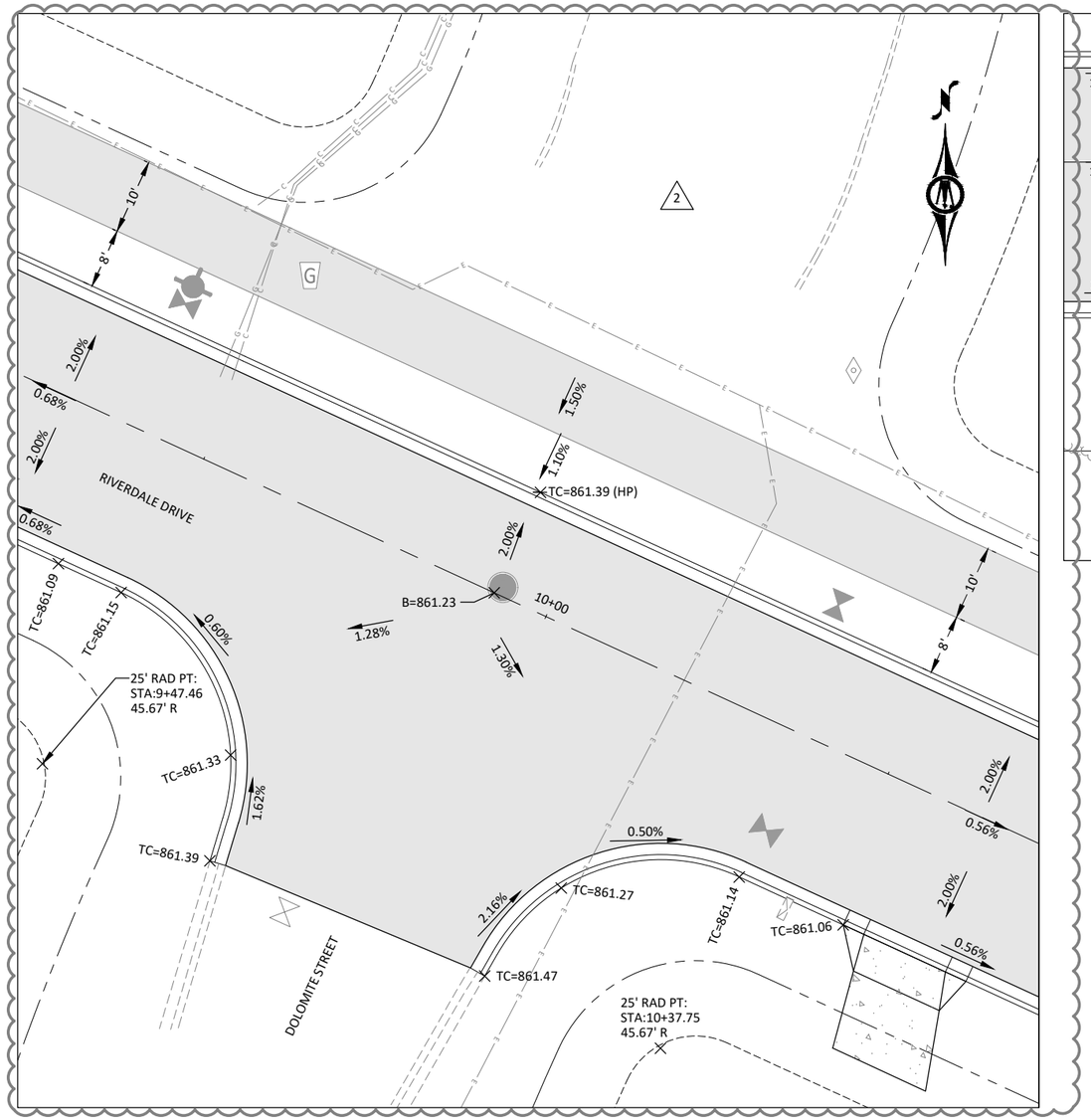
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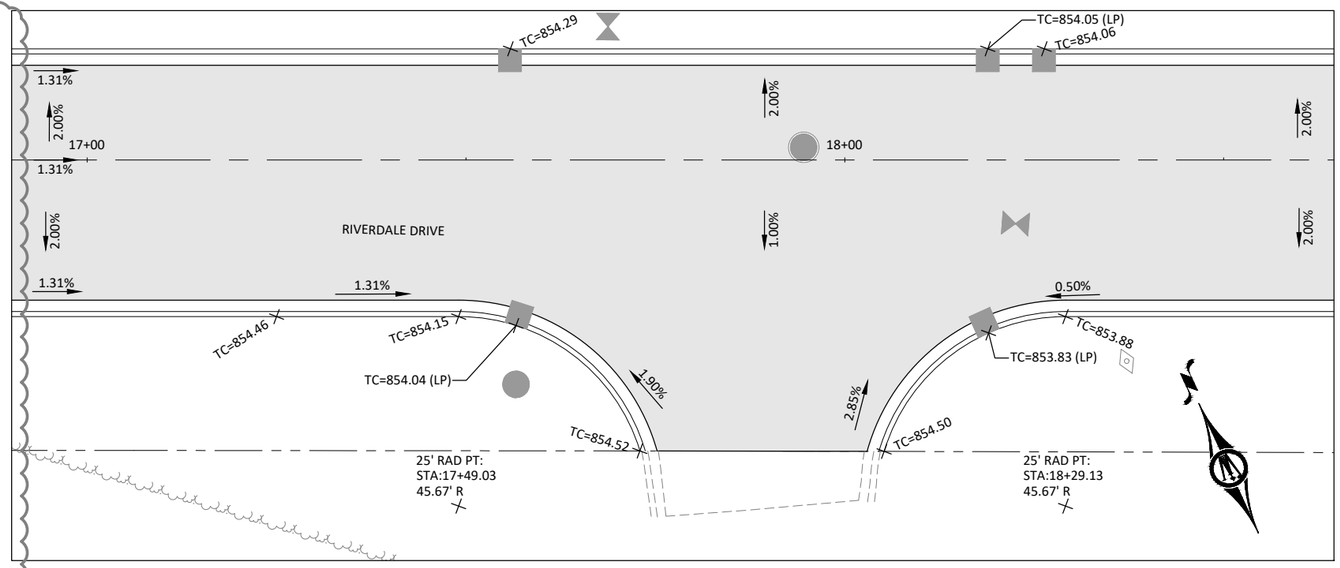
RIVERDALE DRIVE IMPROVEMENTS, S.A.P. 199-108-004

STREET PLAN & PROFILE

SHEET 27 OF 48

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LEGEND

- EXISTING CURB & GUTTER
- B618 CONCRETE CURB & GUTTER
- 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%

Ⓣ TRANSITION PANEL - REQUIRED ONLY IF CROSS SLOPE OF EXISTING WALK IS GREATER THAN 2%

2.0% SURFACE FLOW DIRECTION

X TC=XXX.XX	PROPOSED TOP OF CURB
X G=XXX.XX	PROPOSED GUTTER
X C=XXX.XX	PROPOSED TOP OF CONCRETE
X B=XXX.XX	PROPOSED TOP OF BITUMINOUS

NOTES:

1. MATCH PROPOSED GUTTER WITH EXISTING GUTTER
2. STREET RADII AND RADIUS POINTS ARE TO BACK OF CURB

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KEVIN P. KIELB
LIC. NO. 23211 DATE 1/25/2021

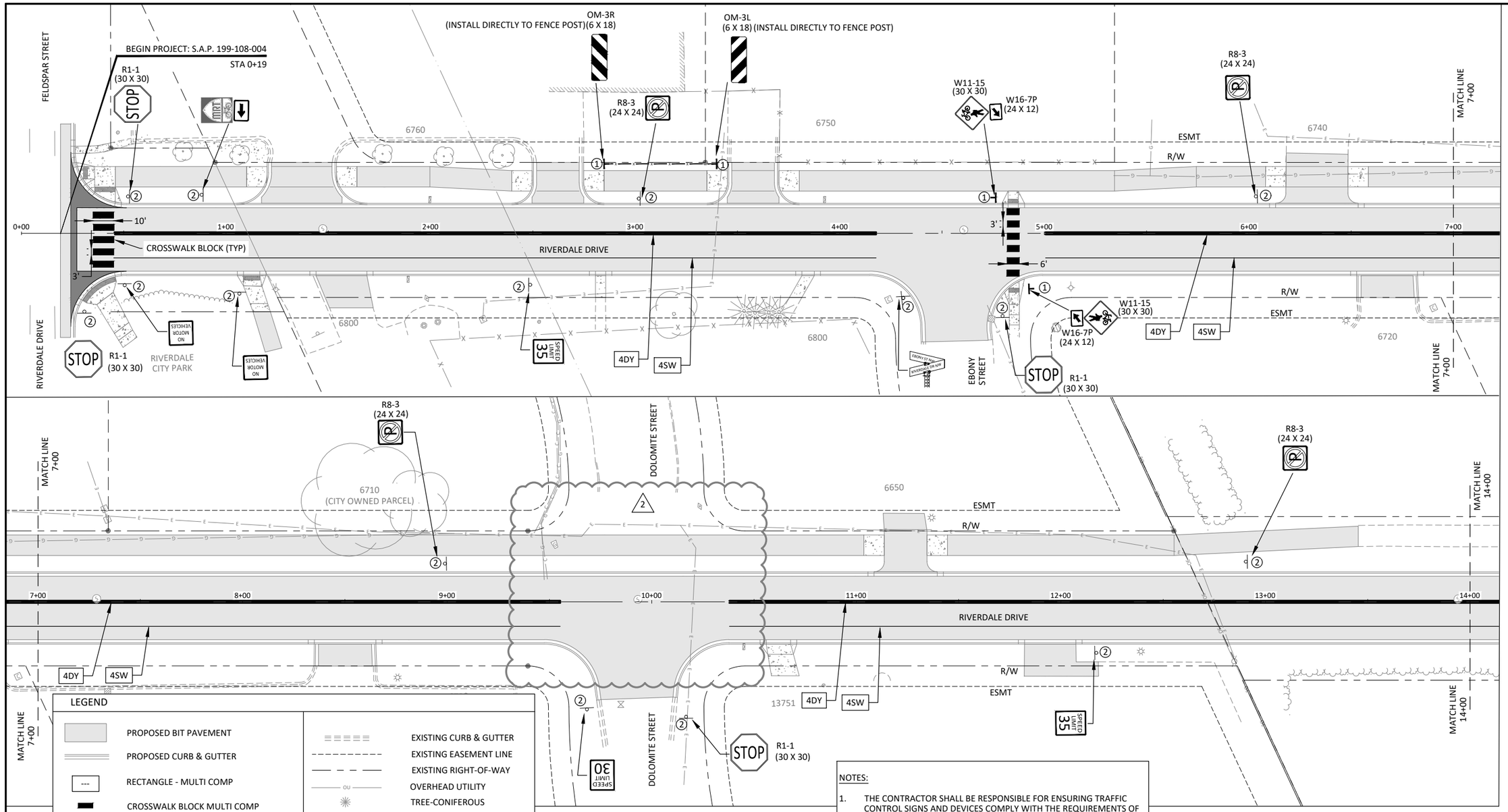
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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
RIVERDALE DRIVE IMPROVEMENTS, S.A.P. 199-108-004
INTERSECTION DETAILS

SHEET 33 OF 48



LEGEND

- PROPOSED BIT PAVEMENT
- PROPOSED CURB & GUTTER
- RECTANGLE - MULTI COMP
- CROSSWALK BLOCK MULTI COMP
- ① FURNISH & INSTALL NEW SIGN
- ② REINSTALL EXISTING SIGN

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

- EXISTING CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- OU OVERHEAD UTILITY
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- WW WET WELL
- VALVE VAULT
- FIRE HYDRANT
- VALVE
- TRAN TRANSFORMER-ELECTRIC
- C PEDESTAL-COMMUNICATION
- E PEDESTAL-ELECTRIC
- H HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION
2. THE CITY OF RAMSEY WILL REMOVE/SALVAGE EXISTING SIGNS DURING CONSTRUCTION
3. THE CITY OF RAMSEY SHALL FURNISH & INSTALL ALL NEW SIGNS
4. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE REMOVED/SALVAGED
5. THE CONTRACTOR SHALL COVER (BAG) EXISTING SIGNS THAT CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL UNTIL SUCH TIME THAT THE CITY OF RAMSEY REMOVES/SALVAGES THE SIGNS
6. THE CONTRACTOR SHALL PROVIDE 2 WEEKS NOTICE TO THE CITY OF RAMSEY PRIOR TO THE PERMANENT SIGNS BEING REQUIRED TO BE INSTALLED/REINSTALLED

HORZ. SCALE 0 25 50 FEET

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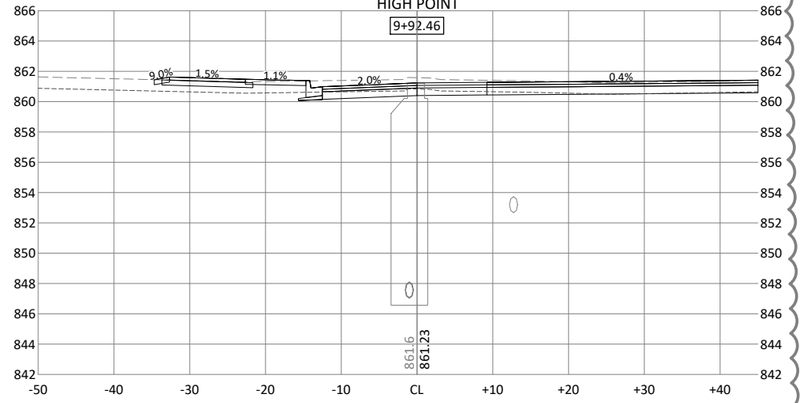
CITY OF RAMSEY, MINNESOTA
RIVERDALE DRIVE IMPROVEMENTS, S.A.P. 199-108-004
STREET SIGNAGE & STRIPING PLAN

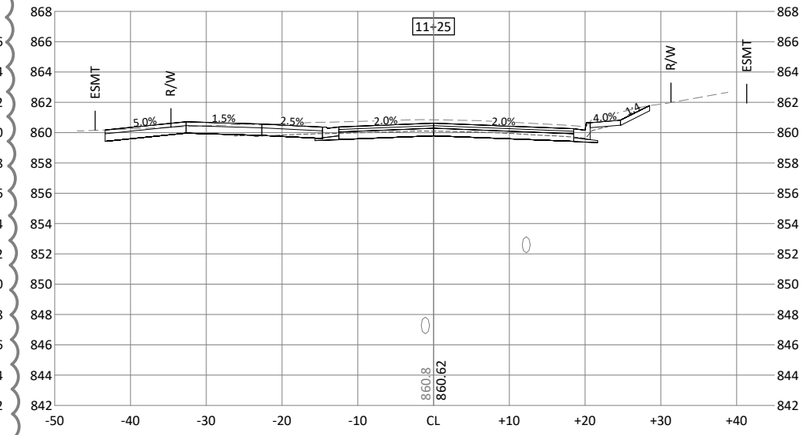
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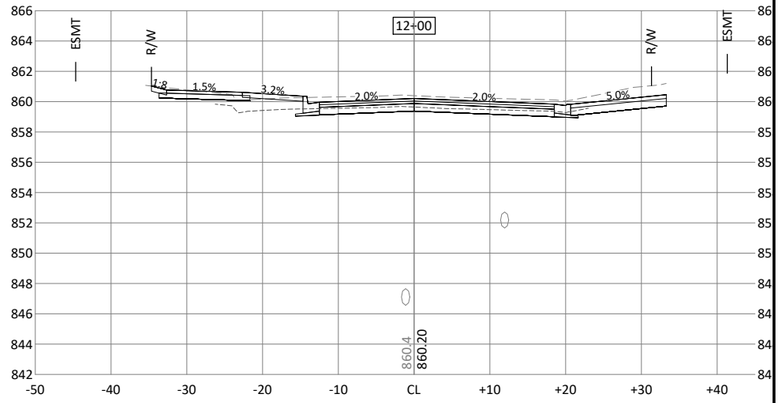
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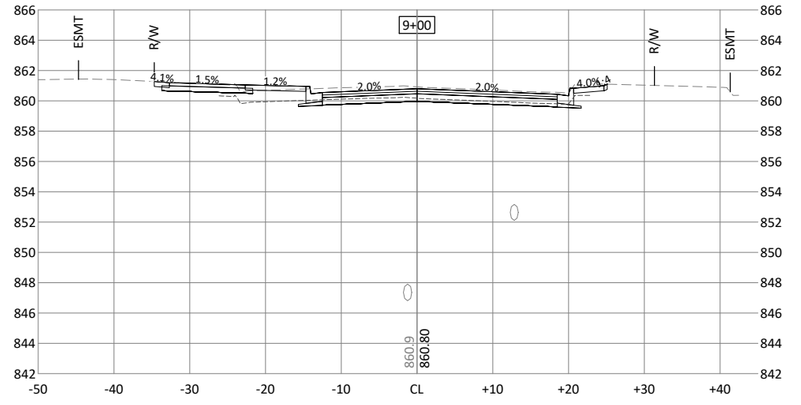
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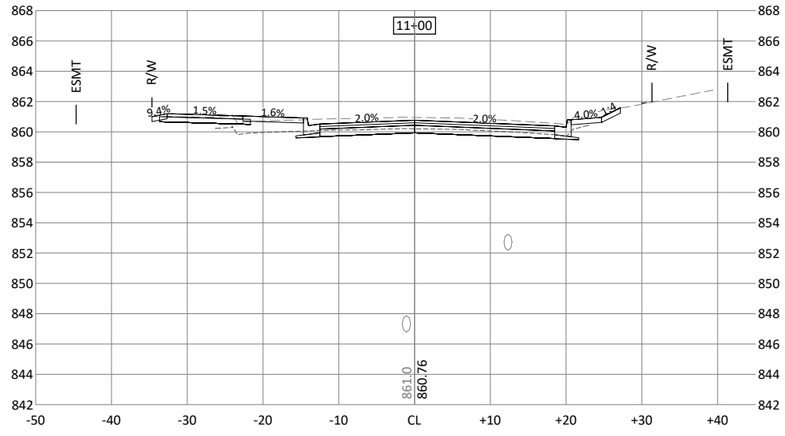
DOLOMITE STREET
HIGH POINT

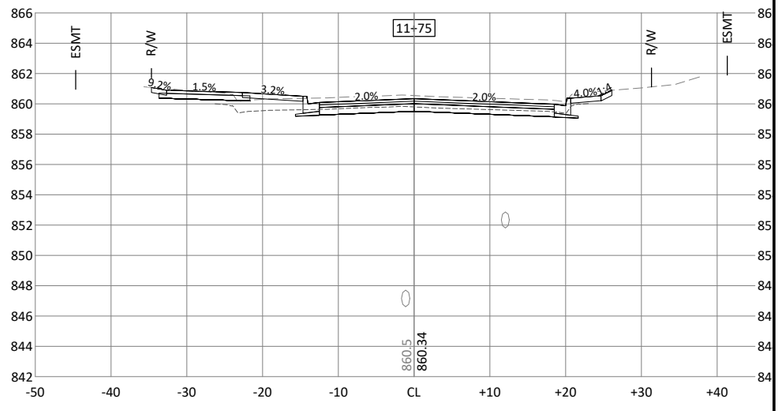


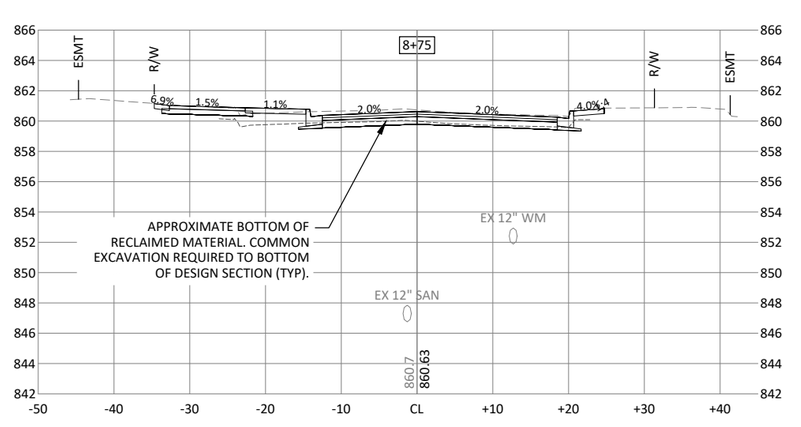


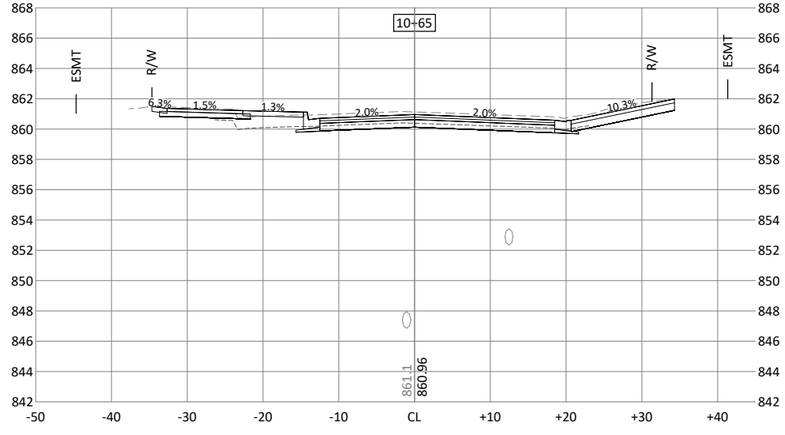


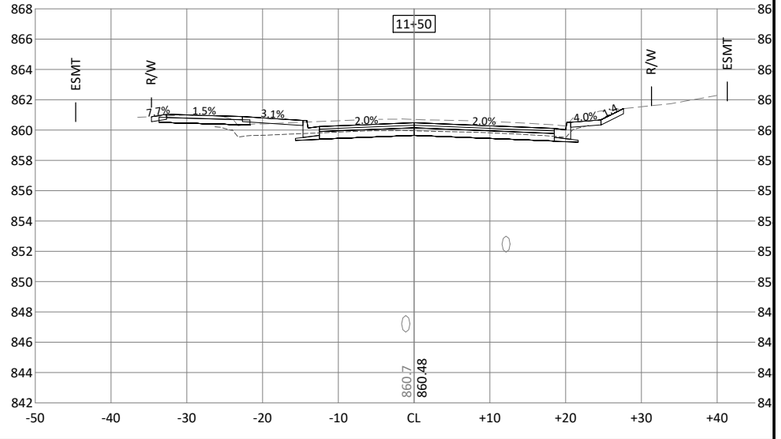












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NO.	ISSUED FOR	DATE
2	REV. 1	4/28/2021

CITY OF RAMSEY, MINNESOTA
RIVERDALE DRIVE IMPROVEMENTS, S.A.P. 199-108-004
CROSS SECTIONS

SHEET 40 OF 48

SP/SAP(s)	199-010-013; 199-108-004	MN Project No.:	na	Supplemental Agreement No.	1

Project Location	Riverdale Drive NW		
Local Agency	City of Ramsey	Local Project No.	CP 21-00; 21-07
Contractor	Kuechle Underground	Contract No.	
Address/City/State/Zip	7550 Sunwood Drive NW, Ramsey MN, 55303		
Total Supplemental Agreement Amount	**$ 73,988.48**		

Additional work is being added to the Contract. Dolomite Street NW from Riverdale Drive to T.H. 10 is proposed to be removed. This work requires depth verification of the existing MnDOT Fiber Optic Cable located in the T.H. 10 Right-of-Way. This work will remove an underutilized access point onto the Trunk Highway (S.A.P. 199-010-013).

Riverdale Drive Improvements Plan has been revised to reflect the Dolomite Street Demolition work (199-108-004).

Also, exploratory excavation revealed the existing watermain gate valve boxes have surpassed their useful life. They are proposed to be removed and replaced (Non-Participating).

Estimate Of Cost: *(Include any increases or decreases in contract items, any negotiated or force account items.)*

**Group/ funding Category	Item No.	Description	Unit	Unit Price	+ or – Quantity	+ or – Amount $
Decrease (Riverdale Drive Improvements S.A.P 199-108-004)						
	2360.509	TYPE 9.5 WEARING COURSE MIX (3,C) (ROADWAY)	TON	$67.00	-25	-$1,675.00
	2360.509	TYPE 12.5 NON WEARING COURSE MIX (3,C) (ROADWAY)	TON	$62.00	-25	-$1,550.00
	2521.518	6" CONCRETE WALK	SQ FT	$8.00	-370	-$2,960.00
	2531.608	TRUNCATED DOMES	SQ FT	$50.00	-60	-$3,000.00
					199-108-004 Subtotal	**-$9,185.00**
Increase (Riverdale Drive Improvements S.A.P. 199-108-004)						
	2360.509	TYPE 9.5 WEARING COURSE MIX (3,C) (TRAIL)	TON	$76.00	14	$1,064.00
					199-108-004 Subtotal	**$1,064.00**
Increase (Dolomite Street Demolition S.A.P. 199-010-013)						
	2021.501	MOBILIZATION	LUMP SUM	$12,000.00	0.6	$7,200.00
	2104.503	REMOVE PIPE CULVERTS	LIN FT	$11.00	95	$1,045.00
	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$3.50	145	$507.50
	2105.507	COMMON EXCAVATION (EV) (P)	CU YD	$20.00	160	$3,200.00
	2118.507	AGGREGATE SURFACING (CV) CLASS 5	CU YD	$52.00	16	$832.00
	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	$175.00	4	$700.00
	2215.504	FULL DEPTH RECLAMATION (6") (P)	SQ YD	$3.50	360	$1,260.00
	2533.503	PORTABLE PRECAST CONCRETE BARRIER DES 8337	LIN FT	$21.00	120	$2,520.00
	2563.601	TRAFFIC CONTROL	LUMP SUM	$2,900.00	1	$2,900.00
	2563.615	TEMPORARY IMPACT ATTENUATOR	AMBY	$3,500.00	1	$3,500.00

SP/SAP(s)	199-010-013; 199-108-004	MN Project No.:	na	Supplemental Agreement No.	1

	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	$2,100.00	1	$2,100.00
	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	$3.75	100	$375.00
	2573.510	SEDIMENT REMOVAL VAC TRUCK	HOUR	$355.62	4	$1,422.48
	2574.507	COMMON TOPSOIL BORROW	CU YD	$26.00	100	$2,600.00
	2574.508	FERTILIZER TYPE 3	POUND	$0.85	45	$38.25
	2575.504	EROSION CONTROL BLANKETS CATEGORY 3N	SQ YD	$2.30	550	$1,265.00
	2575.505	SEEDING	ACRE	$1,325.00	0.15	$198.75
	2575.508	SEEDING MIXTURE 25-121	POUND	$5.35	20	$107.00
	2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	$1.30	170	$221.00
	2582.503	4" SOLID LINE MULTI COMP	LIN FT	$8.70	180	$1,566.00
					199-010-013 Subtotal	**$33,557.98**
Increase (Riverdale Drive Improvements Non-Participating)						
	2104.502	REMOVE VALVE BOX	EACH	$430.00	19	$8,170.00
	2504.602	VALVE BOX	EACH	$970.00	19	$18,430.00
					Non-Participating Subtotal	**$26,600.00**
Increase (Dolomite Street Demolition Non-Participating)						
	2021.501	MOBILIZATION	LUMP SUM	$12,000.00	0.4	$4,800.00
	2105.607	HAUL & STOCKPILE RECLAIM MATERIAL	CU YD	$9.20	235	$2,162.00
	2215.504	FULL DEPTH RECLAMATION (6") (P)	SQ YD	$3.50	1380	$4,830.00
	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	$3.75	500	$1,875.00
	2574.507	COMMON TOPSOIL BORROW	CU YD	$26.00	225	$5,850.00
	2574.508	FERTILIZER TYPE 3	POUND	$0.85	110	$93.50
	2575.505	SEEDING	ACRE	$1,325.00	0.35	$463.75
	2575.508	SEEDING MIXTURE 25-121	POUND	$5.35	35	$187.25
	2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	$1.30	1300	$1,690.00
					Non-Participating Subtotal	**$21,951.50**
					Net Change this Supplemental Agreement	**$73,988.48**

***Group/funding category is required for federal aid projects.**

Due to this change, the contract time: *(check one)*

(X) Is NOT changed	( ) May be revised as provided in MnDOT Specification 1806
( ) Is Increased by _____ Working Days ( ) Is Decreased by _____ Working Days	( ) Is Increased by _____ Calendar Days ( ) Is Decreased by _____ Calendar Days

Recommended by Project Engineer: Kevin P Kielb Date: 5/11/2021

Print Name: Kevin Kielb Phone: (651) 968-7760

Accepted by Contractor: _____ Date: 5-12-21

Print Name: DAVID J BAKER Phone: 320-493-1340

SP/SAP(s)	199-010-013; 199-108-004	MN Project No.:	na	Supplemental Agreement No.	1

Approved by Owner: _____ Date: _____

Print Name: _____ Phone: _____

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local funds

District State Aid Engineer: _____ Date: _____

CC Regular Session **5. 10.**

Meeting Date: 05/25/2021

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #21-137 Authorizing Partial Payment #1 to Kuechle Underground, Inc. of Kimball, Minnesota for Improvement Project #21-00, Riverdale Drive Reconstruction, Feldspar Street to Sunfish Lake Boulevard.

Purpose/Background:

Resolution and Pay Estimate Attached.

Recommendation:

The Engineer Technician IV has inspected the completed work and recommends authorizing partial payment #1 to Kuechle Underground, Inc. of Kimball, Minnesota for Improvement Project #21-00, Riverdale Drive Reconstruction, from Feldspar Street to Sunfish Lake Boulevard, in the amount of $49,537.75.

Action:

Motion to adopt Resolution #21-137 authorizing partial payment #1 to Kuechle Underground, Inc. of Kimball, Minnesota for Improvement Project #21-00, Riverdale Drive Reconstruction, from Feldspar Street to Sunfish Lake Boulevard, in the amount of $49,537.75.

Attachments

Resolution #21-137

Pay Estimate #1

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/18/2021 03:47 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:06 PM
Form Started By: Marsha Weidner		Started On: 05/13/2021 08:20 AM
Final Approval Date: 05/20/2021		

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

RESOLUTION #21-137

RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 1 TO KUECHLE UNDERGROUND, INC. FOR IMPROVEMENT PROJECT #21-00, RIVERDALE DRIVE RECONSTRUCTION, FELDSPAR STREET TO SUNFISH LAKE BOULEVARD

WHEREAS, the City proposes to reconstruct Riverdale Drive NW between Feldspar Street NW and Sunfish Lake Boulevard in 2021 under City Improvement Project #21-00; and

WHEREAS, pursuant to Ramsey City Council Resolution #20-248 adopted November 24, 2020, the City Council accepted the design services proposal of Bolton & Menk, Inc. for providing engineering services required to develop final plans and specifications for the purpose of soliciting bids for the construction of Improvement Project #21-00; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-022 adopted January 26, 2021, the City Council approved final plans and specifications as prepared by Bolton & Menk, Inc. and authorized advertisements for bids for the construction of Improvement Project #21-00; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on January 29th and February 5th, 2021; and

WHEREAS, eleven (11) bids were received, opened, and tabulated on March 2, 2021, and the following bids were found to comply with the approved plans and specifications and advertisements for bids, and

WHEREAS, pursuant to Ramsey City Council Resolution #21-057 adopted March 9, 2021, the bid of Kuechle Underground Inc. of Kimball, Minnesota, in the amount of $771,913.13 for the construction of the said improvements was accepted, and the Mayor and city Administrator were authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey; and

WHEREAS, as of May 25, 2021 $0.00 has been paid to date; and

WHEREAS, the Engineer Technician IV has inspected the completed work and recommends partial payment to Kuechle Underground, Inc. of Kimball, Minnesota for Improvement Project #21-00 Riverdale Drive Reconstruction, from Feldspar Street to Sunfish Lake Boulevard, in the amount of $49,537.75.

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

1.) That the City Council hereby authorizes partial payment to Kuechle Underground, Inc. of Kimball, Minnesota for Improvement Project #21-00, Riverdale Drive Reconstruction, from Feldspar Street to Sunfish Lake Boulevard, in the amount of $49,537.75.

2.) The City Council authorizes the Mayor and City Administrator to sign the release form for this payment.

3.) The total amount of this payment is not included in resolutions approving payment of bills for the date of May 25, 2021.

4.) That the City of Ramsey Finance Department will be given a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	CP# 21-00
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.124017
Contractor:	Kuechle Underground, Inc.	**Agency's Project No.:**	SAP 199-108-044
Project:	Riverdale Drive Improvements		
Contract:			

Application No.: 1 **Application Date:** 5/4/2021

Application Period: From 4/1/2021 to 4/30/2021

1. Original Contract Price	$	771,913.13
2. Net change by Change Orders	$	-
3. Current Contract Price (Line 1 + Line 2)	$	771,913.13
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	52,145.00
5. Retainage		
a. 5% X $ 52,145.00 Work Completed	$	2,607.25
b. X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	2,607.25
6. Amount eligible to date (Line 4 - Line 5.c)	$	49,537.75
7. Less previous payments (Line 6 from prior application)		
8. Amount due this application	$	49,537.75
9. Balance to finish, including retainage (Line 3 - Line 4)	$	719,768.13

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Kuechle Underground, Inc.

Signature: [signature] **Date:** 04 May, 2019

Name: David J. Baker **Title:** Project Manager

Recommended by Engineer

By: [signature]

Name: Kevin Kielb

Title: Project Engineer

Date: 5/4/2021

Approved by Owner (City of Ramsey)

By: [signature]

Name: Bruce Westby

Title: City Engineer

Date: 5/12/21

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Kuechle Underground, Inc.
Project:	Riverdale Drive Improvements
Contract:	

Owner's Project No.:	CP# 21-00
Engineer's Project No.:	0R1.124017
Contractor's Project No.:	
Agency's Project No.:	SAP 199-108-044

Application No.: 1 Application Period: From 04/01/21 to 04/30/21 Application Date: 05/04/21

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
					Original Contract						
1	MOBILIZATION	1.00	LUMP SUM	25,000.00	25,000.00	0.25	6,250.00		6,250.00	25%	18,750.00
2	REMOVE CATCH BASIN	6.00	EACH	200.00	1,200.00	-	-		-		1,200.00
3	REMOVE CASTING	9.00	EACH	50.00	450.00	-	-		-		450.00
4	SALVAGE GATE VALVE & BOX	3.00	EACH	50.00	150.00	-	-		-		150.00
5	REMOVE GATE VALVE & BOX	2.00	EACH	50.00	100.00	-	-		-		100.00
6	REMOVE PIPE SEWERS (STORM)	240.00	LIN FT	8.00	1,920.00	-	-		-		1,920.00
7	REMOVE WATER MAIN	30.00	LIN FT	0.01	0.30	-	-		-		0.30
8	REMOVE CURB AND GUTTER	6,140.00	LIN FT	2.50	15,350.00	-	-		-		15,350.00
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	60.00	LIN FT	3.00	180.00	-	-		-		180.00
10	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	550.00	LIN FT	3.00	1,650.00	-	-		-		1,650.00
11	REMOVE BITUMINOUS PAVEMENT (DRIVEWAY)	690.00	SQ YD	3.00	2,070.00	-	-		-		2,070.00
12	REMOVE CONCRETE WALK	120.00	SQ YD	3.00	360.00	-	-		-		360.00
13	REMOVE CONCRETE PAVEMENT	120.00	SQ YD	3.00	360.00	-	-		-		360.00
14	SALVAGE LANDSCAPE ROCK	10.00	SQ YD	5.00	50.00	-	-		-		50.00
15	COMMON EXCAVATION (EV) (P)	2,205.00	CU YD	17.00	37,485.00	-	-		-		37,485.00
16	SUBGRADE EXCAVATION (EV)	100.00	CU YD	0.01	1.00	-	-		-		1.00
17	DEWATERING	1.00	LUMP SUM	5,000.00	5,000.00	-	-		-		5,000.00
18	HAUL & STOCKPILE RECLAIM MATERIAL (LV) (P)	3,610.00	CU YD	8.00	28,880.00	-	-		-		28,880.00
19	GRANULAR BORROW	150.00	TON	0.01	1.50	-	-		-		1.50
20	STREET SWEEPER (WITH PICKUP BROOM)	20.00	HOUR	150.00	3,000.00	-	-		-		3,000.00
21	AGGREGATE BASE CLASS 5 MODIFIED (TRAIL)	400.00	TON	0.01	4.00	-	-		-		4.00
22	AGGREGATE BASE (CV) FROM STOCKPILE (DRIVEWAYS)	150.00	CU YD	0.01	1.50	-	-		-		1.50
23	AGGREGATE BASE (CV) FROM STOCKPILE (ROADWAY)	2,065.00	CU YD	0.01	20.65	-	-		-		20.65
24	FULL DEPTH RECLAMATION (9") (P)	13,965.00	SQ YD	3.00	41,895.00	13,965.00	41,895.00		41,895.00	100%	-
25	TYPE 9.5 WEARING COURSE MIX (3,C) (TRAIL)	190.00	TON	76.00	14,440.00	-	-		-		14,440.00
26	TYPE 9.5 WEARING COURSE MIX (3,C) (DRIVEWAY)	120.00	TON	116.00	13,920.00	-	-		-		13,920.00
27	TYPE 9.5 WEARING COURSE MIX (3,C) (ROADWAY)	1,390.00	TON	67.00	93,130.00	-	-		-		93,130.00
28	TYPE 12.5 NON WEARING COURSE MIX (3,C) (ROADWAY)	1,390.00	TON	62.00	86,180.00	-	-		-		86,180.00
29	CONCRETE FLUME	3.00	EACH	750.00	2,250.00	-	-		-		2,250.00
30	12" RC PIPE SEWER DESIGN 3006 CLASS III	15.00	LIN FT	57.50	862.50	-	-		-		862.50
31	15" RC PIPE SEWER DESIGN 3006 CLASS III	986.00	LIN FT	55.50	54,723.00	-	-		-		54,723.00
32	27" RC PIPE SEWER DESIGN 3006 CLASS III	52.00	LIN FT	81.25	4,225.00	-	-		-		4,225.00
33	15" PIPE PLUG	1.00	EACH	85.00	85.00	-	-		-		85.00
34	CONNECT TO EXISTING STORM SEWER	3.00	EACH	1,875.00	5,625.00	-	-		-		5,625.00
35	CONNECT TO EXISTING WATER MAIN	4.00	EACH	2,000.00	8,000.00	-	-		-		8,000.00
36	8" GATE VALVE & BOX	1.00	EACH	1,875.00	1,875.00	-	-		-		1,875.00
37	12" GATE VALVE & BOX	1.00	EACH	3,550.00	3,550.00	-	-		-		3,550.00
38	INSTALL GATE VALVE & BOX	3.00	EACH	700.00	2,100.00	-	-		-		2,100.00
39	ADJUST VALVE & BOX	19.00	EACH	500.00	9,500.00	-	-		-		9,500.00

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Kuechle Underground, Inc.
Project:	Riverdale Drive Improvements
Contract:	

Owner's Project No.:	CP# 21-00
Engineer's Project No.:	0R1.124017
Contractor's Project No.:	
Agency's Project No.:	SAP 199-108-044

Application No.: 1 Application Period: From 04/01/21 to 04/30/21 Application Date: 05/04/21

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
40	RELOCATE HYDRANT & VALVE	1.00	EACH	1,575.00	1,575.00	-	-		-		1,575.00
41	REPAIR WATER SERVICE	16.00	EACH	2,700.00	43,200.00	-	-		-		43,200.00
42	6" WATERMAIN DUCTILE IRON CL 53	30.00	LIN FT	95.00	2,850.00	-	-		-		2,850.00
43	WATERMAIN FITTINGS	132.00	POUND	8.00	1,056.00	-	-		-		1,056.00
44	CASTING ASSEMBLY (STORM)	13.00	EACH	800.00	10,400.00	-	-		-		10,400.00
45	CASTING ASSEMBLY (SANITARY)	9.00	EACH	1,000.00	9,000.00	-	-		-		9,000.00
46	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 2	1.00	EACH	20,000.00	20,000.00	-	-		-		20,000.00
47	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	18.00	LIN FT	407.00	7,326.00	-	-		-		7,326.00
48	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	15.00	LIN FT	605.00	9,075.00	-	-		-		9,075.00
49	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1	20.00	LIN FT	292.00	5,840.00	-	-		-		5,840.00
50	6" CONCRETE WALK	2,640.00	SQ FT	8.00	21,120.00	-	-		-		21,120.00
51	CONCRETE CURB & GUTTER DES B618	6,360.00	LIN FT	14.00	89,040.00	-	-		-		89,040.00
52	6" CONCRETE DRIVEWAY PAVEMENT	110.00	SQ YD	54.00	5,940.00	-	-		-		5,940.00
53	7" CONCRETE VALLEY GUTTER	50.00	SQ YD	90.00	4,500.00	-	-		-		4,500.00
54	TRUNCATED DOMES	210.00	SQ FT	50.00	10,500.00	-	-		-		10,500.00
55	RELOCATE MAIL BOX	9.00	EACH	150.00	1,350.00	-	-		-		1,350.00
56	INSTALL LANDSCAPE ROCK	10.00	SQ YD	20.00	200.00	-	-		-		200.00
57	WIRE FENCE DESIGN 48V-9322	55.00	LIN FT	92.00	5,060.00	-	-		-		5,060.00
58	TRAFFIC CONTROL	1.00	LUMP SUM	2,500.00	2,500.00	0.50	1,250.00		1,250.00	50%	1,250.00
59	STABILIZED CONSTRUCTION EXIT	1.00	LUMP SUM	900.00	900.00	-	-		-		900.00
60	STORM DRAIN INLET PROTECTION	18.00	EACH	250.00	4,500.00	11.00	2,750.00		2,750.00	61%	1,750.00
61	SILT FENCE, TYPE MS	960.00	LIN FT	2.60	2,496.00	-	-		-		2,496.00
62	COMMON TOPSOIL BORROW	500.00	CU YD	23.00	11,500.00	-	-		-		11,500.00
63	FERTILIZER TYPE 3	360.00	POUND	1.00	360.00	-	-		-		360.00
64	SODDING TYPE LAWN	3,590.00	SQ YD	6.80	24,412.00	-	-		-		24,412.00
65	SEEDING	1.20	ACRE	1,150.00	1,380.00	-	-		-		1,380.00
66	SEEDING MIXTURE 25-131	400.00	POUND	3.00	1,200.00	-	-		-		1,200.00
67	HYDRAULIC BONDED FIBER MATRIX	4,200.00	POUND	1.10	4,620.00	-	-		-		4,620.00
68	4" SOLID LINE MULTI COMP	3,100.00	LIN FT	0.26	806.00	-	-		-		806.00
69	4" DBLE SOLID LINE MULTI COMP	2,750.00	LIN FT	0.52	1,430.00	-	-		-		1,430.00
70	CROSSWALK MULTI COMP	258.00	SQ FT	8.46	2,182.68	-	-		-		2,182.68
71		-	-	-	-	-	-		-		-
		-	-	-	-		-		-		-
				Original Contract Totals	$ 771,913.13		$ 52,145.00	$ -	$ 52,145.00	7%	$ 719,768.13

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Ramsey
Engineer: Bolton & Menk, Inc.
Contractor: Kuechle Underground, Inc.
Project: Riverdale Drive Improvements
Contract:

Owner's Project No.: CP# 21-00
Engineer's Project No.: 0R1.124017
Contractor's Project No.:
Agency's Project No.: SAP 199-108-044

Application No.: 1 Application Period: From 04/01/21 to 04/30/21 Application Date: 05/04/21

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Change Orders										
					-		-		-		-
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				Change Order Totals	$ -		$ -	$ -	$ -		$ -
	Original Contract and Change Orders										
				Project Totals	$ 771,913.13		$ 52,145.00	$ -	$ 52,145.00	7%	$ 719,768.13

EJCDC C-620 Contractor's Application for Payment
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CC Regular Session **5. 11.**

Meeting Date: 05/25/2021

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Resolution #21-141 Hiring Seasonal Public Works Maintenance Workers

Purpose/Background:

The purpose of this case is to request authorization to hire Seasonal Public Works Maintenance Workers. Annually, the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works. At this time, staff selected three seasonal candidates to work in the Public Works Department.

Factors to be Noted

It should be noted that hourly pay within the approved range of $13.00 to $15.00 dollars per hour is based each candidates previous years of service with the City or the candidates substantially comparable other past experience. Effective dates when a candidate begins employment may vary. Onboarding of seasonal employees is time sensitive due to high volume of work that needs to be done. Lastly, due to turnover and other factors, the number of seasonal employees that are presented for hire each season is rarely the number of seasonal employees that are consecutively actively working; Staff vigilantly monitors the budget to ensure proper funding.

Duties

Seasonal Public Works Maintenance workers provide general maintenance of streets, park grounds, trails, buildings, and related facilities and equipment through the spring, summer, and possibly fall months. This also includes mowing and trimming; pruning and planting trees or working on landscape projects; maintaining athletic fields; picking up trash; street maintenance; and utilities maintenance.

Funding Source:

The funding required to fill these positions is included within the approved 2021 budget.

Recommendation:

Staff recommends hiring the following Seasonal Public Works Maintenance Workers: Gunnar Ledin, effective on or near May 26, 2021 at $15.00 per hour; Jacob Bebeau, effective on or near June 7, 2021 at $13.00 per hour; and Nathan Hansen, effective on or near June 8, 2021 at $13.00 per hour.

Outcome/Action:

Motion to adopt resolution #21-141 to hire the following employees:
Seasonal Public Works Maintenance Workers: Gunnar Ledin, effective on or near May 26, 2021 at $15.00 per hour; Jacob Bebeau, effective on or near June 7, 2021 at $13.00 per hour; and Nathan Hansen, effective on or near June 8, 2021 at $13.00 per hour.

Attachments

Resolution #21-141

Job Description

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/20/2021 02:17 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:31 PM
Form Started By: Katie Schmidt		Started On: 05/20/2021 11:04 AM
Final Approval Date: 05/20/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-141

RESOLUTION HIRING SEASONAL PUBLIC WORKS MAINTENANCE WORKERS

WHEREAS, annually the City employs Seasonal Public Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works; and

WHEREAS, Staff has selected three qualified candidates; and

WHEREAS, all candidates have passed the pre-employment screenings; and

WHEREAS, Staff recommends hiring three 2021 Seasonal Public Workers Maintenance Workers.

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 #21-141 to hire the following employees on or near the dates listed below:

   Seasonal Maintenance Workers Gunnar Ledin, effective May 26, 2021 at $15.00 per hour, Jacob Bebeau, effective June 7, 2021 at $13.00 per hour, and Nathan Hansen, effective June 8, 2021 at $13.00 per hour.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of May, 2021.

Mayor

ATTEST:

City Clerk

Seasonal Maintenance Worker

Class Code: 16014

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Feb 28, 2017
Revision Date: Feb 26, 2021

SALARY RANGE

$13.00 - $15.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

To provide general maintenance of streets, park grounds, trails, buildings, and related facilities and equipment through the spring, summer, and possibly fall months. This also includes mowing and trimming; pruning and planting trees or working on landscape projects; maintaining athletic fields; picking up trash; street maintenance; and utilities maintenance.

This is a temporary non-union position working forty (40) hours per week, Monday - Friday from 7:30 a.m. to 3:30 p.m., beginning in April or May and running through the Fall months. There is no guaranty of further employment after the season has concluded.

MINIMUM QUALIFICATIONS:

- Must be 18 years of age or older
- Must possess a high school diploma or GED
- Must have valid Minnesota driver's license in good standing
- Must have the ability to work independently with limited supervision
- Must have the ability to work in a variety of weather conditions including cold or hot temperatures, high humidity, wind, or rain
- Must have the ability to finish work in a timely and efficient manner
- Must have the ability to get along with others including supervisors and coworkers

Desired Qualifications include:

- Previous experience working for a municipality or county
- Previous paid professional experience landscaping experience

ESSENTIAL JOB FUNCTIONS:

- Mowing and trimming parks and trails
- Landscaping duties including planting trees, shrubs and flowers
- Pruning trees
- Maintaining athletic fields (baseball, softball, soccer) including field striping and dragging
- Park irrigation
- Carpentry, painting and repair work of City facilities and property
- Picking up trash from parks, trails, roadsides, etc.
- Operating equipment including mowers, weed-whips, saws, and use pruners and related tools
- Vehicle maintenance including oil checks
- Street maintenance
- Utilities maintenance
- Other tasks and responsibilities (within the capabilities of the seasonal worker) as assigned by the designated supervisor

KNOWLEDGE, SKILLS AND ABILITIES:

- Experience mowing grass using push or ride-on equipment
- Knowledge of lawn mowers
- Experience with weed whips
- Experience with pruning equipment
- Experience with hand tools (pruners, shovels, hammers, etc.)
- Basic knowledge of carpentry and/or painting

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Standing
- Sitting
- Walking
- Lifting
- Pushing/Pulling
- Carrying
- Kneeling
- Crawling
- Crouching
- Handling Objects
- Repetitive Hand Motion
- 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 lawn maintenance equipment and hand tools
- Working with chemicals
- Working near fumes and vapors
- Driving a City vehicle or personal vehicle

CC Regular Session **5. 12.**

Meeting Date: 05/25/2021

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #21-142 Allowing Removal of Berm at 14601 Ramsey Blvd NW and Adjacent Property; Case of Kinghorn Construction

Purpose/Background:

The purpose of this case is to review a request from Kinghorn Construction (the "Applicant") to remove the berm straddling the property line between 14601 Ramsey Blvd NW and the adjacent property to the south, on the northwest corner of Sunwood Drive and Ramsey Blvd NW (the "Subject Properties"). The Subject Properties are known as Lot 1, Block 1 and Outlot A, AEC Energy Park, Anoka County, MN. The berm that straddles the Subject Properties

Notification:

No notification is required.

Observations/Alternatives:

Summary of Request

Kinghorn Construction has requested the removal of the berm on behalf of Connexus Energy, the property owners. Staff has researched the previous approval from 1995 in relation to the berm. It appears that the City required screening of the proposed outdoor storage area on Connexus Energy's site, which included a berm as an option. Connexus Energy fenced in the storage area and built a berm. Screening of outdoor storage is a typical requirement, however it appears that Connexus Energy has double screening on the Subject Property (both fencing and a berm).

The berm is hindering the ability to build on the adjacent property to the south, Outlot A. The berm, from aerial photos and contours (attached) appears to be more on the adjacent property than Connexus Energy's main site. The berm does not have any purpose besides screening.

Connexus Energy is willing to work with the City on this request. Staff is supportive of the request in order to allow for future development of industrial buildings, meeting the City's goals of providing more jobs. This request is a fully optional request, meaning that the City Council could choose to require the berm stay in place because of the previous approval, or could honor the request and allow removal of the berm. Staff has placed this item on the consent agenda because of the nature of the request, which seems reasonable given the findings below.

Funding Source:

Staff is handling this request as part of normal duties.

Recommendation:

Staff recommends adoption of Resolution #21-142. The City Council has the full authority to approve or deny this resolution, because this is an optional request. Staff is supportive of the request for the following findings:

- The berm would not be required today if the project came forward for Site Plan review.
- The berm was listed as an option for screening outdoor storage and was proposed by Connexus Energy, the property owner, who has fenced in the outdoor storage area.
- The berm takes up a significant amount of the buildable space on Outlot A, impacting the size of a new

industrial building that could be built.

- The outdoor storage area on Connexus Energy's site is fully fenced in.
- Connexus Energy currently owns both sites and is supportive of the application and willing to work with Staff on any additional items that may be needed.
- Since this was a contingency of original Site Plan Approval, the City Council must approve the change (Staff cannot approve administratively)

Action:

Motion to adopt Resolution #21-142.

Attachments

Property Information

Previous Approvals (Contingencies)

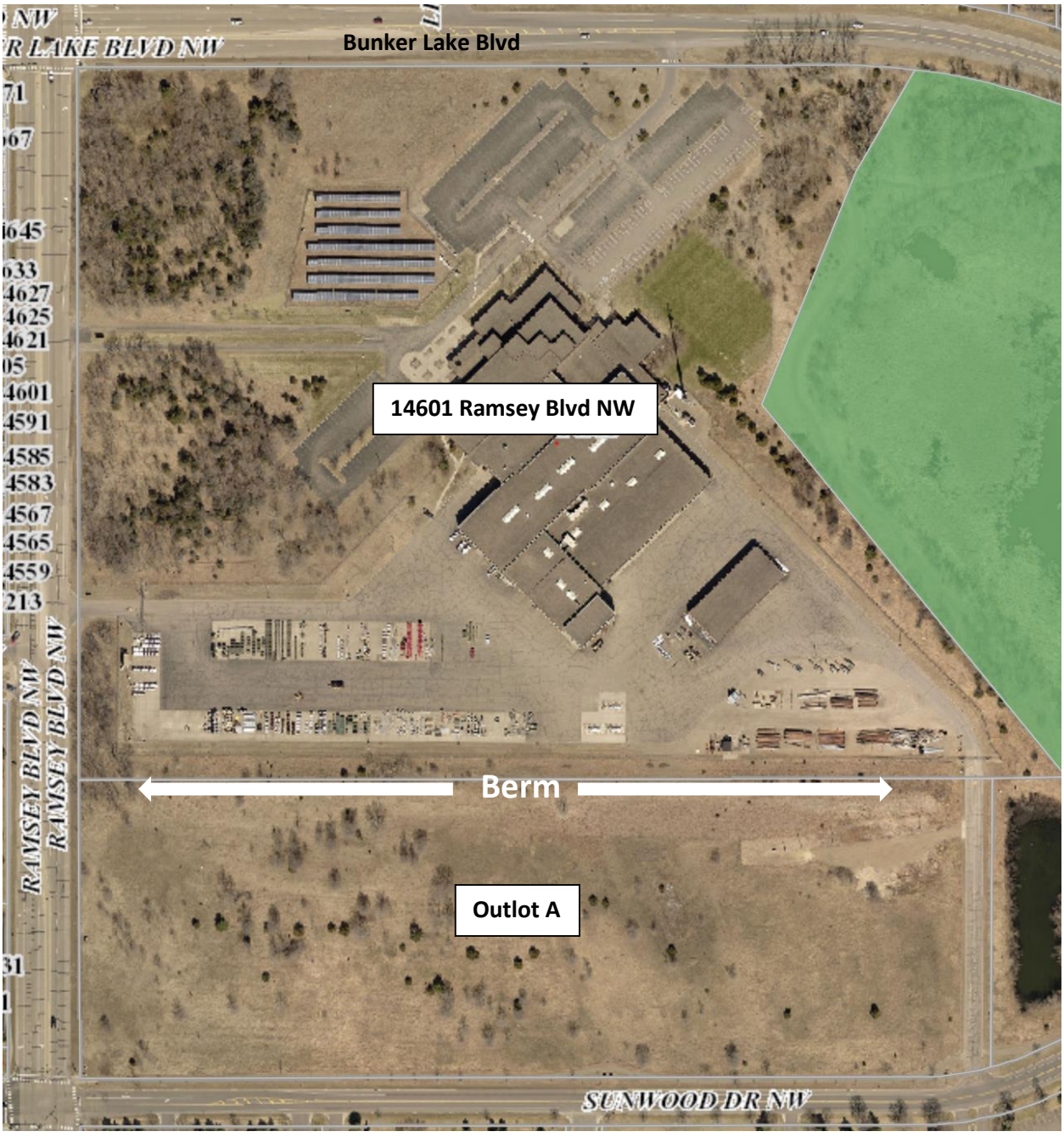
Previous Resolutions

ACTION Resolution 21-142

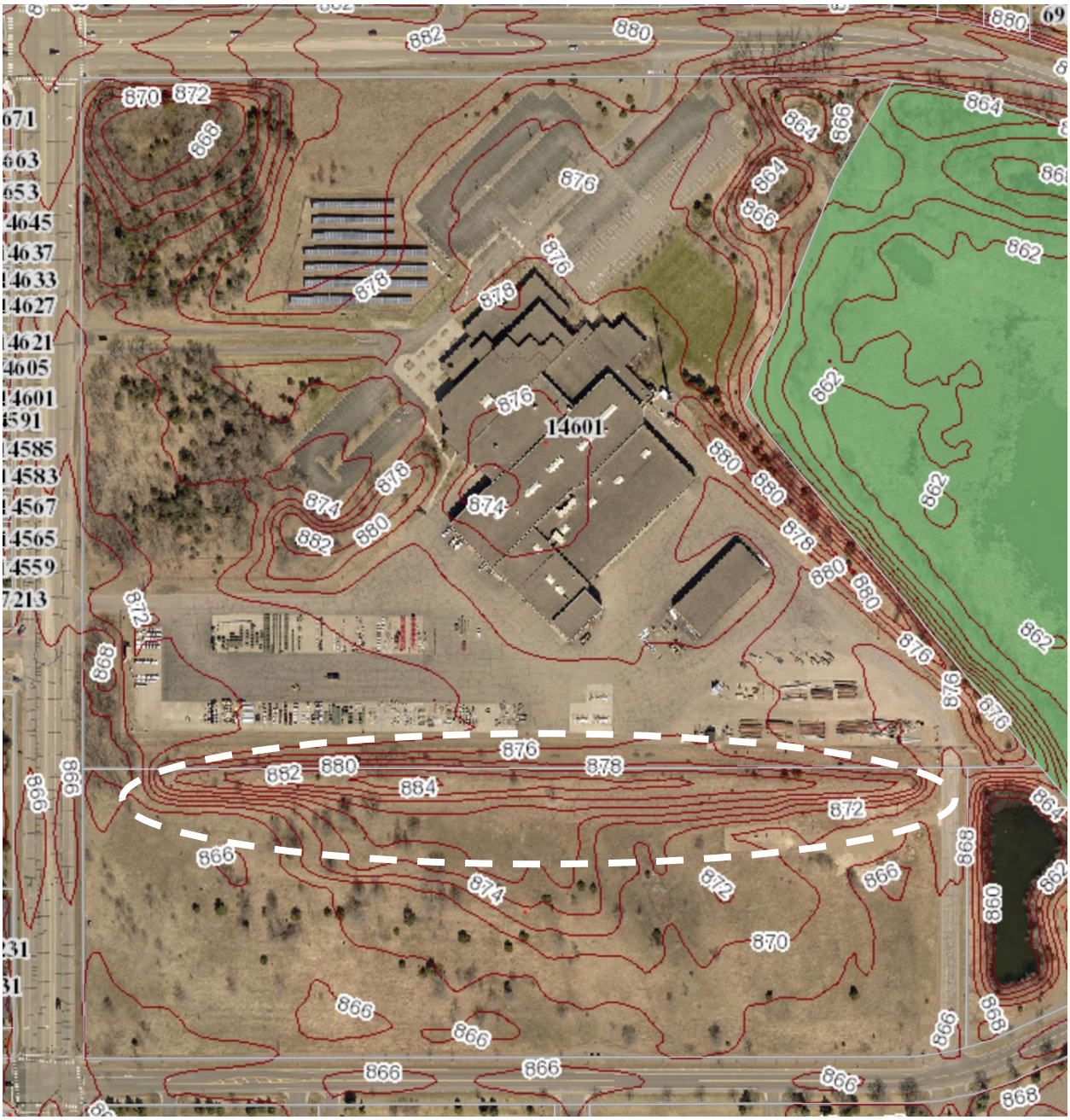
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Chloe McGuire Brigl	05/18/2021 10:36 AM
Tim Gladhill	Tim Gladhill	05/20/2021 08:45 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:28 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/18/2021 08:26 AM
Final Approval Date: 05/20/2021		

Subject Properties



Berm



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

RESOLUTION #99-09-184

A RESOLUTION ADOPTING FINDINGS OF FACT #0505 RELATING TO A REQUEST FROM ANOKA ELECTRIC COOPERATIVE (dba CONNEXUS ENERGY) FOR A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION

WHEREAS, the City of Ramsey received an application from Connexus Energy for a conditional use permit to construct and operate an electrical substation on the property legally described as follows:

> Lot 1, Block 2, A.E.C. ENERGY PARK FOURTH ADDITION, Anoka County, Minnesota
>
> ("Subject Property")

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. That on August 4, 1999, Connexus Energy, hereinafter referred to as "Applicant," properly applied for a conditional use permit to construct and operate an electrical substation to facilitate provision of electrical service to Ramsey's commercial/industrial district.

2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 9.03.04 of the City Code on September 7, 1999, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.

3. That the Subject Property is approximately 1 acre in size.

4. That the Subject Property and the surrounding properties are zoned Business Warehouse.

5. That electrical substations are not a permitted use in the Business Warehouse or any other zoning districts in the City.

6. That the Applicant's submittal includes the following sheets prepared by United Power Association: Conduit and Cable Layout, Sheet 1, dated 6/1/99; Foundation Reinforcement Detail, Sheet 2, dated 6/1/99; Grading Plan, Sheet 1, dated 5/28/99; Landscaping Plan, Sheet 1, dated 7/28/99; Fence and Foundation Layout and Details, Sheets 1 and 2, dated 5/28/99; Electrical Layout & Details, Sheets 1, 2 and 3; Architectural Plans for a 12'x14' Control Building, Sheet 1, dated 6/1/99; and Grounding Details for Structures, Equipment & Fence, Sheet 2, dated 6/1/99.

7. That the Applicant's submittal shows that the facility will be encompassed by a chain link fence, includes a 12'x14'x13' control building with walls consisting of decorative block and a metal roof, and the perimeter of the site will be established with a total of 24 Norway Spruce and Russian Olive trees.

8. That access is proposed from unimproved 143rd Avenue N.W. which is under 3 separate ownerships.

9. That the Applicant is proposing to pave and curb the access from 143rd Avenue N.W. and off-street parking area concurrent with the City's improvement project for 143rd Avenue N.W. scheduled for 2001.

10. That if granted, the conditional use permit will not grant the Applicant special privileges that are denied by the City Code to other properties in the commercial/industrial area.

11. That the proposed use will be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will not change the essential character of the area.

12. That the proposed use will not adversely impact traffic in the area.

13. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

14. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

15. That the proposed use will not be hazardous or disturbing to existing or future neighboring uses.

16. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

17. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of glare.

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

Mayor Gamec
Councilmember Connolly
Councilmember Zimmerman
Councilmember Anderson
Councilmember Hendriksen

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 28th day of September, 1999.

Mayor

ATTEST:

City Administrator

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

RESOLUTION #99-09-185

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT BASED ON FINDINGS OF FACT #0505 AND DECLARING TERMS OF PERMIT TO CONSTRUCT AND OPERATE AN ELECTRICAL SUBSTATION

WHEREAS, the Ramsey City Council adopted Resolution #99-09-185 adopting Findings of Fact #0505 for this use and herein approves the Conditional Use Permit.

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

That on September 28, 1999, a Conditional Use Permit ("CUP") was issued by the City of Ramsey ("City") to Anoka Electric Cooperation, dba Connexus Energy, ("Permittee") to construct and operate an electrical substation on the property legally described as follows:

> Lot 2, Block 1, A.E.C. ENERGY PARK FOURTH ADDITION, Anoka County, Minnesota
>
> (Subject Property).

This CUP is issued pursuant to Section 9.03.04 of the Ramsey City Code. The conditions of this CUP are as follows:

1. The Permittee is herein granted permission to construct and operate an electrical substation on the Subject Property.

2. The substation shall be developed in accordance with plans prepared by United Power Association as follows: Fence and Foundation Layout and Details, Sheets 1 and 2, dated 5/28/99; Grading Plan, Sheet 1, dated 5/28/99; Landscaping Plan, Sheet 1, dated 7/28/99, revision approved by City Staff on 9/22/99.

3. The Permittee herein agrees to pave and curb the access and off-street parking area within 90 days of the completion of public improvements to 143rd Avenue N.W. The completion date for public improvements to 143rd Avenue N.W. shall be determined by the City Administrator or his/her designee. The Permittee shall also provide the City with confirmation that proper access easements are in place to allow legal access until such time as 143rd Avenue is dedicated and improved to City Standards.

4. The Permittee herein agrees to complete the installation of the landscaping by September 1, 2000. In order to ensure the installation of the landscaping in a timely manner, the Permittee shall be required to deposit an escrow, approved as to form by the City, in the amount of Five Thousand Dollars and no cents ($5,000.00), which is 150% of the City's estimated cost of the landscaping improvements. Prior to the issuance of the building permit, this financial guarantee must be provided as required herein. Upon completion of the required

landscaping, the financial guarantee shall be returned to the Permittee and the Permittee shall be required to provide the landscaping maintenance guarantee described in Item #5 of this CUP. The determination of completion of the required landscaping shall be made by the City Engineer or his/her designee. In the event the Permittee fails to construct and install the required landscaping as required herein, the City Council may order the completion of the required landscaping with City day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the required landscaping and withdraw from the escrow account. The Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Subject Property for the purpose of completing the installation of the required landscaping in the event of the Permittee's default.

5. The Permittee shall provide a maintenance guarantee to ensure the survival of the plantings. The maintenance guarantee shall be in the amount of One Thousand Five Hundred Dollars and no cents ($1,500.00) and the form of said guarantee shall be subject to the approval of the City. The guarantee shall be in effect for a two year period commencing on the date of the City's acceptance of said plantings. At the end of the two year period, the maintenance guarantee shall be returned to the Permittee. The determination that all plantings have either survived or have been replaced shall be made by the City Engineer or his/her designee. In the event the Permittee fails to maintain the required plantings for a two year period, the City Council may order the replacement of plantings with City day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Subject Property for the purpose of replacing plantings in the event of the Permittee's default.

6. The Permittee agrees that this CUP shall be binding upon their successors and assigns.

7. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this CUP.

8. That the City Administrator, or his/her designee, shall have the right to inspect the Subject Property for compliance and safety purposes annually or at any time, upon reasonable request.

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

Mayor Gamec
Councilmember Anderson
Councilmember Hendriksen
Councilmember Connolly
Councilmember Zimmerman

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 28th day of September, 1999.

Anoka Electric Cooperative (dba Connexus Energy) hereby acknowledges receipt of this permit and that they have reviewed the conditions of this permit and have agreed that they will comply with the terms of this permit.

ANOKA ELECTRIC COOPERATIVE
(dba Connexus Energy)

By: D Haverland

As: President & CEO

STATE OF MINNESOTA)
)ss.
COUNTY OF Anoka)

On this 18 day of February, 2000, before me a Notary Public, personally appeared Richard Haverland, the President & CEO of Anoka Electric Cooperative (dba Connexus Energy), a Cooperative Corporation under the Laws of the State of Minnesota, who signed said instrument as a free act on behalf of the Corporation.

GOODLYN KAY VOKOVAN
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005

Goodlyn Kay VoKovan
Notary Public

CITY OF RAMSEY:

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 8th day of February, 2000, before me a Notary Public personally appeared Thomas G. Gamec and James E. Norman, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

JO ANN M. THIELING
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005

_____
Notary Public

This document drafted by:
The City of Ramsey
15153 Nowthen Boulevard NW
Ramsey, MN 55303

This document reviewed by:
Randall, Dehn and Goodrich
2140 Fourth Avenue
Anoka, Mn 55303

City of Ramsey
15153 NOWTHEN BOULEVARD N.W., RAMSEY, MINNESOTA 55303
PHONE (612) 427-1410
FAX (612) 427-5543
TDD (612) 427-8591

August 28, 1995

Douglas Uhrhammer
Anoka Electric Cooperative
2022 N. Ferry Street
Anoka, Mn 55303

Re: Site Plan Approval

Dear Doug:

As you know, the Ramsey City Council approved the site plan for the new AEC operations center with some contingencies. I am requesting that these contingencies be incorporated into the various plans and that for my records, I be provided with a copy of the modified plans to clearly identify the site improvements agreed to by both parties. The necessary modifications are as follows:

1. Clearly indicating on the Site Plan that all bituminous surfaces will be finished with B612 concrete curbing.

2. Modify the Site Plan to show the screened waste storage area and a lighting plan.

3. Modify the Landscape Plan and Site Plan to reflect the addition by type, size and species of coniferous trees that will be added to the southwest corner of the site to better screen the outside storage area from C.S.A.H. #56.

4. Modify the Site Plan, Grading Plan and Landscape Plan to reflect the extension of the southeasterly screening berm a sufficient distance to screen the pole storage area from the park.

5. Provide the City with an itemized list of plantings by size, quantity and species.

6. Modify the Grading and Drainage Plan to include details like pond sizing, as discussed in the City Staff Review Letter dated July 26, 1995.

If you have any questions, please don't hesitate to call me at 427-1410.

Respectfully,

CITY OF RAMSEY

Sylvia Frolik

Sylvia Frolik
Zoning Administrator

cc: Paul Mickelberg,Boarman Kroos Pfister & Associates
Peter Raatikka, Hakanson Anderson Associates

CASE #

REQUEST FOR SITE PLAN APPROVAL; CASE OF ANOKA ELECTRIC COOPERATIVE
By: Zoning Administrator Sylvia Frolik

Background:

Anoka Electric Cooperative (AEC) has applied for site plan approval of AEC's new operations center to be developed on Lot 1, Block 1 of the proposed plat of AEC Energy Park. The following items are enclosed for your information:

a) Site location map
b) Site Plan, Grading Plan, Landscape Plan, Building Elevations
c) City Staff Review Letter dated July 26, 1995
d) Proposed site plan development permit

Notification:

Site plans are not required to be subjected to public hearings. This commercial development does not present any peculiar impact to adjacent commercial properties, therefore only the Anoka County Highway Department was provided with copies of the site plan for comment.

Observations:

The site is zoned Business Warehouse and is 37.5 acres in size. The proposed structure is 185,000 square feet in size, which is in compliance with the 35% lot coverage restriction. The facility will be served by municipal utilities and will have access onto County Roads #56 and #116 and Sunwood Drive to the south. The structure will meet all required setbacks from County Roads #56 and #116. The exterior facing finish on the structure is proposed to be pre-cast concrete panels of red quartz aggregate. The height restriction in the Business Warehouse District is 35 feet and the most southwesterly portion of the structure is proposed at 36-37 feet. City Staff and the Planning Commission recommend that the development agreement grant such a variance.

There is approximately 71,500 square feet of outside storage and 900 square feet of partially enclosed storage area proposed on the site, which is in compliance with the 10% of parcel size restriction established in City Code. All of these areas are proposed to be surfaced with bituminous except for the pole storage area. Due to the type of equipment that will be utilized in the pole storage area, the Planning Commission has recommended waiving the bituminous requirement in this area.

City Code does require a 20 foot wide landscaped yard adjacent to public roads and that has been provided. The outside storage areas must also be screened from the public right of way and other than some existing deciduous trees, no screening has been proposed adjacent to County Road #56. The Planning Commission recommended the installation of coniferous trees in this area. It also doesn't appear that the landscaped berm off the southeast corner of the structure extends a sufficient distance to screen the pole storage area from the park area to the east.

A drainage plan has been submitted which is acceptable in concept, however, details of detention pond and runoff calculations must be submitted to the Lower Rum River Water Management Organization for approval.

A concept plan for the development of a trail and picnic sites around the wetland has been submitted. Despite comments in City Staff review letter dated July 26, 1995, the pre-development agreement did not require AEC to develop this park, only to provide concept plans.

Because of the unusually large size of the site, the City Engineer has recommended that a private fire line be installed for fire protection.

The Planning Commission also recommended the installation of turn and by-pass lanes on County Roads #56 and #116. The movement of traffic along these corridors is valid concern, however, City Staff needs to resolve with Anoka County when these kinds of improvements should be required and who pays for them.

Recommendation:

The Planning Commission and City Staff recommend site plan approval contingent upon compliance with the review letter with the following exceptions and/or variances:

a) A 5 foot variance to maximum height restriction;
b) Waiving the bituminous surface requirement in the pole storage area;
c) [illegible] for development [illegible]
d) Modifying the landscape plan to include the installation of coniferous trees adjacent to C.S.A.H. #56 and extending the landscape berm to screen the pole storage yard from the wetland/park area to the east.

Council Action:

Motion to:
Approve/deny the site plan for Anoka Electric Cooperative contingent upon compliance with the City Staff review letter dated July 26, 1995 and the August 1 recommendations of the Planning Commission.

Review Checklist: City Administrator
City Engineer

CC: 8/22/95

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

RESOLUTION #99-09-184

A RESOLUTION ADOPTING FINDINGS OF FACT #0505 RELATING TO A REQUEST FROM ANOKA ELECTRIC COOPERATIVE (dba CONNEXUS ENERGY) FOR A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION

WHEREAS, the City of Ramsey received an application from Connexus Energy for a conditional use permit to construct and operate an electrical substation on the property legally described as follows:

> Lot 1, Block 2, A.E.C. ENERGY PARK FOURTH ADDITION, Anoka County, Minnesota
>
> ("Subject Property")

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. That on August 4, 1999, Connexus Energy, hereinafter referred to as "Applicant," properly applied for a conditional use permit to construct and operate an electrical substation to facilitate provision of electrical service to Ramsey's commercial/industrial district.

2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 9.03.04 of the City Code on September 7, 1999, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.

3. That the Subject Property is approximately 1 acre in size.

4. That the Subject Property and the surrounding properties are zoned Business Warehouse.

5. That electrical substations are not a permitted use in the Business Warehouse or any other zoning districts in the City.

6. That the Applicant's submittal includes the following sheets prepared by United Power Association: Conduit and Cable Layout, Sheet 1, dated 6/1/99; Foundation Reinforcement Detail, Sheet 2, dated 6/1/99; Grading Plan, Sheet 1, dated 5/28/99; Landscaping Plan, Sheet 1, dated 7/28/99; Fence and Foundation Layout and Details, Sheets 1 and 2, dated 5/28/99; Electrical Layout & Details, Sheets 1, 2 and 3; Architectural Plans for a 12'x14' Control Building, Sheet 1, dated 6/1/99; and Grounding Details for Structures, Equipment & Fence, Sheet 2, dated 6/1/99.

7. That the Applicant's submittal shows that the facility will be encompassed by a chain link fence, includes a 12'x14'x13' control building with walls consisting of decorative block and a metal roof, and the perimeter of the site will be established with a total of 24 Norway Spruce and Russian Olive trees.

8. That access is proposed from unimproved 143rd Avenue N.W. which is under 3 separate ownerships.

9. That the Applicant is proposing to pave and curb the access from 143rd Avenue N.W. and off-street parking area concurrent with the City's improvement project for 143rd Avenue N.W. scheduled for 2001.

10. That if granted, the conditional use permit will not grant the Applicant special privileges that are denied by the City Code to other properties in the commercial/industrial area.

11. That the proposed use will be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will not change the essential character of the area.

12. That the proposed use will not adversely impact traffic in the area.

13. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

14. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

15. That the proposed use will not be hazardous or disturbing to existing or future neighboring uses.

16. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

17. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of glare.

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

Mayor Gamec
Councilmember Connolly
Councilmember Zimmerman
Councilmember Anderson
Councilmember Hendriksen

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 28th day of September, 1999.

Mayor

ATTEST:

City Administrator

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

RESOLUTION #99-09-185

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT BASED ON FINDINGS OF FACT #0505 AND DECLARING TERMS OF PERMIT TO CONSTRUCT AND OPERATE AN ELECTRICAL SUBSTATION

WHEREAS, the Ramsey City Council adopted Resolution #99-09-185 adopting Findings of Fact #0505 for this use and herein approves the Conditional Use Permit.

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

That on September 28, 1999, a Conditional Use Permit ("CUP") was issued by the City of Ramsey ("City") to Anoka Electric Cooperation, dba Connexus Energy, ("Permittee") to construct and operate an electrical substation on the property legally described as follows:

> Lot 2, Block 1, A.E.C. ENERGY PARK FOURTH ADDITION, Anoka County, Minnesota
>
> (Subject Property).

This CUP is issued pursuant to Section 9.03.04 of the Ramsey City Code. The conditions of this CUP are as follows:

1. The Permittee is herein granted permission to construct and operate an electrical substation on the Subject Property.

2. The substation shall be developed in accordance with plans prepared by United Power Association as follows: Fence and Foundation Layout and Details, Sheets 1 and 2, dated 5/28/99; Grading Plan, Sheet 1, dated 5/28/99; Landscaping Plan, Sheet 1, dated 7/28/99, revision approved by City Staff on 9/22/99.

3. The Permittee herein agrees to pave and curb the access and off-street parking area within 90 days of the completion of public improvements to 143rd Avenue N.W. The completion date for public improvements to 143rd Avenue N.W. shall be determined by the City Administrator or his/her designee. The Permittee shall also provide the City with confirmation that proper access easements are in place to allow legal access until such time as 143rd Avenue is dedicated and improved to City Standards.

4. The Permittee herein agrees to complete the installation of the landscaping by September 1, 2000. In order to ensure the installation of the landscaping in a timely manner, the Permittee shall be required to deposit an escrow, approved as to form by the City, in the amount of Five Thousand Dollars and no cents ($5,000.00), which is 150% of the City's estimated cost of the landscaping improvements. Prior to the issuance of the building permit, this financial guarantee must be provided as required herein. Upon completion of the required

landscaping, the financial guarantee shall be returned to the Permittee and the Permittee shall be required to provide the landscaping maintenance guarantee described in Item #5 of this CUP. The determination of completion of the required landscaping shall be made by the City Engineer or his/her designee. In the event the Permittee fails to construct and install the required landscaping as required herein, the City Council may order the completion of the required landscaping with City day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the required landscaping and withdraw from the escrow account. The Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Subject Property for the purpose of completing the installation of the required landscaping in the event of the Permittee's default.

5. The Permittee shall provide a maintenance guarantee to ensure the survival of the plantings. The maintenance guarantee shall be in the amount of One Thousand Five Hundred Dollars and no cents ($1,500.00) and the form of said guarantee shall be subject to the approval of the City. The guarantee shall be in effect for a two year period commencing on the date of the City's acceptance of said plantings. At the end of the two year period, the maintenance guarantee shall be returned to the Permittee. The determination that all plantings have either survived or have been replaced shall be made by the City Engineer or his/her designee. In the event the Permittee fails to maintain the required plantings for a two year period, the City Council may order the replacement of plantings with City day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Subject Property for the purpose of replacing plantings in the event of the Permittee's default.

6. The Permittee agrees that this CUP shall be binding upon their successors and assigns.

7. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this CUP.

8. That the City Administrator, or his/her designee, shall have the right to inspect the Subject Property for compliance and safety purposes annually or at any time, upon reasonable request.

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

Mayor Gamec
Councilmember Anderson
Councilmember Hendriksen
Councilmember Connolly
Councilmember Zimmerman

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 28th day of September, 1999.

Anoka Electric Cooperative (dba Connexus Energy) hereby acknowledges receipt of this permit and that they have reviewed the conditions of this permit and have agreed that they will comply with the terms of this permit.

ANOKA ELECTRIC COOPERATIVE
(dba Connexus Energy)

By: Richard Newland

As: President & CEO

STATE OF MINNESOTA)
)ss.
COUNTY OF Anoka)

On this 18 day of February, 2000, before me a Notary Public, personally appeared Richard Newland, the President & CEO of Anoka Electric Cooperative (dba Connexus Energy), a Cooperative Corporation under the Laws of the State of Minnesota, who signed said instrument as a free act on behalf of the Corporation.

GOODLYN KAY VOKOVAN
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005

Goodlyn Kay Vokovan
Notary Public

CITY OF RAMSEY:

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 8th day of February, 2000, before me a Notary Public personally appeared Thomas G. Gamec and James E. Norman, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Thomas G. Gamec and James E. Norman acknowledge said instrument to be the free act and deed of said Municipal Corporation.

JO ANN M. THIELING
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005

_____
Notary Public

This document drafted by:
The City of Ramsey
15153 Nowthen Boulevard NW
Ramsey, MN 55303

This document reviewed by:
Randall, Dehn and Goodrich
2140 Fourth Avenue
Anoka, Mn 55303

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

RESOLUTION #21-142

RESOLUTION ALLOWING REMOVAL OF BERM AT 14601 RAMSEY BLVD NW AND ADAJCENT PROPERTY

WHEREAS, Kinghorn Construction (the "Applicant") has requested that the City allow for the removal of a berm at the properties generally known as 14601 Ramsey Blvd NW and PID 27-32-25-32-0008 which are legally described as Lot 1, Block 1, and Outlot A, AEC Energy Park, Anoka County, MN, respectively (the "Subject Properties") ; and

WHEREAS, the City of Ramsey approved the project at 14601 Ramsey Blvd NW for Connexus Energy in 1995 with options for screening of their outdoor storage area which included a berm; and

WHEREAS, Kinghorn Construction is working on a proposed project for Outlot A, and the berm significantly expands onto the property, impacting buildability; and

WHEREAS, Connexus Energy has an outdoor storage area that is fenced in and would be approved without the berm today; and

WHEREAS, Staff finds that any building on Outlot A would additionally screen the outdoor storage area; and

WHEREAS, Connexus Energy owns both properties and is supportive of the application; and

WHEREAS, the City Council reviewed the proposed request on May 25, 2021 and approved of the berm removal.

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

1) That they approve removal of the berm on the Subject Properties contingent upon:
   a. Final review and approval by the City Engineer and City Attorney
   b. Compliance with all applicable state and local code requirements, including any permits necessary for removal of the berm
   c. Staff inspection of the outdoor storage area on Connexus Energy's site, and making any reasonable recommendations for the outdoor storage area, including if needed, additional fencing or opaque covers added to the fencing.

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 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 13.**

Meeting Date: 05/25/2021

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #21-143 Approving Water Treatment Plant Feasibility Study

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-143 approving the final Feasibility Study dated March 4, 2021, for the municipal water treatment plant.

Background:

Attached is a copy of the final Feasibility Study dated March 4, 2021 for the proposed municipal water treatment plant as prepared by SEH, Inc. This study documents the City's existing water supply source, quality and quantity, existing water supply infrastructure, proposed water treatment process options and recommendations, water treatment plant site evaluations and recommendations, estimated costs, alternative funding sources, impacts to water rates, and a proposed project schedule.

At the February 8, 2021, City Council work session, Staff presented the following findings and recommendations in the draft Feasibility Study, which at the time was generally considered to be complete.

- The Tunnel City Wonewoc aquifer will be able to continue to produce potable water to meet present and foreseeable future demands.
- The most cost-effective method for removing manganese and iron from the City's drinking water is chemical oxidation followed by sand filtration. These processes require construction of a water treatment plant.
- Based upon an analysis of Ramsey's 2040 water demand, the initial capacity of the water treatment plant should be 10 million gallons per day (MGD), with the ability to expand to 20 MGD.
- Four water treatment plant (WTP) sites were evaluated and the Public Works site is recommended since it requires the least overall construction costs and offers the greatest operational efficiencies. It was noted that in January the City of Ramsey's Planning Commission, Economic Development Authority, and Public Works Committee all voted unanimously to recommend constructing the WTP on the Public Works site.
- Two treatment process alternatives were evaluated including gravity filtration and pressure filtration. Gravity filtration is recommended.

It was also discussed that while the City has continued to supply its municipal water users with safe potable water without interruption by running the three municipal wells with the lowest manganese concentrations (wells #5, #6 and #7) generally non-stop since April of 2019, some of the existing water system infrastructure is showing signs of wear due to the continual operation of moving parts including meters, motors and pumps. For instance, in the fall of 2020, well #7 had to be repaired putting it out of service for almost a month, and early last winter the same repairs were needed to well #6 requiring it to be shut down for a month. Then last winter the water meter at well #6 was replaced, and the meter for well #7 has had ongoing issues. Also, a cooling unit failed recently in the service cabinet for well #6, which can cause the well to overheat and shut down. The constant use of these wells is believed to be a major contributing factor to these required repairs.

Fortunately, none of the repairs noted above were needed during peak water use times in the summer when people water their lawns, fill their swimming pools, wash their cars, etc. If one of the wells would need to be repaired during the summer months the City would need to rely on one or more other wells with higher manganese concentrations for water supply, which would increase manganese concentrations throughout the system. Staff therefore recommends moving forward with implementation of the water treatment plant project as soon as possible.

Per prior Council authorization, SEH Inc. is preparing final plans and specifications for the trunk watermain improvements required to supply raw water from the six municipal wells in The COR to the proposed Water Treatment Plant site near the new Pubic Works Facility, and to supply treated water from the WTP to the water supply distribution system. This work is proposed to be bid this summer for late summer/early fall construction.

It is important to note that a separate case is on this evening's consent agenda requesting City Council approval of a Request for Proposals (RFP) and authorization to solicit proposals from qualified consultants to prepare final plans and specifications for the WTP based on the findings and recommendations in the attached final Feasibility Study, to administer bids, and to provide construction administration services, pending required future City Council approvals. Therefore, if this case is tabled or is not approved this evening, the consent agenda case requesting approval of the RFP and authorization to solicit proposals for the municipal WTP should also be tabled or not approved at this time since the RFP relies on approval of the final Feasibility Study first.

Hard copies of the final Feasibility Study will be placed in each Council member's in box at City Hall.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Alternatives:

Alternative #1 – Motion to adopt Resolution #21-143 approving the final Feasibility Study dated March 4, 2021, for the municipal water treatment plant.

Funding Source:

No additional funds are required for approval of this case.

Recommendation:

Staff recommends alternative #1.

Action:

Motion to adopt Resolution #21-143 approving the final Feasibility Study dated March 4, 2021, for the municipal water treatment plant.

Attachments

Resolution 21-143

Final Feasibility Study

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:22 PM
Form Started By: Bruce Westby		Started On: 05/18/2021 09:57 AM
Final Approval Date: 05/20/2021		

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

RESOLUTION #21-143

RESOLUTION APPROVING WATER TREATMENT PLANT FEASIBILITY STUDY, IMPROVEMENT PROJECT #19-12

WHEREAS, pursuant to Ramsey City Council Resolution #19-191, adopted August 12, 2019, proposals were solicited for professional services to analyze the municipal water supply system source water, develop a water system model, and prepare a Feasibility Study for a centralized municipal water treatment plant for the purpose of ensuring the municipal water supply system will continue to provide adequate quantities of safe drinking water for municipal water users into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #19-248, adopted October 8, 2019, the City entered into a contract with SEH, Inc. for the requested professional services; and

WHEREAS, City Staff recommends approving the final Feasibility Study prepared by SEH, Inc. for Improvement Project #19-12, including their findings and recommendations related to the construction of a municipal water treatment plant.

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 the final Feasibility Study prepared by SEH, Inc. for Improvement Project #19-12, including their findings and recommendations related to the construction of a municipal water treatment plant.

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 25th day of May, 2021.

_____

Mayor

ATTEST:

_____

City Clerk

Feasibility Study

Water Treatment Plant

City of Ramsey, Minnesota

RAMSY 154354 | March 4, 2021

SEH

Building a Better World for All of Us®

Engineers | Architects | Planners | Scientists

Feasibility Study

Water Treatment Plant
City of Ramsey, Minnesota

SEH No. RAMSY 154354

March 4, 2021

I hereby certify that this 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.

Miles B. Jensen, P.E.

Date: March 4, 2021 License No.: 19869

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-3507
651.490.2000

Executive Summary

The City of Ramsey has eight water supply wells with concentrations of manganese ranging from 0.02 mg/L to 0.37 mg/L. The Minnesota Department of Health (MDH) has established a Health Based Value (HBV) for manganese of 0.100 mg/L. Four of Ramsey's eight water supply wells exceed the MDH HBV for manganese. MDH has recommended to the City that they develop plans to address the manganese. In addition to the potential health concerns with manganese, Ramsey's drinking water also exceeds the Secondary Standards for iron and manganese. Water with concentrations of iron and manganese above the Secondary Standard causes aesthetic problems including red and black staining of plumbing fixtures and laundry and taste complaints.

The City of Ramsey currently utilizes groundwater from the Tunnel City-Wonewoc (TCW) aquifer as its exclusive source of drinking water. An evaluation was conducted of the TCW aquifer which determined that the TCW should be able to continue to produce potable water to meet present and foreseeable future demands.

The most cost-effective method for removing manganese and iron from drinking water is chemical oxidation followed by sand filtration. These processes require construction of a water treatment plant. Based upon an analysis of Ramsey's 2040 water demand, the initial capacity of the water treatment plant should be 10 million gallons per day (MGD), with the ability to expand to 20 MGD.

Four water treatment plant sites were evaluated including the Fire Station site, Public Works site, Water Shop site, and Vacant City property site. The Public Works site would be the least expensive to construct because it could share garage space, a generator, and security infrastructure with the onsite Public Works facility. The Public Works site also offers operational efficiencies because it is on the same site as the new Public Works facility. In January of 2020, the City of Ramsey's Planning Commission, Economic Development Authority, and Public Works Committee all voted unanimously to recommend City Council approval to construct the water treatment plant on the Public Works site.

This study evaluated two treatment process alternatives including gravity filtration and pressure filtration. With gravity filtration, the water flows by gravity through concrete filter cells into a holding tank (clearwell). The water is then pumped into the distribution system. With pressure filtration, the water is pumped from the wells through steel pressure filters and directly into the distribution system.

Report level project and life cycle cost opinions for the two alternatives are included below. The project costs include the capital cost plus 10-percent contingency, 1-percent administration, and 12-percent engineering costs. Life cycle costs represent the total cost of owning and operating the water treatment plant for 50 years and include capital cost, equipment replacement, labor, gas, chemicals, insurance, electricity, and annual equipment repair.

	Project Cost	**50 Year Life Cycle Cost**
Gravity Filter Treatment Plant	$32,400,000	$71,880,000
Pressure Filter Treatment Plant	$30,780,000	$75,440,000

As the table indicates, the gravity filter treatment plant has a slightly higher project cost, but a lower overall life cycle cost. The pressure filter treatment plant has a higher life cycle cost due to the expense of painting and maintaining the steel filters; whereas concrete gravity filters require very little maintenance.

Executive Summary (continued)

In addition to having lower life cycle costs, gravity filters have other advantages over pressure filters including: (1) more treatment options including aeration and detention without requiring another pumping step, (2) water from the gravity filters does not go immediately into the distribution system so if problems occur with treatment processes operators have time to react, (3) gravity filters are open to view and access, and (4) gravity filtration systems have a greater amount of operational flexibility including the ability to treat surface water.

A gravity filter treatment plant is the recommended alternative due to the advantages it offers at a comparable cost.

If the City elects to proceed with a water treatment plant project, the proposed project schedule could be as follows:

Item	Completion Date
Public Involvement	March 2021 – April 2021
Preparation of Plans	May 2021 – September 2021
Ad for Bid	October 2021
Bid Opening	November 2021
Construction Start	December 2021
Construction Complete	June 2023

However, Anoka County is planning “interim” improvements to Bunker Lake Boulevard between Armstrong Boulevard and Sunfish Lake Boulevard in 2021 to improve operations and safety in anticipation of traffic volumes doubling while planned improvements to Highway 10 are constructed between 2022 and 2025. Therefore, to construct the raw and finished watermain associated with the water treatment plant project as cost-effectively as possible, plans and specifications for the raw and finished watermain improvements are recommended to be prepared and bid in conjunction with Anoka County’s proposed improvements to Bunker Lake Boulevard.

Operating the water treatment plant is not anticipated to require additional Staff. While Staff will need to visit the plant on a daily basis to operate and maintain it, this time will generally be offset by the time Staff currently spends operating and maintaining the six municipal wells and three pump houses within The COR.

If a water treatment plant project is pursued, immediate distribution water quality improvements should not be expected. The water treatment plant will produce water free of iron and manganese; however, it takes time for the iron and manganese deposits in the distribution system to dissipate and overall water quality to improve.

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Feasibility Study

Water Treatment Plant

Prepared for City of Ramsey

1 Existing Water Infrastructure

1.1 Overall System Description

The City of Ramsey's water system dates back to 1985 when a well, pressure tank storage, and distribution piping was constructed. Today, Ramsey's water system provides drinking water to approximately 4,400 residences and approximately 340 businesses. The existing water system consists of the following major components:

- Eight municipal wells
- Four pump houses
- Chemical feed systems in each pump house to add chlorine, fluoride, and polyphosphate
- Over 83 miles of watermain
- Over 900 fire hydrants
- Three water towers with a combined storage of 4 million gallons (MG)

The wells pump water to their respective pump houses, with Wells No. 1 and 2 pumping to Pump House 1, Wells No. 3 and 4 pumping to Pump House 2, Wells No. 5 and 6 pumping to Pump House 3, and Wells No. 7 and 8 pumping to Pump House 4. Following chemical addition at the Pump Houses, water is pumped directly into the distribution system.

1.2 Raw Water Supply

The City of Ramsey operates eight (8) municipal wells finished in the Tunnel City-Wonewoc (TWC) aquifer. Table 1 provides a summary of each well. Figure 1 in Appendix A shows the Ramsey distribution system map that identifies the locations of the wells, as well as the towers.

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Table 1 – Well Data

Well No.	Year Constructed	Formation	Depth	Casing Depth (ft)	Casing Size (in)	Capacity (gpm)
1	1984	Ironton-Galesville	320	243	14	700
2	1987	Ironton-Galesville	320	240	14	220
3	1997	Ironton-Galesville	345	222	30	1,450
4	1998	Ironton-Galesville	321	191	30	850
5	2000	Ironton-Galesville	316	215	30	850
6	2005	Ironton-Galesville	390	282	30	900
7	2007	Ironton-Galesville	332	216	30	850
8	2007	Ironton-Galesville	354	245	30	1,400

Notes: Well No. 2 used exclusively for irrigation of River's Bend Park.

The combined capacity of all of the wells is 7,220 gallons per minute (gpm) which is equivalent to 10.4 million gallons per day (MGD). The firm capacity (capacity with the largest well out of service) is 5,770 gpm or 8.3 MGD.

If a centralized water treatment plant is constructed, Wells No. 1 and 2 would not initially be connected to the water treatment plant due to the significant expense required to extend trunk watermain to the water treatment plant. The firm capacity without considering Wells No. 1 and 2 is 4,850 gpm or 7.0 MGD.

All of the wells are located in the southern part of the City north of U.S. Highway 10, with Wells No. 1 and 2 located in the south-eastern portion of Ramsey, and Wells No. 3 through 8 located in the south-central portion of Ramsey.

Maintenance records indicate that the wells, pumps, and motors are inspected and repaired on a routine basis. The condition of the wells, pumps, and motors system-wide appears to be good.

1.3 Current Water Treatment

Chlorine is added to the well water to provide a disinfectant residual in the distribution system. The City utilizes a free chlorine residual in the distribution system rather than chloramine, which is a less powerful disinfecting agent created when chlorine is mixed with ammonia. The City does have low levels of naturally occurring ammonia in their well water, although chlorine is fed past the breakpoint to completely oxidize the ammonia.

Polyphosphate is added to the water to sequester iron and manganese. Sequestering of iron and manganese keeps the metals in solution and prevents them from precipitating to form oxides, and thus preventing aesthetic water quality issues such as color, taste, and sedimentation. Sequestration does not remove iron or manganese, and polyphosphate degrades over time which may cause aesthetic issues at dead-ends and outer ends of the distribution system.

In accordance with Minnesota State Statute, fluoride is also added to the treatment process to promote strong teeth.

The chemicals are added to the raw water from the wells in each of the pump houses prior to being pumped into the distribution system.

1.4 Existing Water Towers

The City of Ramsey currently has three water towers with storage capacities of 0.5 MG (tower 1), 1.5 MG (tower 2), and 2.0 MG (tower 3). Towers 1 and 2 are located in the south-eastern and south-central parts of the City respectively, while tower 3 is located in the north-eastern part of the City. The 0.5 MG tower is a spheroid style steel water tower constructed in 1989, while the 1.5 MG and 2.0 MG towers are fluted column steel water towers constructed in 2000 and 2010, respectively.

2 Distribution System Modeling

A hydraulic computer model was generated to evaluate the performance of the City's current water distribution system, as well as evaluate the system into the future as the water system expands, experiences increasing demands, and utilizes a water treatment plant instead of individual wells pumping into the system. The model used the most recent GIS information for the City's water system assets, and was created using WaterGEMS®, a pipe network program developed by Bentley®. Flow testing was conducted within the distribution system in October 2019 to calibrate and help verify the accuracy of the computer model. A summary of the flow test results and locations are listed in Table 2.

The water model allows the water system to be examined, while adding proposed features to the system. This provides an indication as to what pressures and flows would be available in the water system with the various proposed features. The model also allows for the examination of component operation within the system such as water tank filling cycles. There are many other exercises that the model can be used for in the future in relation to water system operations and planning. The water model can continue to be an operations and planning tool for the expanding water system.

Table 2 – Hydrant Flow Test Results

Flow Test	Location	Field Hydrant Flow (gpm)	Pressure Differential Field Results (psi)	Pressure Differential Model Results (psi)	Pressure Differential (psi)
1	Olivine St. NW south off of 147th Ln. NW	1,171	2	1	-1
2	Dead-end on Vanadium St. NW	1,123	4	2	-2
3	Dead-end on 140th Ave. NW	1,205	8	10	2
4	Dead-end on 142nd Ln. NW	984	26	42	16
5	Corner of Tonto St. NW and Alpine Dr. NW	1,188	4	6	2
6	Dead-end on 152nd Ave. NW	1,047	9	7	-2
7	Corner of 157th Ave. NW and Krypton St. NW	1,152	7	9	2
8	Dead-end on Lithium St. NW	1,047	7	8	1
9	Dead-end of east end of 167th Ln. NW	1,197	4	2	-2
10	Dead-end of new cul-de-sac off of 159th Ave. NW	1,078	6	7	1

Flow Test	Location	Field Hydrant Flow (gpm)	Pressure Differential Field Results (psi)	Pressure Differential Model Results (psi)	Pressure Differential (psi)
11	Current dead-end on 149th Ave. NW	1,234	5	5	0
12	West dead-end on 147th Ln. NW	1,123	3	8	5
13	Dead-end on 137th Ave. NW	1,188	11	10	-1
14	East dead-end on Rivlyn Ave. NW	1,031	10	10	0

During the calibration process of the Ramsey water system hydraulic model, pumping rates, customer demands, and tower water levels were set to the conditions recorded during the field testing. Individual pipe roughness coefficients (C-factors) were adjusted until the calibrated system model closely simulated field test data as indicated in Table 2. As indicated from Tests 4 and 12, the model was unable to be calibrated to match the field tests. For Test 4, it is believed there was an error when measuring during the field test. The age and size of the pipe on 142nd Ln. NW is the same as the pipe on 140th Ave. NW (Test 3), which the model calibrated closely with. It is believed that the pipe roughness coefficient used for the pipe on 142nd Ln. NW is accurate. For Test 12, it is believed that there is another pipe off of Bunker Lake Blvd. that connects to the new development along 147th Ln. NW that is not yet geo-located, because when adding an additional pipe, the model calibrates closely with the field data. The pipe along 147th Ln. NW is a new 8" pipe, so it is believed that the pipe roughness coefficient used for the pipe is accurate. Additionally, Test 10 was conducted on hydrants in a new development. Previously, this area was at a lower elevation than it is currently. This caused the model to not correlate well with the field-testing data. The elevations of the hydrants in the model were adjusted to more closely correlate with the field data, and as the pipe in the development is new, it is believed that the pipe roughness coefficient used for the pipe is accurate.

Once the computer water model was constructed and calibrated, the model was used to calculate the operating conditions in the water distribution system.

2.1 Existing System Static Pressures

Water system pressure is primarily a function of elevation with some degree of pressure loss as water flows across the system. Static pressures throughout the distribution system as determined by the water model are shown in Figures 1-3 in Appendix B for average day demand (ADD), maximum day demand (MDD), and Peak Hour Demand. Low pressures generally occur in areas where the elevations are relatively high compared to the overflow elevation or hydraulic grade line (HGL) of the system.

As you can see in Figures 1-3 in Appendix B, the pressures across the system are generally consistent, and are approximately the same between the three demand scenarios. All areas of the system are within the range of 50 to 80 psi as you can see in Table 3.

Table 3 – Water System Static Pressures

	Average Day Demand	Maximum Day Demand	Peak Hour Demand
Minimum Pressure (psi)	56	56	56
Average Pressure (psi)	68.5	68.1	67.5
Maximum Pressure (psi)	77	77	76
Demand (gpm)	1,221	3,330	5,498

All three demand scenarios were done with the towers at an HGL of 1,031 feet. No wells were running during the model simulation.

2.2 Existing System 24-Hour Simulation

A 24-hour extended period simulation was run for average day demand (ADD) and maximum day demand MDD to model how the existing system performs in terms of pressure, velocity, and tank levels. System pressures are recommended to be in the range of 35 psi to 80 psi, and pipe velocities are recommended to not exceed 5 feet per second. For an average day demand, 1.72 MGD was assumed, and for maximum day demand, a maximum day peaking factor of 2.73 was assumed to get a maximum day demand of 4.7 MGD. For both demand scenarios, diurnal demand curves were used, and were developed by analyzing SCADA operation data documenting system water tower levels, as well as using industry standards and previous experience. These diurnal demand curves are shown in Figures 1 and 2 and were used for all modeling simulations. The operating range of Tower 1 was assumed to be 6 feet where wells would initially turn on when the HGL of Tower 1 went below 1,025 feet, and the wells would turn off when the HGL of Tower 1 went above 1,031 feet. Figures 4-5 in Appendix B show the operation of the wells and towers for both demand scenarios.

The pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios. As can be seen in Figures 6-7 in Appendix B, at no point did pressures drop below 50 psi, and at no point did pipe velocities exceed 3 feet per second for the ADD simulation or exceed 5 feet per second for the MDD simulation. In fact, only one segment of pipe exceeded 4 feet per second during the MDD simulation.

Figure 1 – ADD Diurnal Curve

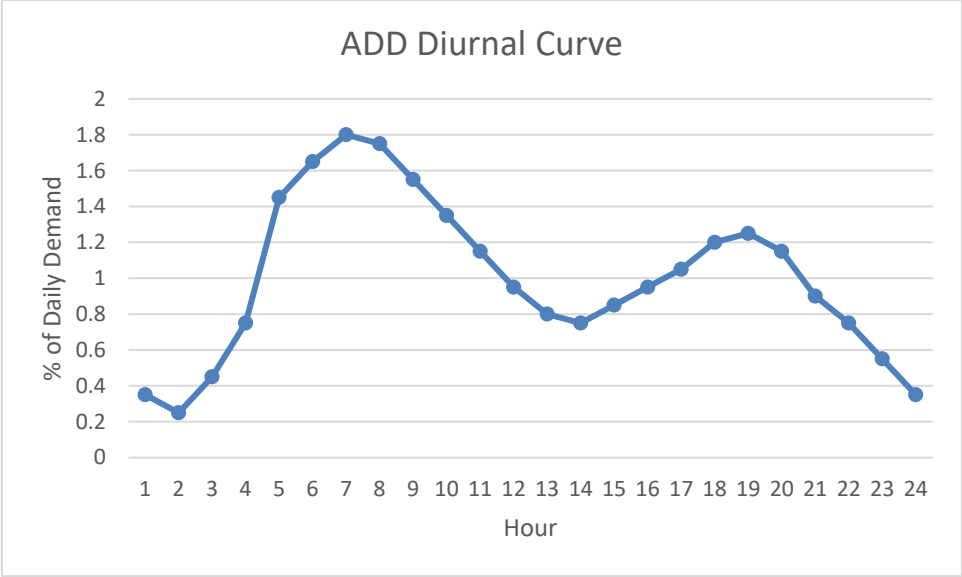
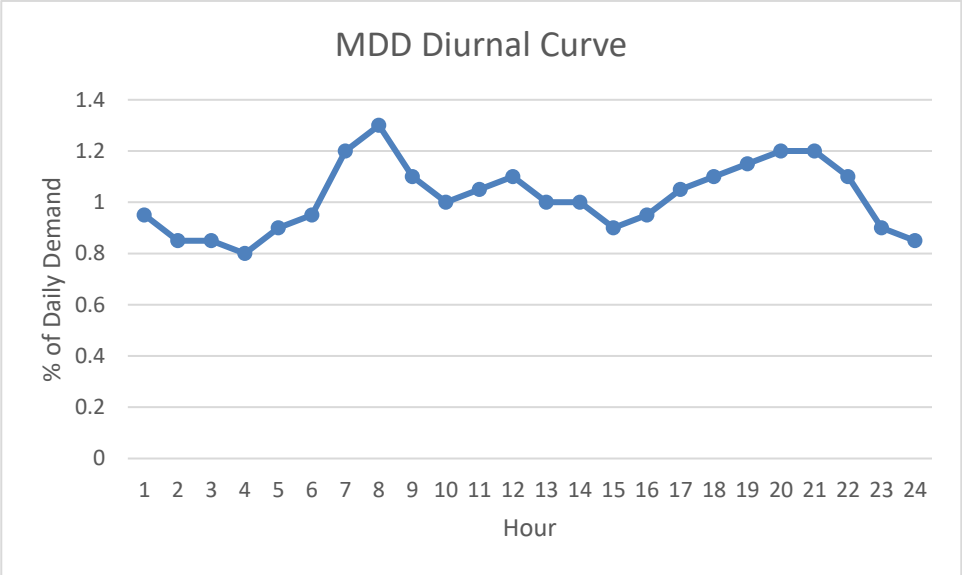


Figure 2 – MDD Diurnal Curve



2.3 Existing System Available Flow for Fire Protection

Designing a water system to provide adequate fire protection is an important consideration. Adequately sized watermain is an important consideration to supply desired fire flows. Guidelines for determining fire flow requirements are provided by the ISO. ISO is the insurance service organization responsible for evaluating and classifying municipalities for fire insurance rating purposes. Available fire flow for fire protection (fire flow) in this report is defined as the flow capacity at a point in the water distribution system which causes the pressure to fall to 20 psi (residual pressure). A map of the fire flow analysis for the distribution system under a maximum day demand is shown in Figure 8 in Appendix B. Note that the fire flow analysis for the

distribution system was done for junctions (watermain intersections and at dead-ends) instead of hydrants, so the fire protection in some areas may be better than shown as a hydrant may be nearby on a larger sized watermain. In general, low fire flows occur where normal pressures are already low, and in areas with small diameter watermains, or in areas with older watermains. Dead-ends typically have noticeably weaker fire flows than looped watermain as well.

To determine if the water system is deficient in available fire flow, a basis for fire protection must be established. For planning purposes, the minimum fire protection requirement can be based on land use according to Table 4.

Table 4 – Minimum Fire Flows

Land Use	Flow (gpm)
Park	500
Single-Family	1,000
R-1 Low-Density Single Family	1,000
Two-Family	1,000
Multi-Family	1,500
High-Density Multi-Family	1,500
Service Office	1,500
Community Commercial	2,500
General Commercial	2,500
Industrial	3,500
Mixed Use-Neighborhood	2,000
Mixed Use-Community	2,000
Mixed Use-Regional	2,000

In general, the City is well protected with over 98% of the distribution system having fire flows of 1,500 gpm or higher. When comparing available fire flows with the City's existing land use map there are a few areas where the available fire flow may be deficient. Specifically, a small industrial land use area north of Highway 10 and south of the southern dead-end of Jaspar Street NW, as well as the dead-end of 142nd Lane NW in the southeastern part of the City.

2.4 Existing System 24-Hour Simulation – Treatment Plant

Similar to the existing system 24-Hour simulation, a 24-hour extended period simulation was run for ADD and MDD demands to model how the existing system performs in terms of pressure, velocity, and tank levels with a treatment plant as the sole source of water. With a single source versus wells spaced throughout town, the worry is that the furthest points from the treatment plant may experience lower pressures due to headloss through the distribution system. An ADD of 1.72 MGD and a MDD of 4.7 MGD were assumed.

Figures 9-10 in Appendix B show the operation of the treatment plant high service pumps and towers for both demand scenarios, and Figures 11-12 in Appendix B show the minimum pressures for both demands scenarios. Pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios, and at no point did the pressure drop below 50 psi during both demand scenarios, and at no point did velocities exceed 5 feet per

second. Modeling of both demand scenarios show that the existing system performs very well with a treatment plant as the sole source of water.

2.5 2040 System 24-Hour Simulation

By 2040, Ramsey's estimated average day demand is expected to increase to 3.5 MGD, and the maximum day demand is expected to increase to 10.3 MGD. With this increased demand, it is important to ensure that the distribution system and storage facilities are adequately sized to meet the future demand. The storage capacity of the current water system is 4 MG, which will still meet the Minnesota Department of Health's recommendation of having enough storage to meet or exceed the ADD, so additional storage will not be required through 2040.

Although it is impossible to know where future watermain will be required, future watermain was added and sized according to previous reports, which can be seen in Figures 15-16 in Appendix B. Future demands were allocated based on locations future pipes and future development areas.

Figures 13-14 in Appendix B show the operation of the treatment plant and towers for both demand scenarios, and Figures 15-16 in Appendix B show the minimum pressures for both demands scenarios of the 2040 24-hour simulation. Again, the pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios, and at no point did the pressure drop below 50 psi during the ADD scenario. Pressures did drop to as low as 37 psi during the MDD scenario in some areas in the future north development between 173rd Ave NW and 181st Ave NW due to the higher elevations, although this can be alleviated by keeping the towers at a higher level. Velocities were kept below 5 feet per second, although a short segment of 16" pipe on Bunker Lake Blvd NW approached around 5.5 feet per second during the MDD scenario for a short period of time, although this is not a concern.

2.6 Distribution Modeling Conclusions and Recommendations

Modeling of Ramsey's water system shows that it performs well currently and with a treatment plant now and in the future. If the City chooses to build a water treatment plant, raw watermain will be needed to bring the well water to the treatment plant. Currently there is raw watermain for bringing well water to the pumphouses, which can be utilized for the treatment plant, although additional and bigger sized raw watermain will be required. The raw watermain required is shown in Figure 1 in Appendix I and was assumed in the modeling. Of note, the 16" watermain along Bunker Lake Blvd NW should be used as finished watermain and was assumed to be in the modeling.

As the population grows, and thus the water demand, there are a few recommendations for improving the water system to be able to operate efficiently with 2040 demands. First, it is recommended that the 16" watermain along Bunker Lake Blvd NW be tied into the 12" watermain along E Town Center Drive. Modeling did not assume this, although it may be advantageous to do so beyond 2040 if the private well owners in the center of town go on city water. The models did assume that the 16" watermain along Bunker Lake Blvd NW ties into the 8" and 12" watermain along Rhinestone Street NW.

Second, with the proposed treatment plant location being on the west side of town, it may be beneficial depending on future demands to extend the 12" watermain along Armstrong Blvd NW to Bunker Lake Blvd, and to extend the 16" watermain along Bunker Lake Blvd NW to E Town

Center Drive. The extensions of those pipes was assumed in the 2040 modeling analysis and prevented additional pipes in the area from exceeding a velocity of 5 feet per second.

Third, as can be seen in Figure 19 in Appendix B, the water level in Tower 2 approached and stayed at an HGL of 1,033 feet. This was done by utilizing an altitude valve in the model for the tower. Due to Tower 2's close proximity to the treatment plant, there is a risk of the tower to overflow, especially during a MDD scenario, as the treatment plant pumps into the system to fill Tower 1. Because of this, an altitude may have to be installed in the future

3 Drinking Water Quality

The City of Ramsey's water is tested on a regular basis by the City and by Minnesota Department of Health (MDH). The following sections discuss Primary and Secondary test results for the City's wells and distribution system.

3.1 Primary Drinking Water Standards

Primary Standards are legally enforceable standards that public water suppliers are required to meet. Primary standards protect public health by regulating the levels of certain contaminants in public water supplies. The United States Environmental Protection Agency (US EPA) establishes maximum contaminant levels (MCLs) for primary standard constituents. Regulated constituents include microorganisms, disinfectants, disinfection byproducts, inorganic chemicals, organic chemicals and radionuclides. A few primary contaminants have been detected in Ramsey's water as shown on Table 5; however, the contaminants detected well below their respective MCLs.

Table 5 – Water Quality - Primary Drinking Water Standards

Contaminant	Highest Average or Highest Single Test Result	Range of Detected Test Results	MCL	90% of Results Were Less Than	EPA Action Level
Lead	-	-	-	1.9 ppb	90% of homes less than 15 ppb
Copper	-	-	-	0.82 ppm	90% of homes less than 1.3 ppm
Barium	0.11 ppm	-	2 ppm	-	-
Arsenic	1.49 ppb	-	10.4 ppb	-	-
2,4-D	0.03 ppb	-	70 ppb	-	-
Combined Radium	2.2 pCi/l	-	5.4 pCi/l	-	-
Total Trihalomethanes (TTHMs)	2.1 ppb	1.70 – 2.10 ppb	80 ppb	-	-
Total Chlorine	1.14 ppm	0.77 – 1.64 ppm	4.0 ppm	-	-
Fluoride	0.81 ppm	0.59 – 1.00 ppm	4.0 ppm	-	-

Notes: Data from Ramsey's Consumer Confidence Report

3.2 Manganese

According to the Minnesota Department of Health (MDH), too much manganese in drinking water can have negative health effects for babies under one year old. At high concentrations, manganese can also have negative health effects for children and adults. To protect bottle-fed infants, MDH recommends manganese levels of less than 0.100 mg/L. To protect children and adults, a manganese level of less than 0.300 mg/L is recommended. To ensure that all residents are protected, MDH has established a Health Based Value (HBV) for Manganese of 0.100 mg/L.

Manganese also has a secondary standard of 0.05 mg/L where levels above can cause color, staining, and taste issues.

Recently, manganese was included as a contaminant to be monitored under the Fourth Unregulated Contaminant Monitoring Rule (UCMR4), which is discussed in later in this chapter. The City of Ramsey conducted UCMR4 sampling in 2019 which included sampling for manganese. As shown in Table 6, Wells No. 1, 3, 4, and 8 tested above the MDH HBV. Due to the high levels of manganese, MDH has recommended to the City that they develop short-, mid-, and long-term plans to address the high levels. In response to the high levels, the City began using wells with the lowest levels of manganese, and when required to use more wells during higher demand times, the City developed a plan to mix the water from the low level wells with the

high-level wells. As a long-term plan, the City is in the process of determining the best option, but are considering:

- Mixing water from different wells to lower manganese wells;
- Drilling new drinking water wells;
- Installing City filtration systems;
- Constructing a water treatment plant; and
- Using water from neighboring municipal water systems.

Table 6 – Manganese in Ramsey Wells

Well	Manganese (mg/L)	MDH HBV (mg/L)
Well 1	**0.320**	0.100
Well 3	**0.229**	0.100
Well 4	**0.371**	0.100
Well 5	0.022	0.100
Well 6	0.023	0.100
Well 7	0.052	0.100
Well 8	**0.223**	0.100
Note: Well 2 used exclusively for irrigation		

3.3 Secondary Drinking Water Standards

Secondary Standards are non-enforceable guidelines for contaminants that cause aesthetic or cosmetic effects, such as taste, odor and color, and can cause problems with piping. The Secondary Standard for manganese is discussed in Section 3.2. Table 7 presents the iron and hardness data for Ramsey's wells.

Table 7 – Iron and Hardness in Ramsey Wells

Well	Iron (mg/L)	Hardness (mg/L $CaCO_3$)
Well 1	0.551	256
Well 3	0.529	280
Well 4	0.240	-
Well 5	0.801	-
Well 6	0.787	211
Well 7	0.818	225
Well 8	0.704	-

3.3.1 Iron

The secondary standard for iron is 0.3 mg/L where iron concentrations above the secondary standard can cause a rusty color to the water, sediment build-up, a metallic taste, and reddish or orange staining. As shown on Table 2, the drinking water from the Ramsey wells consistently

exceeds the Secondary Standard for iron with concentrations ranging from 0.240 mg/L to 0.818 mg/L.

3.3.2 Hardness

Hardness, which is a measurement of multivalent cations, such as calcium and magnesium, is an aesthetic issue due to its ability to cause scaling and build-up on fixtures, as well as its reaction with soaps producing a sticky and gummy deposit. Although not included as a secondary standard, water with a hardness above 120 mg/L as $CaCO_3$ is considered hard water.

As shown on Table 2, the drinking water from Ramsey's wells is considered hard with a hardness ranging from 211 mg/L to 280 mg/L.

3.4 Emerging Contaminants

The US EPA uses the Contaminant Candidate List (CCL) and the Unregulated Contaminant Monitoring Rule (UCMR) to screen potential contaminants for further regulation. The CCL and UCMR are discussed in the following sections.

3.4.1 Contaminant Candidate List

The US EPA maintains a Contaminant Candidate List (CCL) for contaminants that may need to be regulated, which is published every five years. The current CCL includes 97 chemicals or chemical groups and 12 microbiological contaminants and can be seen in Appendix C along with the other published CCLs. The list includes chemicals used in commerce, pesticides, biological toxins, disinfection byproducts, and waterborne pathogens. The contaminants on the list are not currently regulated by existing Primary drinking water standards. It should also be noted that the US EPA reviews existing regulated contaminants. If existing standards are modified, they are typically lowered (i.e. arsenic) and not raised.

3.4.2 Unregulated Contaminant Monitoring Rule

Along with the CCL, UCMR is used by the EPA to collect data for contaminants that are suspected to be present in drinking water, but do not have health-based standards set under SDWA. Occurrence data are then used to determine whether particular contaminants should be regulated in the interest of protecting public health. Monitoring under UCMR is conducted every five years for no more than 30 contaminants and is required for all community water systems over 10,000 people, and for a representative sample of systems with populations less than or equal to 10,000 people. Selection of contaminants to be monitored is determined through existing prioritization processes, including contaminants previously monitored under UCMR, and the CCL. Other contaminants of interest may also be chosen. Since the promulgation of UCMR, there have been four rounds of sampling with the fourth round (UCMR4) currently underway. Among the four rounds of UCMR sampling, some of the contaminants include:

- Pesticides
- Volatile Organic Compounds (VOCs)
- Synthetic Organic Compounds (SOCs)
- Metals
- Hormones
- Flame Retardants

- Perfluorinated Compounds (PFAS)
- Disinfection Byproducts
- Cyanotoxin Chemicals
- Other chemicals used in industrial and manufacturing practices

The majority of these contaminants are from anthropogenic, or human activity, sources, and thus necessitates the need to be vigilant in protecting City wells from pollution. As discussed further in Chapter 5, the City's wells are well protected from anthropogenic pollution, but continued safeguarding of the wells will be crucial in preventing a new contaminant in the City's drinking water supply that requires treatment.

Although it isn't possible to predict what contaminants will be regulated in the future, having flexibility in a treatment system is important to provide treatment options for possible future contaminations, new regulations for contaminants, and as testing abilities continue to improve.

4 Water Demand

Ramsey's average daily water demand from 2009 to 2019 ranged from 1.6 to 1.9 million gallons (MGD). The maximum daily demand, usually occurring during summer months due to lawn watering and other non-consumptive use, ranged from 4.1 to 5.5 MGD.

The projected annual average water demand for the City is expected to increase to 3.5 MGD and up to a projected daily maximum of 10.3 MGD in the year 2040. A list of future water projections from the City's Water Supply Plan is included below.

Table 8 – Projected Water Demands

Year	Projected Total Population	Projected Population Served	Projected Average Daily Demand (MGD)	Projected Maximum Daily Demand (MGD)
2020	27,550	13,921	1.8	5.3
2025	30,450	18,547	2.4	7.0
2030	33,350	22,987	3.0	8.7
2040	39,150	26,988	3.5	10.3

4.1 Adequacy of Existing Water Supply

As discussed in Section 1.2, if a centralized water treatment plant is constructed, Wells No. 1 and 2 would not initially be connected to the water treatment plant due to the significant expense required to extend trunk watermain to the water treatment plant. The existing firm capacity without considering Wells No. 1 and 2 is 4,850 gpm or 7.0 MGD. Table 8 predicts that Ramsey has sufficient firm capacity without Wells No. 1 and 2 through the year 2025. When maximum day demands reach 7.0 MGD, Ramsey should consider drilling another well.

By the year 2040, Ramsey will need 10.3 MGD in firm capacity. To provide this capacity without using Wells 1 and 2, an additional 3 wells will be needed by 2040 (assuming 850 gpm per well).

5 Groundwater Availability

The City of Ramsey currently utilizes groundwater as its exclusive source of drinking water. For planning purposes, the City needs to understand whether groundwater can continue to provide existing and future water demands.

5.1 Description of the Hydrogeological Setting

The following sections describe the hydrogeology (groundwater) in Ramsey.

5.1.1 Surficial Hydrogeological Setting

The surficial geology in the region is primarily associated with erosional and depositional glacial events during the Quaternary Period. Surficial aquifers throughout this region have highly variable aquifer properties. The Metropolitan Council classifies these as having a moderate to high water yield for potable use; however, it is often challenging to identify the locations for the most productive units with some areas providing little or no yield for water supply. Depending on the location, the presence of finer grained units that can act as confining layer will affect water recharge rates to these aquifers and limit the quantity of water these aquifers can supply. Surficial aquifers are often the first aquifer to be recharged and thus can be more vulnerable to contamination. Therefore, the overall water quantity and quality is described by the Metropolitan Council as variable.

5.1.2 Bedrock Hydrogeologic Setting

The bedrock underlying the City of Ramsey and surrounding areas consists of Precambrian to Ordovician age Paleozoic sedimentary strata overlying Precambrian age basement rock. While variation and extent of bedrock aquifers occur, in general five regional aquifers are described and support much of the potable water for the Twin Cities region, from oldest to youngest: (1) Mt Simon-Hinckley (2) Tunnel City-Wonewoc (3) Prairie du Chien-Jordan (4) St. Peter, and (5) Quaternary aquifers. These aquifers are hydrologically disconnected by a variety of interbedded confining layers. Regional aquifers can also be subdivided further; for example, the Tunnel City-Wonewoc Aquifer maybe be hydraulically disconnected if the Lone Rock Formation (of the Tunnel City Group) acts as a confining unit. Primary lithology, and hydrogeologic designations are summarized in the table below, from oldest to youngest, for the area.

Table 9 – Bedrock Aquifers

Geologic Formation	Age	Primary Hydrogeologic Designation	Approximate Thickness	Primary Regional Lithology
Hinckley Sandstone	Pre-Cambrian	Aquifer	Not Available	Quartzose sandstone overlying the Precambrian bedrock
Mt Simon Sandstone	Middle Cambrian	Aquifer	~200 to 336 ft	Quartz sandstone that contains interbedded siltstone and very fine sand.
Eau Claire Formation	Middle to Upper Cambrian	Confining	~60 to 90 ft	Fine grained sandstone, siltstone and shale.
Wonewoc Sandstone	Upper Cambrian	Aquifer	~ 50 to 60 ft	Very fine to very coarse grained Sandstone.
Tunnel City Group	Upper Cambrian	Aquifer / Confining	~ 150 to 180 ft	Lower is massively bedded very fine to fine-grained sandstone; upper is coarse grained sandstone.
St Lawrence Formation	Upper Cambrian	Confining	~ 38 to 59 ft	Dolomitic siltstone with interbedded very fine-grained sandstone and shale.
Jordan Sandstone	Upper Cambrian	Aquifer	~ 85 to 100 ft	Upward sequence of fine to coarser grained sandstone.

Regionally other bedrock aquifers exist that are not listed above, the following are aquifers present within the City of Ramsey area. These aquifers are discussed in detail in the following sections. Throughout the City of Ramsey, The Tunnel City group is the uppermost Bedrock unit meaning the St Lawrence and Jordan Sandstone is only sparsely present. Above these Bedrock units are unconsolidated sediment discussed in sections above.

5.1.2.1 Jordan Aquifer

The Jordan Aquifer is generally considered to be hydrologically connected to the Prairie Du Chien Unit. However, as evident from the geologic bedrock map (Figure 2 in Appendix D) the Prairie Du Chien Unit was either not deposited or has been entirely eroded through much of this area. The thickness and presence of this aquifer through this area is scarce and laterally disconnected. Where present, Within the City of Ramsey, the Jordan Sandstone thickness is minimal at around 20-30 feet and appears heavily eroded. Quaternary deposits directly overlay this unit and the Jordan Sandstone is likely recharged by these deposits.

5.1.2.2 Wonewoc / Tunnel City Group

The Tunnel City Group and the underlying Wonewoc Sandstone (formerly known as the Franconia-Ironton-Galesville Aquifer) supply water for much of the Northwest Metro region. Presence and thickness of the Tunnel City is depicted on Figure 6 in Appendix D, and for the Wonewoc on Figure 8 in Appendix D. Areas where the Aquifer is not present primarily occur within bedrock valleys where previous streams and surface water features carved away the bedrock unit. A large unconformity of the Wonewoc Sandstone is depicted within Anoka County where heavy erosion of this unit appears to have taken place prior to the deposition of the Tunnel City Aquifer. This area is depicted where the Wonewoc aquifer thickness thins or is not present

(Figure 8 in Appendix D). Potentiometric surfaces of this units are depicted on Figures 7 in Appendix D for the Tunnel City and Figure 9 in Appendix D for the Wonewoc Sandstone. Potentiometric surfaces were created by the Minnesota Geologic Survey and provide a rough estimate for water elevations for a proposed well within these units and their groundwater flow direction.

The Metropolitan Council generally describes the productivity of the Tunnel City – Wonewoc Aquifer as variable. Yields tend to be moderate to low with some of the highest yields reported where bedrock units are highly fractured.

5.1.2.3 Mt. Simon-Hinckley Aquifer

The Mount Simon-Hinckley Aquifer is generally described by the Metropolitan Council as a high to moderate yield aquifer. New high-capacity wells are generally not permitted by the Minnesota Department of Natural Resources as use has been restricted by Minnesota Law, therefore it is not discussed in this report in greater detail.

5.1.3 Ramsey Municipal Wells

The City of Ramsey wellfields are comprised of 8 wells. Wells 1 and 2 are located in the southeastern portion of city limits, while Wells 3 through 8 are located in the south-central portion of the City. The City of Ramsey currently receives all of its potable water from the Tunnel City-Wonewoc aquifer. The well locations are depicted on Figure 1 in Appendix D. These wells are detailed in the table below.

Table 10 – Ramsey Well Data

Well No.	Unique Well No.	Date Constructed	Aquifer	Total Depth (ft)	Casing Depth (ft)	Casing Diameter (in)
1	161441	1984	Tunnel City Group	323	243	14
2	416183	1987	Tunnel City Group	320	240	14
3	580306	1997	Tunnel City-Wonewoc	345	222	30 x 24
4	580313	1998	Tunnel City-Wonewoc	321	191	30 x 24
5	593672	2000	Tunnel City-Wonewoc	316	215	30 x 24
6	706840	2005	Tunnel City-Wonewoc	390	282	30 x 24
7	743832	2007	Tunnel City-Wonewoc	332	216	30 x 24
8	743833	2007	Tunnel City-Wonewoc	354	245	30 x 24

5.1.4 Daily Volume of Water Pumped

The Minnesota Department of Natural Resources (MnDNR) permits high-capacity wells and records total water use within wells deemed to be high capacity. All of the City of Ramsey wells are considered high-capacity wells with an approved MnDNR appropriation permit. All yearly water use is recorded within MnDNR's Water Permitting and reporting system (MPARS). Additionally, The City of Ramsey has an approved Water Supply Plan (Third Generation for 2018-2028).

The City of Ramsey currently preferentially utilizes wells from their south-central well field that includes wells 3 through 8. City Wells 1 and 2 are to the southeast of the primary well field and has a decreasing utilization rate. Well locations are depicted on Figure 1 in Appendix D.

As discussed in Section 4, the average daily water demand from 2007 to 2017 ranged from 1.62 to 1.92 million gallons (MGD). The maximum daily demand ranged from 4.1 to 5.5 MGD. The projected annual average water demand for the City is expected to increase to 3.5 MGD and up to a projected daily maximum of 10.2 MGD in the year 2040.

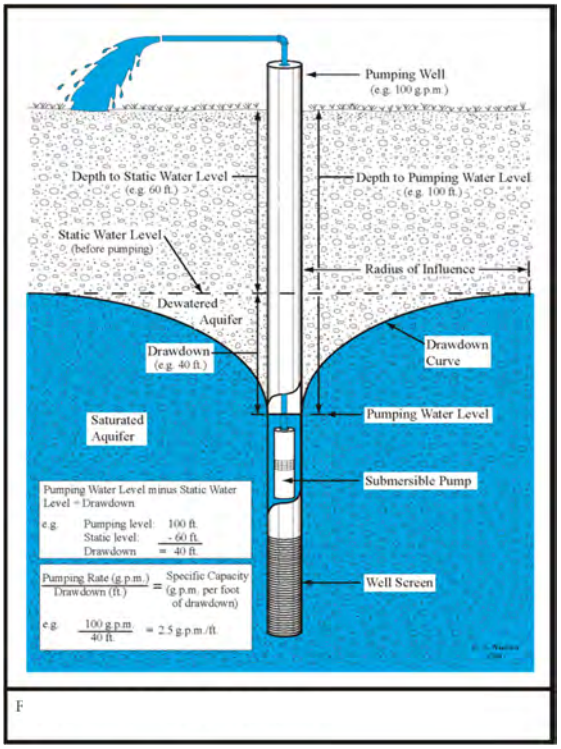
5.1.5 Aquifer Response to Well Pumping

Aquifer response to well pumping can be measured in many ways. The most common and observable measurement within a well is through measurement of the drawdown, or change in static water levels, and also through calculating the well specific capacity. These measurements help to quantify water use within a well. As a well continues to pump it creates a radius of influence where nearby water is drawn down into what is called a cone of depression. This correlates to well interference and can have a combining effect when multiple high capacity wells are pumping. These terms are discussed in the Minnesota Department of Health publication, "A Guide to the Rules Relating to Wells and Borings" (Minnesota Rules, Chapter 4725). The adjacent image from the handbook describes this terminology. The following sections will discuss these terms in detail.

5.1.5.1 Well Drawdown

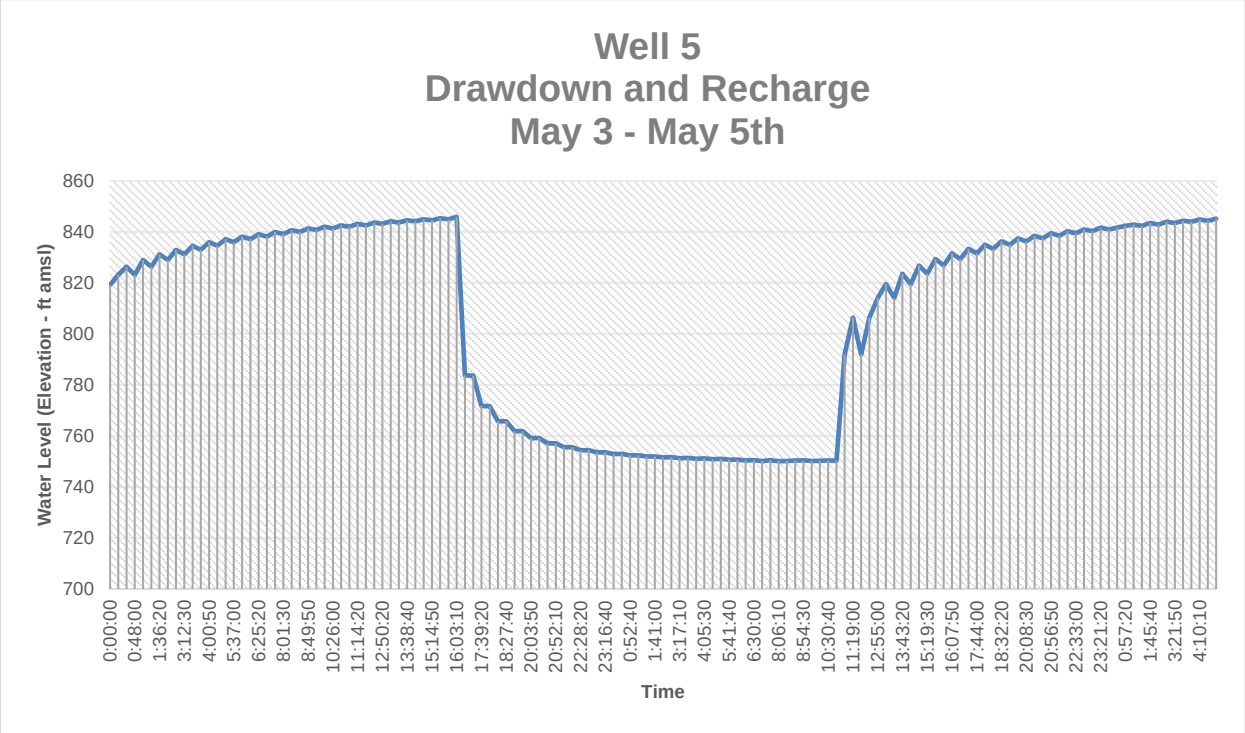
Well drawdown is the decrease of water from the baseline static water level. It can also be described as a decrease in water elevation, potentiometric surface, or water head. As a well is pumped, drawdown is induced by the removal of a volume of water from the aquifer. As the well continues to operate it can also create an area around the well where water is drawdown. This area of drawdown is known as a cone of depression or the area of Influence from a pumping well.

Figure 3 – Terms Relating to Well Performance



When a well discontinues pumping, water from surrounding aquifers will flow into the area and bring water levels back to static levels. Pumping temporary creates an area of low potentiometric water pressure, and when the well is shut off water will flow into the area to balance out that change in potentiometric surface. This is known as recharge, or recovery. The recovery period like the drawdown is determined by the hydrogeological properties of the aquifer. Drawdown observed in the City of Ramsey wells are typical for Twin Cities bedrock aquifers. The following chart depicts a drawdown and recover of Well 5 during a 2-day period starting May 3rd to May 5th in 2019.

Figure 4 – Well 5 Drawdown and Recharge



At the start of this period, Well 5 water levels were recovering to static at approximately 23 feet below ground surface. Pumping commenced at 15:15 on May 3rd and continued for the next 18 hours. Initial drawdown or instantaneous drawdown is depicted by the step increase in drawdown from 16:51 to 18:27. Water levels over this period fell 80 feet. Water levels over the following 18 hours decreased another 40 feet. The well ceased pumping at 10:30 on May 3rd and recharge to the aquifer took 17 hours to return to static water levels.

Current well pumping and rates of recharge appear good with the aquifer being able to recharge water to static in a relatively low period of time.

5.1.5.2 Well Drawdown and Available Head

Water levels from the source water aquifer, the Tunnel City-Wonewoc Aquifer, are much higher than the topographic elevation of the top of bedrock. This scenario is known as a confined aquifer, where the potentiometric surface, or water head, is higher than the topographic location of the aquifer.

Presently, water quantity throughout the region is good and there are no regulations actively being enforced on pumping levels within a well. Well interference and long-term groundwater trends through pumping/drawdown is conducted on a case by case basis by the Minnesota DNR if a problem arises.

Typically, it is not a good idea to drawdown water levels in a confined aquifer below the top of bedrock as it can introduce oxygen into the formation. Additionally, water levels should stay sufficiently above the specifications of the water pump design.

For confined aquifers, the Minnesota DNR has established a two-tiered aquifer protection threshold system to ensure the long-term viability of the pumped aquifer and to prevent exceedance of the aquifer safe yield as defined by MN Rule 6115.0630 Definitions Subps.15 and 16. These thresholds allow for appropriation from the aquifer but establishes minimum water level elevations to be maintained as a safeguard to protect the structural integrity of the aquifer itself. Threshold elevations are set in observation wells completed in the source aquifer and not pumped wells.

- The first threshold is set at an elevation that is 50% of the pre-pumping available head above the top of the aquifer. If water levels drop to the 50% threshold, pumping will need to be evaluated and a possible reduction in rate and volume may be required.
- The second is a water level elevation associated with 25% of the pre-pumping available head above the aquifer. At the 25% threshold, pumping would need to cease to prevent exceeding the safe yield for the artesian aquifer.
- If more than one aquifer is impacted by pumping, then thresholds are set similarly in the other aquifers.

The table below depicts the static water level and the approximate available head above top of aquifer in the City of Ramsey's current municipal wells taking account the Minnesota DNR 50% and 25% thresholds.

Table 11 – Drawdown in Ramsey Wells

Well No.	Unique Well No.	Total Depth (ft)	Casing Depth (ft)	Static Water Level Depth (ft)	Approximate Drawdown to Top of Aquifer (ft)	Approximate Drawdown to 50% threshold (ft)	Approximate Drawdown to 25% threshold (ft)
1	161441	323	243	9.5	233.5	116.75	175.1
2	416183	320	240	9.5	230.5	115.25	172.8
3	580306	345	222	26	196	98	147
4	580313	321	191	18	173	86.5	129.7
5	593672	316	215	25	190	95	142.5
6	706840	390	282	37	245	122.5	183.7
7	743832	332	216	25	191	95.5	143.2
8	743833	354	245	15	230	115	172.5

These MnDNR threshold values are approximate as an observation well has to be established by the MnDNR for baseline water elevations; however, the table above provides an estimate for which the city should manage water levels.

5.1.5.3 Well Specific Capacity

Well specific capacity is the rate of pumping per unit of drawdown expected. This is generally expressed as gallons per minute (GPM) per foot of drawdown. All of the City of Ramsey wills experience a sharp initial displacement of water as the wells are turned on (as seen in Well 5 drawdown examples above). For the purpose of this report, this initial displacement was not considered in the calculations for Well Specific Capacity in order to give a more accurate depiction of how the aquifer will respond once stabilized to various pumping rates.

Well Specific Capacity for the City of Ramsey was determined to be approximately 30 to 40 GPM / ft after initial displacement. This indicates a 30 to 40 GPM increase in pumping rate will increase total drawdown by 1 foot. The Specific Capacity was established analyzing the following recent results from pumping.

5.1.6 Bedrock Hydrogeologic Sensitivity to Pollution

Water quality for bedrock aquifers are generally a function of recharge rates for water originating from surficial waters, or percolation from direct precipitation, that may carry contaminants. Aquifers generally flow from areas of high potentiometric conditions to areas of low potentiometric conditions which can be influenced by surface topography, bedrock topography, Well Influence, and the hydraulic properties of the geologic units.

The areas of higher potentiometric conditions often correspond to recharge areas or where water enters the aquifer and, as a result, are the most susceptible to distributing such contamination to the bedrock aquifer. Recharge areas may have variable recharge rates and may even decrease because of the properties of the material in which it flows. Confining units, formations primarily made up of fine-grained material, reduce groundwater flow rates and provide more geologic protection. Geologic protection can be described in categories as to how quickly water can percolate from the surface to the bedrock from ‘Low’ to ‘High’.

Figure 4 in Appendix D depict bedrock protection ‘Geologic Sensitivity’ for Anoka County. While the majority of the bedrock aquifers exhibit a low geologic sensitivity, some areas are depicted with a high sensitivity. The areas of high sensitivity do not appear to correspond to specific bedrock geologic conditions. Instead, high sensitivity is more likely related to where confining units have been removed and where coarse-grained Quaternary sediment overlies the bedrock surface.

Figure 5 in Appendix D depicts tritium samples taken within the City of Ramsey. Tritium is a radioactive isotope of hydrogen that can be used to indicate water age. MDH classifies young (post-1953) water, as indicated by the presence of 1 TU or greater in the well water. Tritium results for these samples depict a mixed result. This mixed result reflects uncertainty about the pathway for young water (containing tritium) to reach the deeper bedrock aquifers. Although the presence of tritium may be the result of a compromised well casing allowing surface water seepage, conservatively, it is assumed that some pathways may exist.

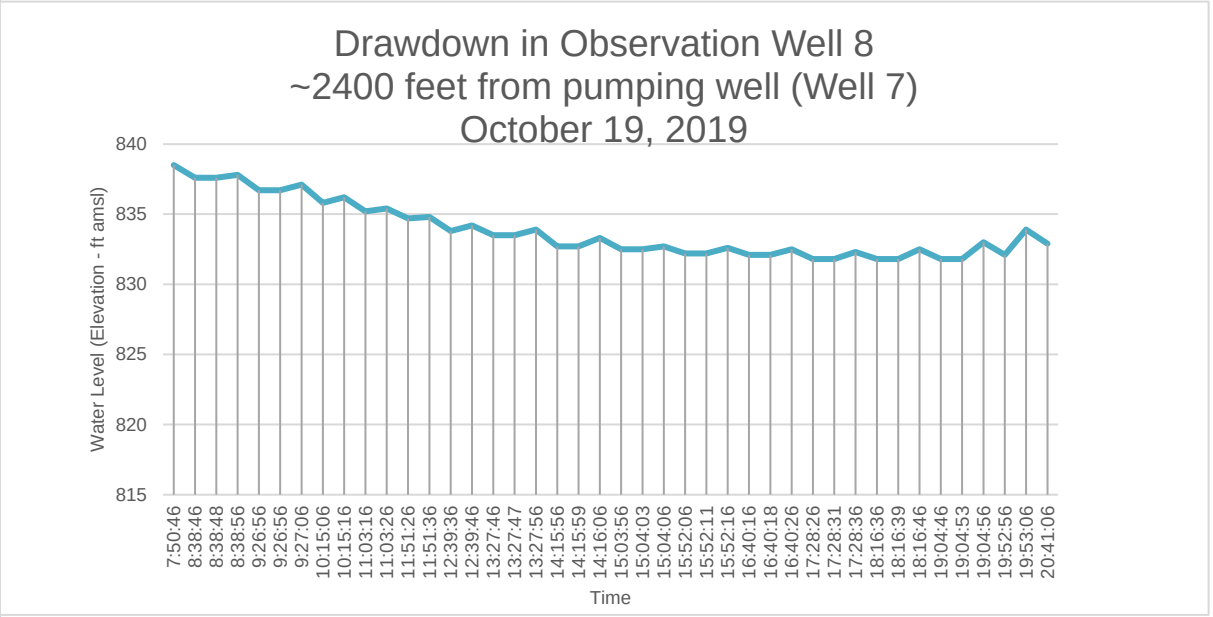
5.1.7 Well Spacing

Determining the proper spacing of wells in Artesian Aquifers is a balance of well drawdown, the ability of the surrounding formation to recharge, and further economic considerations (USGS 1961). In general, the farther apart high-capacity wells are from one another, the less mutual interference will occur on the wells. Additionally, the economics of well spacing needs to be weighed against the potential drawdown of the wells.

The USGS in 1961 developed a method utilizing the Theis equation for hydraulics to determine expected well drawdown and the surrounding cone of depression. Calculations using this equation were completed to understand the hydrogeology of this aquifer system.

The following example depicts drawdown in well 8 over the course of 12-hour period while well 7 was pumping at an Average of 800 GPM.

Figure 5 – Drawdown in Observation Well 8



During the course of Well 7 pumping, Well 8 at a distance of 2,400 feet observed approximately 6 to 9 feet of drawdown.

The Theis equation predicts a cone of depression approximately 2,448 feet from pumping well 7.

Theis Equation for the City of Ramsey		
Time =	0.5	days
Theis W(u) Function	0.752	unitless
Drawdown =	6	ft
Transmissivity =	11493	gpd/ft
Pumping Rate =	800	gpm
Theis u variable =	0.390	unitless
$r^2 = 4Ttu\ 4S$		
Storativity =	0.0002	unitless
Radius rounded for map	2400	ft

These results indicate that a single well pumping at current well field spacing does not induce mutual well interference. This 6-foot cone of depression is depicted on Figure 11.

However, complexities arise as present-day conditions see the use of 3 to 5 concurrent wells, and a 2040 demand increasing up to a projected 500% daily maximum demand. In order to model these scenarios and their resulting cone of depressions a groundwater model was developed.

5.1.8 Model

The groundwater flow and cone of depression calculation for the City of Ramsey were determined using an existing regional MODFLOW model that was developed by Barr Engineering Company for the Metropolitan Council (Metro Council, 2014). MODFLOW is a 3D, cell-centered, finite difference, saturated flow model developed by the U.S. Geological Survey (McDonald and Harbaugh, 1988; Harbaugh et al., 2000).

MODFLOW was developed by the United States Geological Survey and is publicly available. The specific software code used for this delineation was MODFLOW-2005 (Harbaugh, 2005). The program has been thoroughly documented, is widely used by consultants, government agencies, and researchers and consistently accepted in regulatory proceedings. MODFLOW is also an extremely versatile program capable of simulating groundwater flow in up to three dimensions while offering a variety of boundary condition options, confined or unconfined aquifer conditions and allowing for vertical discretization through the use of layering.

The Metro Model consists of nine layers that represent the major aquifers and aquitards within the seven-county metropolitan area. These layers represent, from top to bottom (youngest to oldest), the following units: (1) surficial aquifer of glacial deposits; (2) St. Peter Sandstone or Quaternary Buried Artesian Aquifer; (3) Prairie du Chien Group; (4) Jordan Sandstone; (5) St. Lawrence Formation (aquitard); (6) Tunnel City Group; (7) Wonewoc Aquifer, (8) Eau Claire Formation (aquitard); and (9) Mt. Simon Sandstone. The regional groundwater model was calibrated to steady-state water levels and river base flows. Model parameter development and error is discussed in the Metro Model report.

A local model limited to an approximate radius around the city limits was extracted from the regional seven-county model using telescopic mesh refinement with the Groundwater Vistas software. Constant and general head boundaries around the limits of the model along with wells, rivers and lakes, and infiltration, provided the model boundary conditions.

The model grid was refined around the City of Ramsey wells. Variable grid spacing was used, ranging from approximately 2 meters near the City of Ramsey wells to approximately 500 meters at the edge of the grid.

Prior to their use in the delineations, the following modifications were incorporated in the refined models:

- Local areas of modified horizontal conductivity were included in the model.
- The pumping rates for baseline (no pumping), maximum present-day use, and projected 2040 demand were inputted into scenarios of the model.

To determine the water contours of the aquifer and the resulting cone of depressions multiple model runs using multiple flow rates were inputted into the city wells. Baseline conditions were established creating a model that input no pumping from the City wells. This represents static aquifer water levels without influence of the City wells. Water elevations from this baseline condition is depicted on Figure 12 in Appendix D. The results from this model run are verified and match MnDNR hydrogeologic atlas potentiometric surface predictions depicted in Figure 7 and Figure 9 in Appendix D.

The second model run input pumping values from June 12, 2019 to predict the cone of depression caused from 8 hours of pumping 4 wells. The resulting head values from this model

were subtracted from the baseline model. Results from this calculation are shown in Figure 13 in Appendix D. This Figure depicts the cone of depression created on June 12, 2019. To check accuracy of the model results Well 3 a non-pumping observation well saw water levels drop approximate 12-15 feet from baseline conditions, essentially matching modeled results.

The third model run adjusted June 12, 2019 pumping wells to be increased to projected 2040 demand. The resulting cone of depression is depicted on Figure 14 in Appendix D. Results indicated almost double the drawdown depicted from the second model run. Well 3 was again input as a non-pumping observation well and would observe 40 feet of drawdown under these conditions.

5.1.8.1 Model Calibration

A qualitative evaluation of the calibration can be made by comparing the simulated potentiometric surface (Figure 12 in Appendix D) with observed water level targets obtained from the MWI database and Minnesota Department of Natural Resources Potentiometric Surfaces (Figure 7 and Figure 9 in Appendix D). Upon review, the calibrated flow model generally captures the major features of the groundwater flow system along with the elevation, shape, magnitude, and gradient of the MWI database observed flow field.

A quantitative measure by which to evaluate the success obtained during calibration is to compare the root mean square of the residuals (RMS) and the maximum observed head difference of the calibration dataset. The calibration dataset included water level information from wells in an approximate 16-mile radius of the city's wells. The root mean square residual of the calibration for layers 6 and 7 for the model was approximately 5.15 meters with a Normalized Root Mean Squared of 5.0 percent. It is noted that this error is less than the calibration target of 15 percent (Anderson et al., 2015).

5.2 Groundwater Modeling Conclusions

The Source water aquifer that the City of Ramsey currently utilizes is a deep-confined aquifer comprised of two geologic units, the Tunnel City and Wonewoc Aquifers. Throughout the region, numerous other unconsolidated and bedrock aquifers exist along with substantial surface water bodies such as the Mississippi River. Overall, the area surrounding the Twin Cities has substantial surface and groundwater resources to support present and long term portable water.

At present, there is no reason to assume that the current source water aquifer for the City of Ramsey will not be able to supply potable water for the foreseeable future. The City of Ramsey's source water aquifer and wells are able to meet present day demand and appear to have a noticeable but temporary radius of influence on the surrounding aquifer. The wells are able to support high pumping rates with specific capacity showing acceptable drawdown alongside the aquifer's ability to recharge to static levels within a day of pumping.

The City of Ramsey will need to balance water demand with drawdown to meet Minnesota Department of Natural Resources drawdown thresholds described in MN Rule 6115.0630 Definitions Subps.15 and 16. Two thresholds are in place and regulate that wells must not drawdown MnDNR assigned static water levels to within 50-percent and 25-percent to the top of aquifer. These threshold values are set by a MnDNR observation well and would typically be enforced if long term issues are observed. Thresholds for the City of Ramsey could become a concern if there is extended pumping within a single well or pumping by multiple wells in close proximity.

In summary, it is SEH's opinion that there is a 95% to 99% certainty that the source water aquifer for the City of Ramsey will continue to produce potable water to meet present and foreseeable future demands; however, the City of Ramsey should plan additional well sites to ensure static water levels remain sufficiently above top of aquifers to meet MnDNR thresholds.

Single well pumping for the City of Ramsey, as depicted by Well 5 in May, 2019 saw approximately 90 to 100 feet of temporary drawdown. This observed drawdown nears the MnDNR 50-percent threshold; however, the pumping extended multiple days and recharged within the same time period back to static levels. This supports the ability of the wells to supply continued water and ability to stay within prescribed State Statute.

A single well also creates a radius of influence drawing down adjacent water levels. The zone of influence for a single well was observed and modeled to be approximately two to three thousand feet, meaning that a single well pumping at approximately 800 feet will not cause a significant drawdown in another well. When multiple wells are being utilized such as under heavy day demand or under 2040 conditions the modeled and observed drawdown in nearby wells sees a substantial drop in static water levels from that of a single well pumping. Modeled drawdown during present heavy day conditions depict 30-40 feet of drawdown approximately 1,500 feet around the wellfield. After pumping stops, the aquifer will recharge to static levels within one or two days. In general, it appears new well sites should be spaced at least 1,500 to 2,000 feet away from existing wells to ensure a pumping scheme that gives the aquifer sufficient time to recharge.

Future well sites should attempt to balance the City's current economics, well spacing, and take into account the underlying geology. The City of Ramsey should continue to utilize the current source water aquifer for both a water quantity and a water quality standpoint. The source water aquifer is underneath protective "confining" units that appear to inhibit the influence of new water from brining contaminants to the City's wells and will likely produce consistent water quality unlikely unconfined sources such as surface water that may have a highly variable water quality.

Additional considerations for well Sites should take into account the thickness of the two hydrogeologic units that make up the source water aquifer. The Tunnel City aquifer is not as prolific an aquifer as the Wonewoc aquifer, meaning that the Wonewoc aquifer is a more economical source of water. Figure 15 in Appendix D depicts three potential well sites taking into account these issues. Well Site Area A has Tunnel City aquifer thickness ranging from 100 to 150 feet and Wonewoc thickness ranging from 45 to 60 feet. Well Site Area B has Tunnel City aquifer thickness ranging from 0 to 80 feet and Wonewoc thickness ranging from 35 to 100 feet. Well Site Area C has Tunnel City aquifer thickness ranging from 90 to 100 feet and Wonewoc thickness ranging from 15 to 35 feet. All of these sites have potential for potable water sources, but a test well will need to be installed to confirm their viability. As opportunities to investigate these well sites present themselves the City should consider these as potential well sites.

6 Regional Water Supply Study

Metropolitan Council Environmental Services in conjunction with the Cities of Ramsey, Dayton, Rogers, and Corcoran prepared a study in 2020 that looked at various options for a regional water system. SEH was the consulting engineer on the project. The *Northwest Metro Area Regional Water Supply System Study* (Study) evaluated four approaches to water supply:

- Approach 1: Regional Surface Water Treatment Plant
- Approach 2: Regional Lime Softening Groundwater Treatment Plant
- Approach 3: Regional Conjunctive Use System (Surface Water Augmented with Groundwater)
- Approach 4: Status Quo (communities construct individual lime softening groundwater treatment plants)

So that similar treated water qualities were being evaluated, Approach 2 and Approach 4 assumed that the communities would construct lime softening groundwater treatment plants. A potential driver ultimately requiring lime softened groundwater or the use of surface water is a chloride discharge limit in wastewater.

A finding in the report as it relates to surface water treatment in the vicinity of Ramsey was that *"The Mississippi River has sufficient water quantity to serve the Northwest Metro communities. The water quality in the Mississippi River appears to be acceptable for a conventional surface water treatment plant. St. Could, St. Paul, and Minneapolis utilize the Mississippi River as their source of drinking water."*

The capital cost of a surface water treatment plant is significantly higher than an iron and manganese groundwater treatment plant. Based on costs presented in the report, the project cost for a 10 MGD surface water treatment plant would be $50 million or more. In addition, the Operation and Maintenance costs of treating surface water is approximately twice as high as iron and manganese treatment.

It should be noted that a surface water treatment plant could provide softened water to the residents of Ramsey; whereas an iron and manganese treatment plant would not provide softened water. However, residents that are concerned about hard water are likely already softening their water with a home softener.

As of the preparation of this report, the Study was still in draft form. When the Study is complete, it will be available to the public on the MCES website. The citation for the report is: *Metropolitan Council. 2020. Northwest Metro Area Regional Water Supply System Study. Prepared by Short Elliott Hendrickson Inc. Metropolitan Council: Saint Paul*.

Because it has been demonstrated that Ramsey should have sufficient groundwater available to meet future demands, a surface water treatment plant is not recommended at this time. A potential Ramsey groundwater treatment plant will be located close enough to the Mississippi River that it could be converted to a surface water treatment plant in the future if it became necessary. It is recommended that surface water features be designed into a potential water treatment plant. The additional cost of the surface water features is approximately $250,000.

7 Water Treatment

To remove manganese, iron, or hardness from Ramsey's drinking water, a centralized water treatment plant should be constructed. Adding the necessary processes to treat the water supply at each pump house would not be cost-effective.

7.1 Current and Future Treatment Needs

Many of Ramsey's wells are high in manganese, which has necessitated a solution to reduce the levels due to its health concerns. Ramsey's water is also high in iron and hardness. Ramsey's water otherwise meets all of the primary and aesthetic drinking water standards.

Manganese and iron can be removed with oxidation and sand filtration as discussed in the pilot study in Appendix E. Hardness removal options are discussed in Section 7.5.

Future treatment requirements will depend upon the class of contaminant being treated. Volatile chemicals can typically be removed using an aerator (i.e. gasoline constituents, trichloroethylene [TCE], radon, hydrogen sulfide, etc.). Some organic chemical may be removed using granular activated carbon (potential taste and odor causing contaminants). It may also be possible to add chemical feed systems to remove new contaminants using sand filters (i.e. arsenic, radium). If it is not possible to remove the contaminants by volatilization, carbon filtration, or sand filtration, membrane filters could be necessary (i.e. reverse osmosis). It should be noted that sand filtration is typically required ahead of membrane filters because iron and manganese causes fouling on the membranes.

In addition to potential future contaminants, a water treatment plant could be designed with features that would allow it to be converted to a surface water treatment plant in the future. One of these features would be filter-to-waste piping and valves. Filter-to-waste piping is required for surface water treatment, but is not generally used with groundwater treatment.

Ultimately, having a treatment facility that is flexible and can be retrofitted to meet new potential requirements is very important.

7.2 Treatment Capacity

As discussed in Chapter 4, the maximum day demand ranged from 4.1 to 5.5. MGD in the last 10 years. While the overall maximum day water demand has been flat in the last 10 years, the maximum day demand nearly triples the average day demand. The projected 2040 maximum day water demand is 10.3 MGD.

The recommended capacity of a water treatment plant for Ramsey is 10 MGD under normal conditions with the ability to operate up to 15 MGD for shorter periods. This will allow the City to comfortably treat maximum days through 2040 and possibly beyond.

7.3 Manganese and Iron Removal Options

The most common and most cost effective option for manganese and iron removal is chemical oxidation followed by sand filtration. In groundwater, the manganese and iron ions are in solution. When a strong oxidant is added to the water, it converts the manganese and iron to filterable solids.

The oxidant that is added for iron oxidation is typically oxygen via aeration or chlorine. The chemical oxidant that is added for manganese oxidation is typically sodium permanganate. Chlorine is a less expensive chemical oxidant, but the reaction with manganese is too slow to be used in a filtration process. Options for gravity and pressure filtration are presented later in this chapter.

Other options for iron and manganese removal are chemical oxidation followed by membrane filtration or reverse osmosis. Both of these options are very expensive from a capital cost and operations and maintenance standpoint and are not being considered further.

7.4 Hardness Removal

Hardness in water is caused by excess calcium and magnesium ions in the water. Hard water causes scaling on fixtures and can plug pipes. Hardness can be removed from water on a municipal scale by lime softening or ion exchange softening.

7.4.1 Lime Softening

Lime softening involves adding lime to water to raise the pH to a point where the calcium carbonate is no longer soluble in the water. By forming calcium carbonate precipitate; the calcium can be removed by filtration. A lime softening water treatment plant requires sedimentation, clarification, and filtration and is very expensive. The capital cost of a lime softening water treatment facility for Ramsey could be as much as $50 million. The operation and maintenance (O&M) of a lime softening water treatment facility would also be significantly more than an iron and manganese removal water treatment facility. Higher O&M for a lime softening plant is due to a larger facility and more chemical processes. It should be noted that a lime softening water treatment plant would also remove manganese and iron, and would not require a separate treatment process.

Due to the high capital and O&M costs associated with a lime softening water treatment plant, it is not recommended for the City of Ramsey.

7.4.2 Ion Exchange Softening

Ion exchange softening involves exchanging calcium and magnesium ions for sodium ions with an ion exchange resin. This is exactly the same process that is used in a home water softener. To regenerate an ion exchange softener, the resin is flushed with a concentrated solution of brine. This regeneration process uses large quantities of salt. A municipal ion exchange water softening system treating 3.5 MGD (Ramsey's 2040 average day demand) would use as much as 6 tons of salt every day.

The capital cost of adding an ion exchange water softening treatment process to a new water treatment facility would be approximately $5 million. This cost would be in addition to an iron and manganese removal water treatment plant.

The operation cost for salt and wasted water for an ion exchange softening process is approximately $500 per million gallons of water treated. This is independent of whether it is done by the City or by a resident.

An ion-exchange softening process would add approximately 3 tons of chloride to the wastewater system which is ultimately discharged to the Mississippi River. While the MCES Metro Wastewater Treatment Plant currently meets its discharge limits, chlorides have received more regulatory scrutiny recently. Operating a municipal scale ion exchange softening process may become less feasible in the future due to chlorides in wastewater. In addition, municipal scale ion exchange softening might not be considered environmentally responsible. Due to the higher operation and maintenance costs, potential future regulations, and environmental responsibility, an ion-exchange softening process is not recommended.

7.5 Pilot Study Results

A pilot study was performed by John Thom of SEH of Ramsey's water in January 2020. The Pilot Study Report is included in Appendix E. The objectives of the pilot study were to evaluate the effectiveness of detention time prior to filtration, and to determine the optimal filter media.

The pilot study found no significant difference between direct filtration and utilizing 30 minutes of detention time prior to filtration, and found no significant difference between the silica sand/anthracite and greensand/anthracite filter media. Because the manganese oxide coating on manganese greensand filters is helpful for manganese removal, greensand/anthracite filter media is recommended.

7.6 Filter Sizing

The required filter area is determined by dividing the nominal filtration capacity by a flux rate (filtration rate). Ten States Standards requires sand filtration rates from 2 to 4 gpm / ft^2. Because the required filtration capacity is 10 MGD under normal operating conditions, the facility will be designed for 10 MGD at 2 gpm / ft^2. Therefore, if 15 MGD is necessary for short periods of time, the filtration rate will still be in the acceptable range. With a capacity of 10 MGD and a filtration rate of 2 gpm / ft^2, it is necessary to have 3,200 ft^2 of filter media. To have reasonable backwash rates and operational flexibility, this will be broken into eight filters.

7.7 Operator Input

Ramsey operators and City Staff toured existing water treatment plants in Andover and Brooklyn Center as part of this feasibility study. Operator feedback from the tours was gathered and incorporated into the building layouts discussed in the following sections.

7.8 Treatment Alternative 1 - Gravity Filter Layout

7.8.1 General

In an iron and manganese gravity filtration system, water to be filtered is pumped, under low pressure, to the treatment facility where it flows by gravity through the various treatment processes. Following the oxidation process, the water flows through the filter cells from top to bottom. As the water passes through the filter media, the insoluble particles of iron and manganese are removed.

As more and more water is filtered, the restriction to flow, created by the accumulation of iron and manganese solids on the media, steadily increases. In a gravity facility, this restriction to flow, called head, is measured in feet of water depth in the filter cells. As the solids accumulate, the depth of water in the filter cells increases. Due to the physical nature of a gravity filter, when the depth of water in a cell reaches its maximum designed head (high water level) backwashing is required. Failure to backwash at the proper time could result in the filter overflowing or poor effluent water quality being produced. Gravity filters are typically constructed of concrete or steel. Steel filters are generally found in smaller water systems. Because of the large size of the filters required for Ramsey, steel filters are not being considered.

The advantages to gravity filtration systems are:

1. Gravity filters provide for more treatment options including aeration and detention without requiring another pumping step. If regulations change or the water becomes contaminated, additional treatment steps can be added to gravity filters.
2. Water from the gravity filters does not go immediately into the distribution system. If problems with the filters occur or if sodium permanganate is overfed (causing pink water), operators have time to react and correct the problem.
3. Gravity filters are open to view and access. This is advantageous in that it enhances the observation, operation and maintenance of the filter functions and components.
4. Gravity filtration systems have a greater amount of flexibility with less disruption during normal maintenance procedures.

The disadvantages to gravity filtration systems are:

1. The facilities tend to have more capital cost than pressure type facilities.
2. Typically requires the facility to be constructed on two floor levels.
3. Provides for less available headloss than pressure facilities which can result in shorter filter run times. Shorter filter run times result in more backwashing which takes a filter out of service.

7.8.2 Building Layout/General Sequence

Gravity filter building layouts are included in Appendix F. The chemical rooms are located on the east side of the building, with exterior doors accessible for deliveries. The electrical, mechanical, high service pump room, and generator rooms are located in close proximity to each other to allow for short conduit runs to motor controls.

The gravity filter layout occurs on two levels to allow for filter height to provide head for the filtering process. The raw water enters the building through the high service pump room where chlorine and potassium permanganate are added. The water travels through the filters by gravity to the clearwell. The water travels from the clearwell to the high service pump chamber where it is pumped into the distribution system. Fluoride, chlorine, and phosphate will be added to the finished water.

7.8.3 Main Level

7.8.3.1 Chemical Rooms

Chemical rooms are clustered on the east side of the building with exterior doors to allow easy access for chemical deliveries. It is expected that chemical rooms will be required for chlorine gas, sodium permanganate, fluoride, phosphate, and possibly polymer to aid in backwash settling.

7.8.3.2 High Service Pump Room

The high service pump room contains the pumps that pump treated water from the clearwell into the distribution system. Because most of the electrical load is located in the high service pump room, it is in close proximity to the electrical room and generator room.

7.8.3.3 Electrical Room

The electrical room contains the motor control equipment and electrical panels. The location of this room in close proximity to the high service pump room, mechanical room, and generator room provide for short conduit and wire runs.

7.8.3.4 Mechanical Room

This room contains the make-up air, dehumidification, and HVAC equipment. The location of this room on an outside wall provides space for air louvers.

7.8.3.5 Blower Room

The blower room contains the filter backwash blower. The backwash blower provides air which is used to help clean the filter media during a backwash.

7.8.3.6 Office/Control Room/Lab

An office/control room/lab is provided for operators to have a SCADA computer to monitor and control the water system. A lab sink and desktop analyzer will be provided to allow operators to monitor water quality. The office is located in the front of the building next to the entrance, and has lots of windows for natural light.

7.8.3.7 Generator Room

A standby generator will be located in the generator room. The generator is capable of running the water treatment plant in the event of a power outage or possibly for peak shaving (peak shaving requires additional emissions compliance). The service entrance and automatic transfer switch are located in this room. Two exterior walls are provided for intake and exhaust louvers.

7.8.4 Upper Level

The upper level is depicted on the Upper Level Floor Plan in Appendix F. The upper level consists of filters and walkways. Windows will be provided in the filter room to allow for natural lighting. Walkways will be provided around the filters to allow the plant operator to inspect the operating conditions of the filters. Control panels (fixed or mobile) will be provided to allow the operators to manually initiate backwashes from the upper level.

7.8.5 Clearwell

A clearwell is located adjacent to the gravity filter treatment facility. The clearwell provides storage and operational flexibility (the box shown on Figure 1A in Appendix F represents 1 million gallons of underground storage). This storage is necessary to (1) maintain a volume of water for backwashing filter cells, (2) to provide the flexibility to treat water at a rate different than the raw water pumping rate, and (3) to provide additional storage for the distribution system.

To provide operational flexibility and to supplement system storage, a 1 million gallon clearwell is the minimum size recommended.

7.9 Treatment Alternative 2 – Pressure Filter Layout

7.9.1 General

In an iron and manganese pressure filtration system, water to be filtered is pumped directly to, and through, the facility's components under pressure. Oxidation occurs inside the pipelines and filter vessels upstream of the filter media. Following the oxidation process, the water flows through the filter vessels from top to bottom. As the water passes through the filter media, the insoluble particles of iron and manganese are removed from the flow.

As more and more water is filtered, the restriction to flow, created by the accumulation of iron and manganese solids on the media, steadily increases. In a pressure facility, this restriction to flow, called head, is measured in pounds per square inch (psi). As the solids accumulate, the headloss, or difference in pressures between the top and bottom sides of the filter media, increases. Due to the design and construction of pressure filters, headloss can be driven as high as 15 psi, although 5 to 6 psi is the preferred upper limit to ensure water quality.

The advantages to pressure filtration systems are:

1. The facilities tend to have less capital cost than gravity facilities.
2. Plants are typically constructed on one floor level.
3. Provide for greater available headloss than gravity facilities which can result in longer filter run times than a comparably sized gravity facility. Longer filter run times require less backwashing which keeps a filter in service longer.

The disadvantages to pressure filtration systems are:

1. Pressure filter systems have less ability to add additional treatment processes (aeration, detention) if regulations or water quality changes.
2. Closed from view and difficult to access internally. This prevents observation of the systems operation. Condition of the filter media and flow distribution during a backwash cycle cannot be readily monitored.
3. Pressure filters are constructed out of steel and require periodic blasting and painting.
4. Inspection of the pressure filters requires entry into a confined space which is a safety hazard.

7.9.2 Building Layout/General Sequence

Pressure filter building layouts are included in Appendix G. The chemical rooms are located on the east side of the building, with exterior doors accessible for deliveries. The electrical, mechanical, and generator rooms are located in close proximity to each other to allow for short conduit runs and motor controls.

The pressure filter layout occurs on one level. The raw water enters the building in pressure pipe and chlorine and permanganate are added. The water goes directly through the filters under pressure where the iron and manganese are removed. Fluoride, chlorine, and phosphate will be added to the finished water.

7.9.3 Main Level

7.9.3.1 Chemical Rooms

Chemical rooms are clustered on the east side of the building with exterior doors to allow easy access for chemical deliveries. It is expected that chemical rooms will be required for chlorine gas, sodium permanganate, fluoride, phosphate, and possibly polymer to aid in backwash settling.

7.9.3.2 Electrical Room

The electrical room contains the motor control equipment and electrical panels. The location of this room in close proximity to the mechanical room and generator room provide for short conduit and wire runs.

7.9.3.3 Mechanical Room

This room contains the make-up air, dehumidification, and HVAC equipment. The location of this room on an outside wall provides space for air louvers.

7.9.3.4 Blower Room

The blower room contains the filter backwash blower. The backwash blower provides air which is used to help clean the filter media during a backwash.

7.9.3.5 Office/Control Room/Lab

An office/control room/lab is provided for operators to have a SCADA computer to monitor and control the water system. A lab sink and desktop analyzer will be provided to allow operators to monitor water quality. The office is located in the front of the building next to the entrance, and has lots of windows for natural light.

7.9.3.6 Generator Room

A standby generator will be located in the generator room. The generator is capable of running the water treatment plant in the event of a power outage or possibly for peak shaving (peak shaving requires additional emissions compliance). The service entrance and automatic transfer switch are located in this room. Two exterior walls are provided for intake and exhaust louvers.

7.10 Backwash Alternatives

Sand filters (gravity and pressure) require periodic backwashing to remove solids from the filters. Backwashing one of the filters (either gravity or pressure) will consume between 40,000 and 70,000 gallons of water. After a backwash, the solids are allowed to settle and the clear water is recycled back to the filters. This can be done with backwash tanks or lamella plate settlers as discussed below.

7.10.1 Backwash Alternative 1 – Backwash Tanks

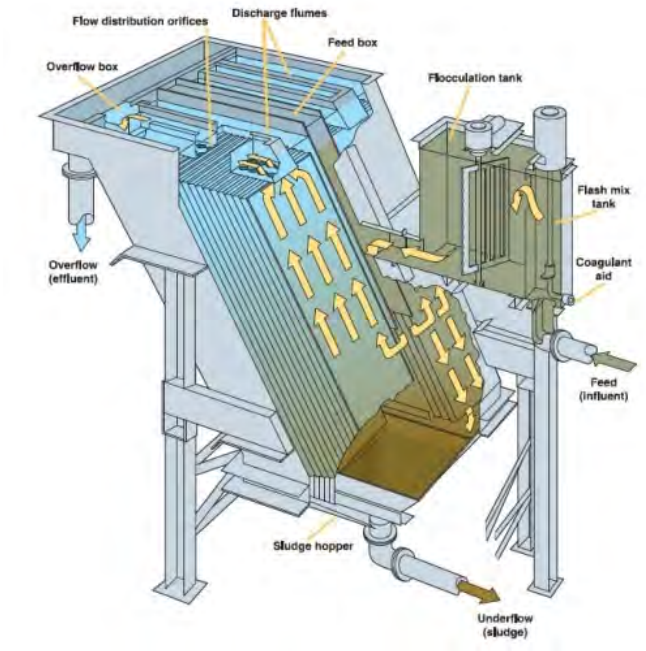
Backwash tanks simply involve discharging the backwash water to a tank where the water is allowed to settle for a period of time (typically 8 hours). Clear water is decanted from the backwash tank and recycled to the beginning of the treatment process. A backwash polymer may be utilized to increase settling efficiency.

To allow for more than one filter to be backwashed in one day, multiple backwash tanks are required. To provide for efficient operation, three backwash tanks are recommended.

7.10.2 Backwash Alternative 2 – Lamella Plate Settlers

Lamella settling is a process that receives continuous flow from the backwash tank, and provides high rate thickening of the sludge, and reclaims decanted clear water to the beginning of the treatment train. High rate inclined plate settlers typically thicken backwash sludge to approximately 0.5 to 1.5% solids prior to discharging to either a sludge storage tank for further thickening, or directly to the sanitary sewer.

Backwash waste water is pumped from the backwash tank directly into the gravity settler, alleviating settling time. A coagulant is added immediately, as the water flows through a flash mixer and into a flocculation tank. The coagulated sludge then flows into a series of inclined plates, the surfaces which collect the sludge and direct it to a sludge hopper. The clear effluent flows out the overflow and is recycled to the raw water. The inclined orientation of the plates allows for more surface area for the solids to settle upon, while limiting the total space taken up by the equipment.



As with treatment process equipment in general, redundancy is recommended so that in the event that one lamella settler is down, settling operations can continue seamlessly. Therefore, one single lamella settler is not recommended.

7.10.3 Backwash Alternative Comparison

The advantages of lamella plate settlers is that they do not require settling time prior to recycling the backwash water. This eliminates the need for batch processing of backwash water from backwash tanks and provide significant operational flexibility. Backwash tanks can dictate when and if a filter can be backwashed.

Lamella plate settlers waste between 60 and 900 gallons per million gallons of water treated, depending upon whether a sludge holding tank is utilized. Backwash tanks waste between 750 and 5,000 gallons of water per million gallons of water treated.

Because lamella plate settlers provide significantly more operational flexibility and waste less water, lamella plate settlers are recommended for Ramsey.

8 Architectural Design

The City of Ramsey's goal for the water treatment facility is to provide a building that fits with adjacent structures, includes cost effective sustainable design features, is operator friendly, and provides a civic presence to the public.

The water treatment functions of the building will be constructed of poured in-place concrete foundations with masonry, brick, and stone façade. A glass atrium is proposed as an architectural feature and to provide additional natural light. Architectural features from adjacent structures will be incorporated into the design.

For walls that are less visible to the public, cost-effective insulated load bearing precast wall panels will be use. The roof will be constructed of precast concrete double 'T's for the roof structure of the filter room which allows for a greater clear spans and more daylighting.

Sustainable architectural features will include natural daylighting throughout including the filter room, low maintenance poured-in-place and plant precast concrete structure and wall panels, building insulation which surpasses the current energy code. Rain gardens and low maintenance landscaping features can be included in the site design.

An architectural rendering that further demonstrates the design concept for the Fire Station Site is included in Appendix H. If the water treatment plant is constructed elsewhere the architectural treatments will be modified to fit with the adjacent structures.

9 Utility Space Needs Evaluation

City staff was solicited for additional space needs and features in the water treatment plant building in addition to the necessary filters and process rooms. The additional features requested in the building included a training room, and a separate laboratory. An optional 8,000 square foot garage is also included in some of the building layouts.

10 Water Treatment Plant Site Alternatives and Evaluation

Four alternatives for a new water treatment plant site were provided by the City. These alternatives include the Fire Station Site, Public Works Site, Water Shop Site, and Vacant City Property Site. These sites are shown on Figure 1 in Appendix I and are discussed below.

The watermain costs in the following sections assume that watermain is primarily installed within public utility easements, City-owned properties, or in County/City right-of-way next to roads, either in the boulevard or under paved trails.

The costs shown in this section are for purposes of comparing alternatives and do not contain contingency or indirect costs. The costs for the selected alternative are incorporated into the overall project costs presented in Section 12 where contingency and indirect costs are added.

10.1 Fire Station Site

The Fire Station Site is currently private property and would need to be acquired by the City. It was determined that a 3.2-acre site would be sufficient for the water treatment plant and a future

expansion to 20 MGD. Portions of the water treatment plant would be constructed on the existing City-owned Fire Station property. A water treatment plant layout for the Fire Station Site is shown on Figure 4 in Appendix I.

10.1.1 Raw Watermain and Costs – Fire Station Site

The raw watermain required to construct a water treatment plant at the Fire Station Site is shown on Figure 2 in Appendix I. The water main and site acquisition costs are included in Table 12. Because the Fire Station Site is remote from other City garage facilities, it is assumed that a water treatment plant garage is needed.

Table 12 – Fire Station Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	3950	$230	$908,500
24" Road Crossing (Armstrong and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
16" Raw Watermain (Bunker Lake Blvd) - Jacked Casing	LF	100	$425	$42,500
12" Raw Watermain	LF	1850	$125	$231,250
Land Purchase	LS	1	$750,000	$750,000
Garage	LS	1	$1,450,000	$1,450,000
			Total	**$3,592,250**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.2 Public Work Site

The City is in the process of constructing a new Public Works Facility on a 19.9-acre parcel shown on Figure 1 in Appendix I. The proposed water treatment plant site is a 3.5-acre portion in the northeast corner of the Public Works Site. The northwest corner of the Public Works Site will remain available for other uses or development as it offers the best visibility and has access to both 143rd Avenue and Jasper Street. In addition, constructing the water treatment plant in the northeast corner of the Public Works Site will allow the City to control access to the existing cemetery on the site. A water treatment plant layout for the Public Works Site is shown on Figure 5 in Appendix I.

10.2.1 Raw and Finished Watermain Costs – Public Works Site

The raw and finished watermain required to construct a water treatment plant at the Public Works Site is shown on Figure 3 in Appendix I. The watermain costs are included in Table 13. Because a new Public Works building is being constructed on the Public Work Site, it is assumed that a new garage is not needed with the water treatment plant.

Table 13 – Public Works Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	7300	$230	$1,679,000
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
			Total	**$3,424,750**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.3 Water Shop Site

The Water Shop Site for the water treatment plant is City-owned property on the west side of Jasper Street, across the street from the new Public Works Facility. The water treatment plant would require approximately 3.5 acres of land. The current City water operations shop is located on this site. Construction of the water treatment plant on the Water Shop Site would require demolition of the existing water operations shop and abandonment of 142nd Ave NW. A water treatment plant layout for the Water Shop Site is shown on Figure 6 in Appendix I.

10.3.1 Raw and Finished Watermain Costs – Water Shop Site

The raw and finished watermain required to construct a water treatment plant at the Water Shop Site is shown on Figure 3 in Appendix I. The water main costs are included in Table 14. Because a new Public Works building is being constructed across the street from the Water Shop Site, it is assumed that a new garage is not needed with the water treatment plant. Costs to demolish the existing water operations shop are not included in Table 14.

Table 14 – Water Shop Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	8627	$230	$1,984,210
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
			Total	**$3,729,960**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.4 Vacant City Property Site

The City owns a vacant 4.1-acre parcel located on the east side of Ramsey Blvd NW, west of the Public Works Site shown on Figure 1 in Appendix I. The 4.1-acre parcel would be sufficient to construct Ramsey's water treatment plant. A water treatment plant layout for the Vacant City Property Site is shown on Figure 7 in Appendix I.

10.4.1 Raw and Finished Watermain Costs – Vacant City Property Site

The raw and finished watermain required to construct a water treatment plant at the Vacant City Property Site is shown on Figure 3 in Appendix I. The water main and garage costs are included in Table 15. Because the Vacant City Property Site is not on or adjacent to the new Public Works Site, it is assumed that a garage is needed.

Table 15 – Vacant City Property Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	9288	$230	$2,136,240
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
Garage	LS	1	$1,450,000	$1,450,000
			Total	**$5,331,990**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.5 Water Treatment Plant Site Evaluation and Recommendation

The City had previously planned to locate a surface water treatment plant at the Fire Station site. Some of the raw watermain is in place and it is convenient for metering Well 8. However, the Fire Station site is remote from other Public Works facilities, would have operational inefficiencies, and would require building a garage. The Fire Station site would also require the City to purchase land. Due to the construction of the garage and purchasing land, the Fire Station site is more expensive than the Public Works site.

The Public Works site requires more new raw and finished watermain than the Fire Station site, but because it is on the site of the Public Works Facility that is currently under construction it would not require a garage and could share an emergency generator and security infrastructure with the Public Works Facility. Having multiple public works facilities on the same site also increases operational efficiencies. The Public Works Site is already owned by the City and doesn't require the purchase of private property. If a garage is not included with the water treatment plant, the Public Works Site is the least expensive option.

The Water Shop site requires more new raw and finished watermain than the Fire Station or Public Works sites. It also requires that the existing water operations shop be demolished and 142nd Ave NW be removed and abandoned. Because it is adjacent to the Public Works Site, a garage would not be necessary at the Water Shop Site. Due to the additional watermain and a reduced ability to share an emergency generator and security infrastructure, the Water Shop site is more expensive than the Public Works Site.

The Vacant City Property Site requires more new finished and raw watermain than the Water Shop Site, and more yet than the Public Works Site. In addition, the Vacant Property Site doesn't offer the ability to share an emergency generator or security infrastructure as the Public Works Site does, and doesn't offer operational efficiencies. A garage would also be necessary. The Vacant City Property Site is the most expensive of the four sites evaluated.

Table 16 – Alternate Site Cost Comparison

Alternate WTP Sites Considered	Cost[1]
Fire Station Site	$3,592,250
Public Works Site	$3,424,750
Water Shop Site	$3,729,960
Vacant Property Site	$5,331,990

[1] Costs are for comparison of alternatives and are not meant to represent full project costs.

In January of 2020, the City of Ramsey's Planning Commission, Economic Development Authority, and Public Works Committee all voted unanimously to recommend City Council approval to construct the water treatment plant on the Public Works site. Stall also recommends the Public Works Site because it offers the least expensive overall construction cost, and also offers the greatest operational efficiencies, which in turn will reduce future operational costs.

11 Impacts to Nearby Properties

The water treatment plant is proposed to be constructed on the new Public Works Site as shown on Figure 5 in Appendix I. The Public Works site is in an industrial area of Ramsey and will already be used for a municipal public works building. Opposition from the neighboring properties to a new water treatment plant is not anticipated.

Water treatment plants are quiet neighbors with relatively little traffic. A standby generator will be part of the water treatment plant project, but it is proposed to be located inside the building and will have sound attenuation. Sound complaints from neighbors are not anticipated.

The operators will visit the plant daily and chemical deliveries will likely be made approximately once per week. Construction complaints are not expected since the water treatment plant is in an industrial neighborhood.

12 Capital Cost Opinions

Feasibility level opinions of probable cost (OPC) broken down by construction category were prepared for the gravity and pressure filtration alternatives. A breakdown of these costs by

division are included in Appendix J. Tables 17 and 18 present the capital costs for the gravity and pressure filter treatment plants.

Table 17 – Capital Cost Opinion Summary
Gravity Filter Water Treatment Plant

Item	Cost
Water Treatment Plant:	$26,060,000
Construction Contingency (10%):	$2,606,000
Preliminary Construction Cost:	**$28,670,000**
Engineering/Construction Admin (12%)	$3,440,000
Legal/Admin (1%)	$287,000
Total Estimated Project Cost:	**$32,400,000**

Table 18 – Capital Cost Opinion Summary
Pressure Filter Water Treatment Plant

Item	Cost
Water Treatment Plant:	$24,766,000
Construction Contingency (10%):	$2,477,000
Preliminary Construction Cost:	**$27,240,000**
Engineering/Construction Admin (12%)	$3,268,800
Legal/Admin (1%)	$272,000
Total Estimated Project Cost:	**$30,780,000**

An optional 8,000 square foot garage could be added to either water treatment plant alternative for a project cost of approximately $1.64 million.

13 Life Cycle Cost Opinions

Life cycle costs represent the total cost of owning the treatment plants for 50 years and include capital cost, equipment replacement, labor, gas, chemicals, insurance, electricity, and annual equipment repair. Detailed life cycle cost tables are included in Appendix K.

The life cycle costs presented in Table 19 and Table 20 assume a 20-year financing period on the capital costs with 2% interest rates and 2.75% inflation.

Operating the water treatment plant is not anticipated to require additional Staff. While Staff will need to visit the plant on a daily basis to operate and maintain it, this time will generally be offset by the time Staff currently spends operating and maintaining the six municipal wells and three pump houses within The COR.

Table 19 – 50-Year Life Cycle Cost Summary
Gravity Filter Water Treatment Plant

Item	50-Year Life Cycle Cost	Annual Cost
Capital Project Costs	$32,400,000	$1,981,478
Equipment Replacement	$9,694,858	$308,522
Labor	$6,488,398	$110,000
Gas	$1,179,709	$20,000
Chemicals	$6,488,398	$110,000
Insurance	$1,769,563	$30,000
Electricity	$6,783,325	$115,000
Equipment Repair	$7,078,253	$120,000
Total 50 Year Life Cycle Cost	**$71,880,000**	

Table 20 – 50-Year Life Cycle Cost Summary
Pressure Filter Water Treatment Plant

Item	50-Year Life Cycle Cost	Annual Cost
Capital Project Costs	$30,780,000	$1,882,404
Equipment Replacement	$13,985,687	$445,069
Labor	$6,488,398	$110,000
Gas	$1,179,709	$20,000
Chemicals	$6,488,398	$110,000
Insurance	$589,854	$10,000
Electricity	$6,193,471	$105,000
Equipment Repair	$9,732,597	$165,000
Total 50 Year Life Cycle Cost	**$75,440,000**	

14 Alternative Evaluation & Recommendation

The two options for removing manganese from Ramsey's drinking water that have been evaluated include gravity filters and pressure filters.

The capital cost of the pressure filter treatment plant is slightly less than the gravity filter treatment plant ($30.8 million versus $32.4 million). However, the life cycle cost of the pressure filter treatment plant is more than the gravity filter treatment plant ($75.4 million versus $71.9 million). The pressure filter treatment plant has a higher life cycle cost due to the expense of painting and maintaining the steel filters; whereas concrete gravity filters require very little maintenance.

In addition to having lower life cycle costs, gravity filters have other advantages over pressure filters including:

- Gravity filters provide for more treatment options including aeration and detention without requiring another pumping step. If regulations change or the water becomes contaminated, additional treatment steps can more easily be added to gravity filters.
- Water from the gravity filters does not go immediately into the distribution system. If problems with the filters occur or if sodium permanganate is overfed (causing pink water), operators have time to react and correct the problem.
- Gravity filters are open to view and access. This enhances the observation, operation and maintenance of the filter functions and components.
- Gravity filtration systems have a greater amount of flexibility with less disruption during normal maintenance procedures.
- Gravity filters could potentially be converted from groundwater to surface water in the future if it became necessary.

A gravity filter treatment plant is the recommended alternative due to the advantages it offers at a comparable construction cost and reduced life-cycle cost.

15 Funding

Water treatment plant projects are commonly funded using general obligation bonds or loans and paid for using water rates. The following sections describe a low interest loan program and example grants opportunities. Another option would be to request bonding through the State.

15.1 Drinking Water Revolving Fund Loan

The Minnesota Drinking Water Revolving Fund (DWRF) loan program provides low interest loans to communities that qualify. DWRF loans typically have interest rates that are lower than other loans or bonds available to communities.

To qualify for a drinking water revolving fund loan, a proposal is written to place the project on the Project Priority List (PPL). The PPL ranks projects by factors including the type of project, a community's financial need, and primary contaminant exceedances. Once a City has a project on the PPL and intends to proceed with construction, the project is placed on the Intended Use Plan (IUP). Projects on the IUP are funded based upon their ranking. Not all projects on the IUP are funded.

Based upon Ramsey's financial status discussed in Section 16, the DWRF program may not be desirable based upon the fact that the City could likely receive a lower interest rate on its own, and due to the administrative requirements and loan restrictions.

15.2 Grants

Grants are available for some water projects but are most commonly given to communities that have a financial hardship. The City of Ramsey would likely not qualify.

One potential grant program that is not tied to financial need is the Clean Water Fund Grant administered through the Minnesota Board of Water and Soil Resources. Clean Water funds may only be spent to protect, enhance, and restore water quality in lakes, rivers, and streams and to protect groundwater from degradation. A total of $2,158,000 in grants was

awarded in FY2020 for 10 projects related to source water protection. All of the recipient organizations were counties, watershed districts, or conservation districts.

A smaller grant opportunity through the Clean Water Fund is a Source Water Protection grant that is administered through the Minnesota Department of Health. A Source Water Protection Grant is typically tied to a goal in a Community's Wellhead Protection Plan. A Source Water Protection Grant has a maximum value of $10,000.

16 Effect on Water Rates

The City of Ramsey currently has a minimum quarterly water rate of $42.15. This rate covers the first 15,000 gallons of water used per quarter. After the first 15,000, the cost per 1,000 of water used gets progressively more expensive. This is referred to as a conservation water rate because it discourages the use of more water.

According to the Ramsey Finance Director, the City of Ramsey has approximately $25 million set aside for a water treatment plant project, which was collected from Municipal water users for this specific purpose. The City of Ramsey currently raises its water rates 2.5% per year. If the City were to bond for the remainder of the water treatment plant project costs, the City would need to explore water rate impacts. For instance, if water rates were raised at a rate of 5% per year for 4 years, the resulting minimum quarterly rate in 2025 would be $51.23. This could also pay for additional operation and maintenance costs.

17 Public Involvement

Having informed and engaged residents is important to the success of a major municipal project. To engage residents, the following public involvement activities are recommended:

- Publish information describing the water issues and proposed water treatment plant project on the City's website in March 2020, and in the March-April edition of the Ramsey Resident.
- Send information mailers to residents in March 2020 describing the water issues and proposed water treatment plant project. Consider including discussion about municipal scale water softening, the respective costs to the public, and the fact that many people already own in-home water softeners.

18 Schedule

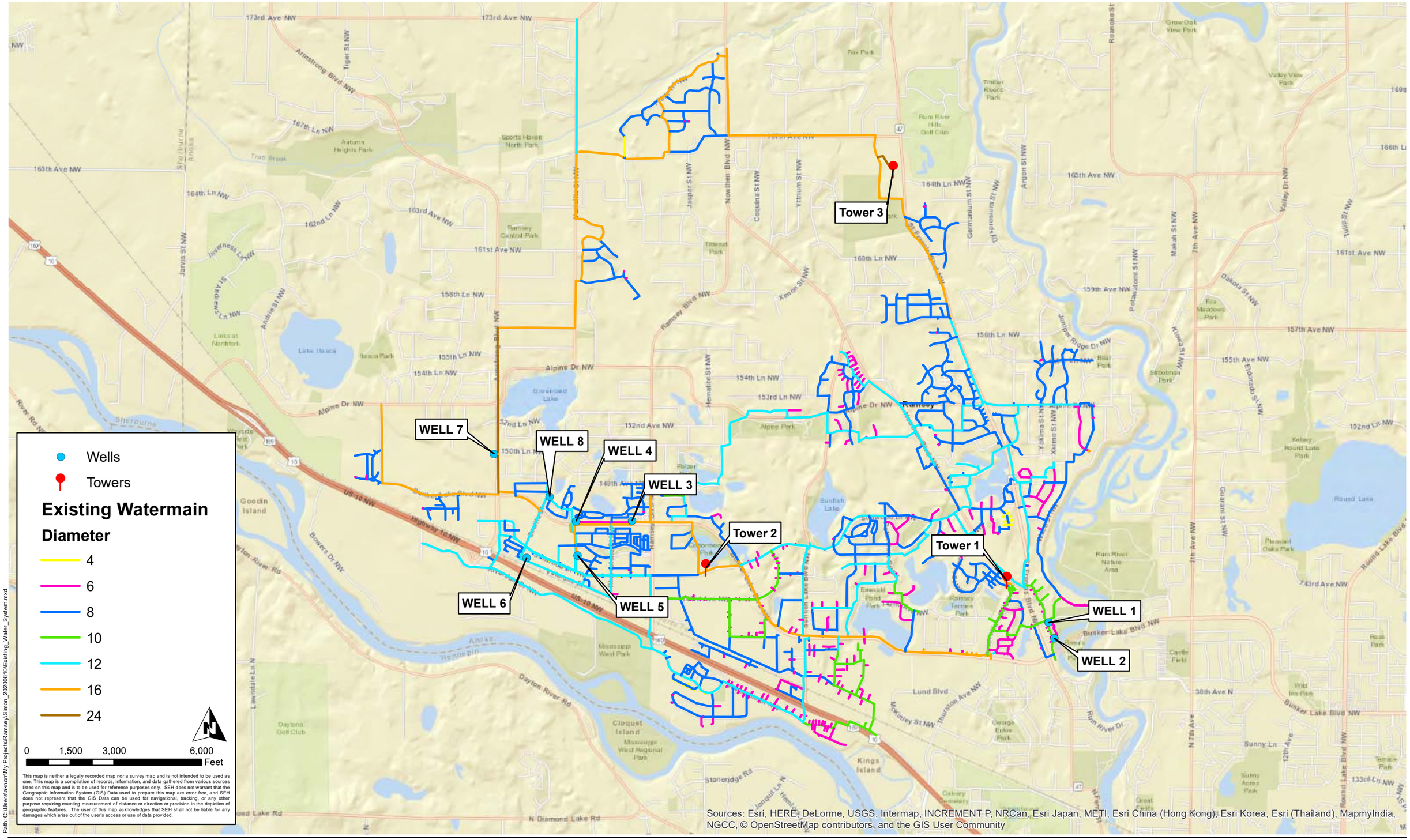
If the City elects to proceed with a water treatment plant project, the proposed project schedule could be as follows:

Item	Completion Date
Public Involvement	March 2021 – April 2021
Preparation of Plans	May 2021 – September 2021
Ad for Bid	October 2021
Bid Opening	November 2021
Construction Start	December 2021
Construction Complete	June 2023

However, Anoka County is planning “interim” improvements to Bunker Lake Boulevard between Armstrong Boulevard and Sunfish Lake Boulevard in 2021 to improve operations and safety in anticipation of traffic volumes doubling while planned improvements to Highway 10 are constructed between 2022 and 2025. Therefore, to construct the raw and finished watermain associated with the water treatment plant project as cost-effectively as possible, plans and specifications for the raw and finished watermain improvements are recommended to be prepared and bid in conjunction with Anoka County’s proposed improvements to Bunker Lake Boulevard.

Appendix A

Existing Water System Map



Path: C:\Users\aknorr\My Projects\Ramsey\Simon_20200610\Existing_Water_System.mxd

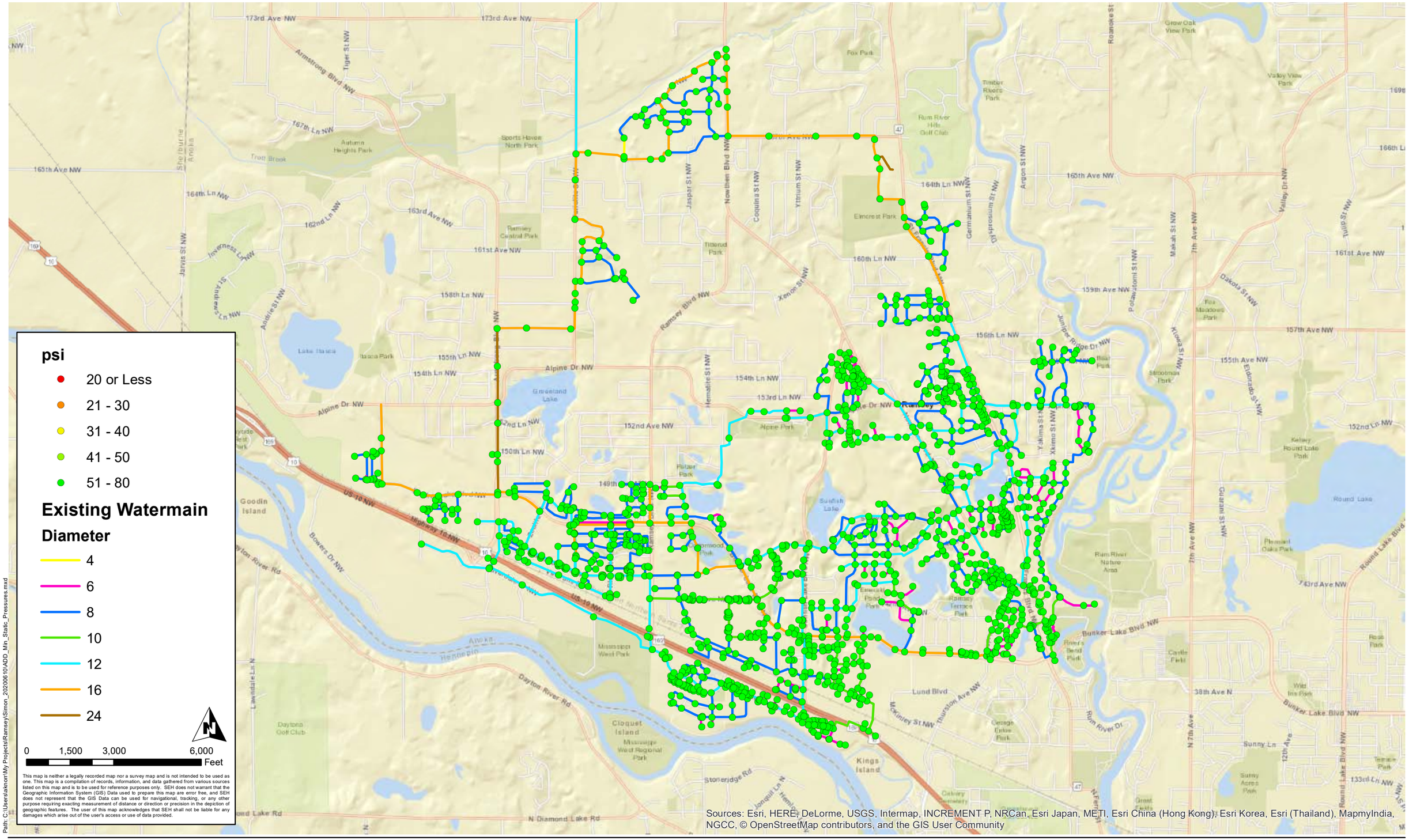
Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING WATER SYSTEM
Ramsey, Minnesota

FIGURE 1
Existing Water System

Appendix B

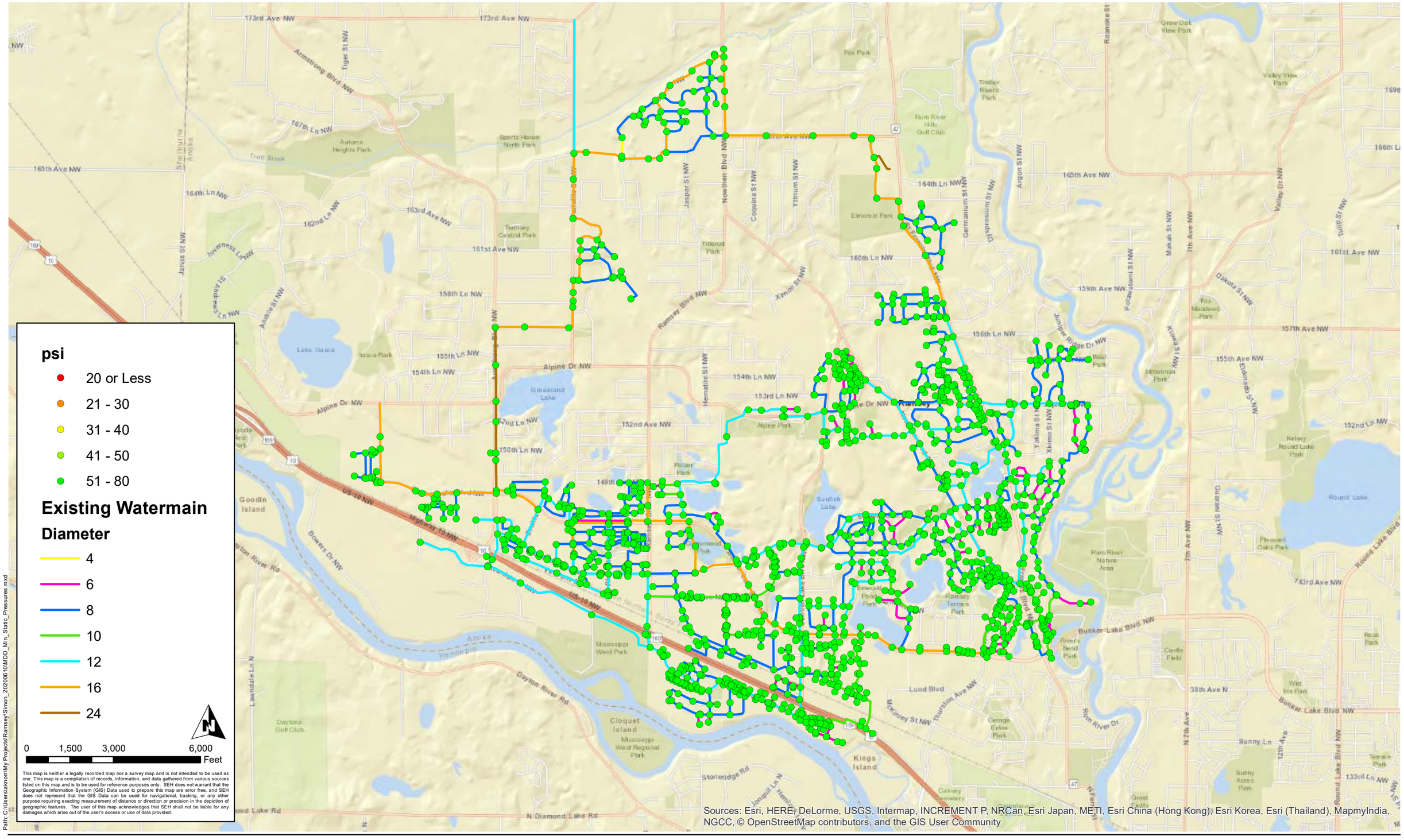
Modeling



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING ADD STATIC PRESSURE
Ramsey, Minnesota

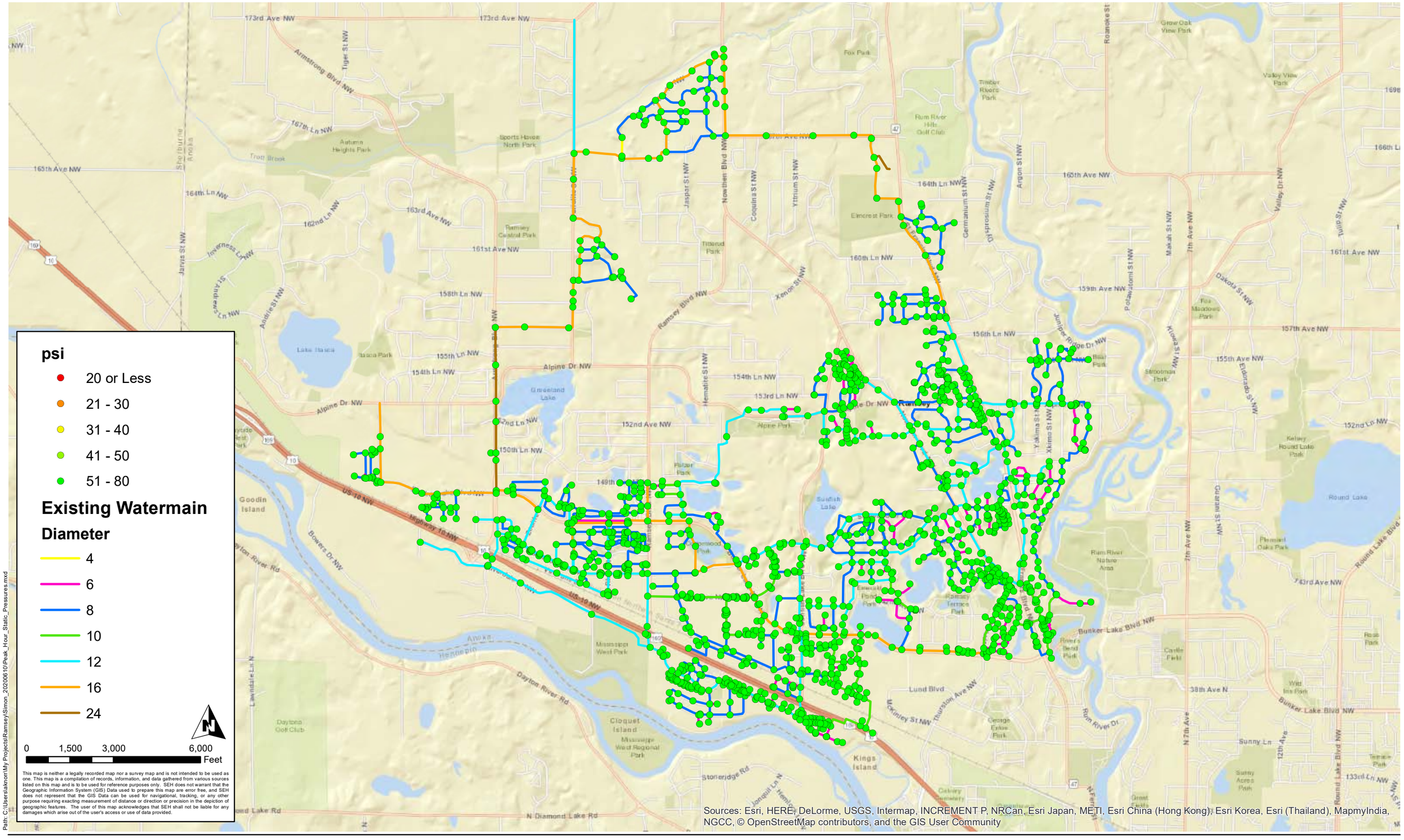
FIGURE 1
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING MDD STATIC PRESSURE
Ramsey, Minnesota

FIGURE 2
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING PEAK HOUR STATIC PRESSURE
Ramsey, Minnesota

FIGURE 3
Minimum Pressures

FIGURE 4

Existing System ADD 24-Hour Simulation

Well and Tower Operation

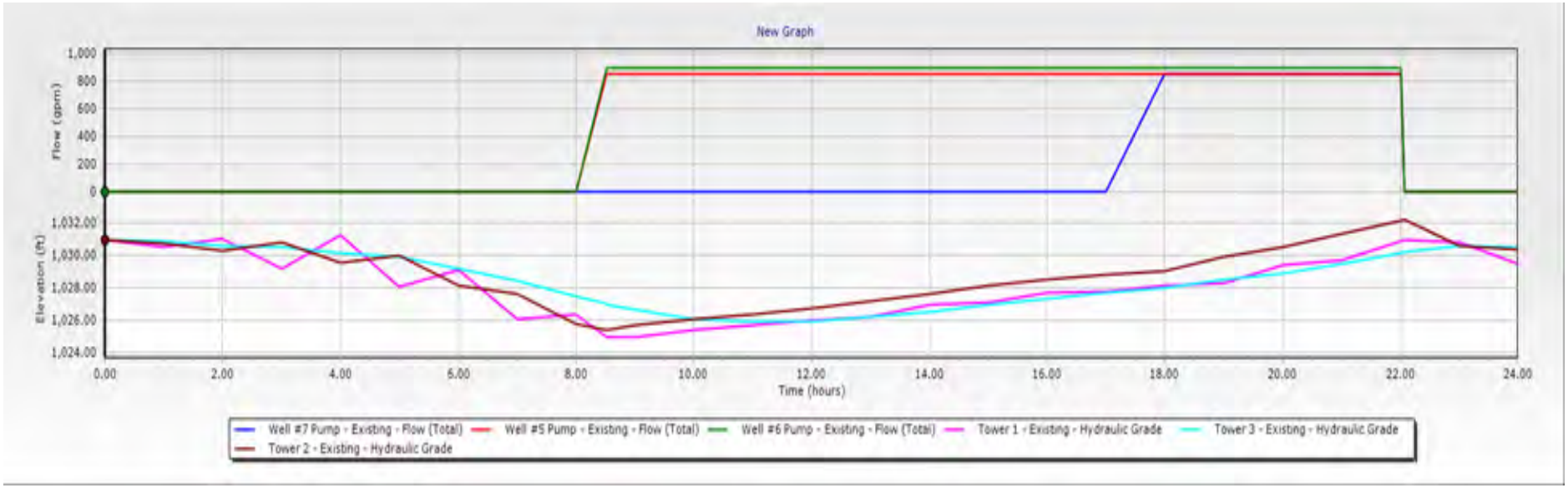
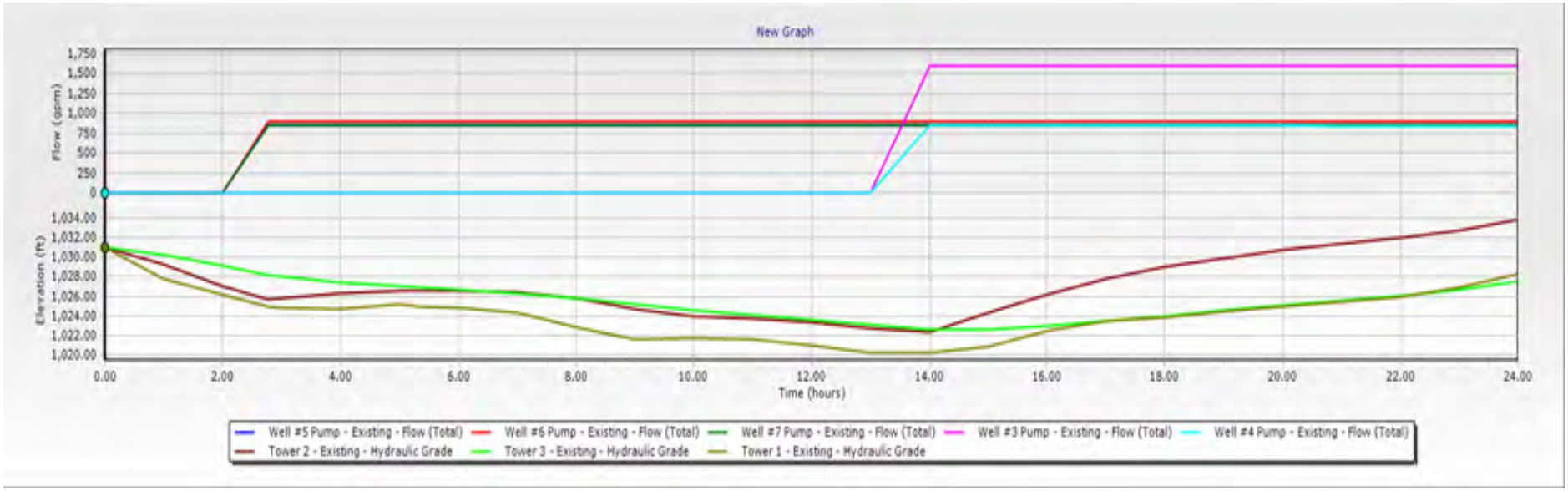


FIGURE 5

Existing System MDD 24-Hour Simulation

Well and Tower Operation



psi

54 - 75

Existing Watermain

Diameter

- 4
- 6
- 8
- 10
- 12
- 16
- 24

0 1,500 3,000 6,000 Feet

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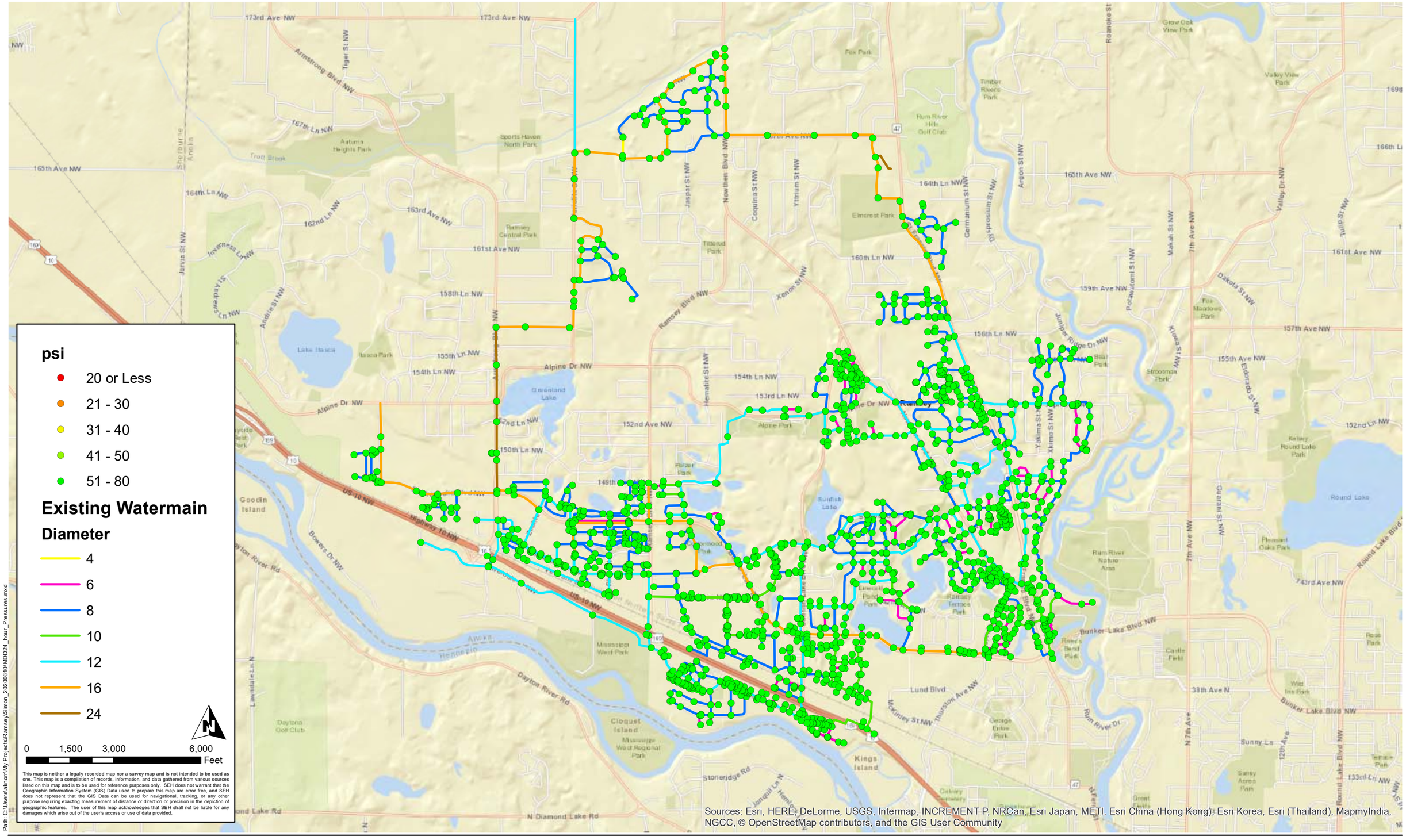
Path: C:\Users\alanorr\My Projects\Ramsey\Simon_20200610\ADD_Min_Pressures.mxd

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

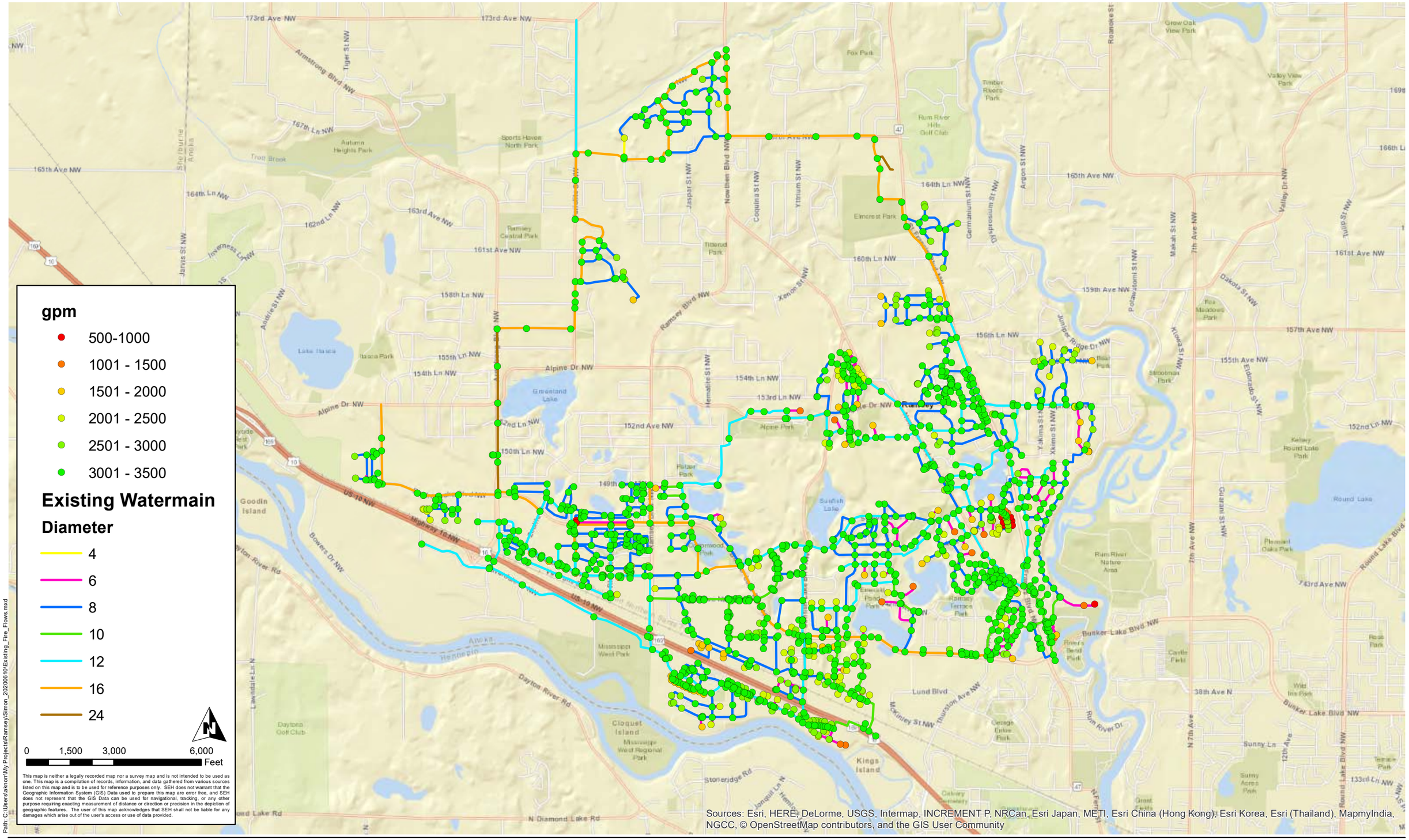
FIGURE 6
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 7
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING AVAILABLE FIRE FLOWS
Ramsey, Minnesota

FIGURE 8
Available Fire Flows

FIGURE 9

Existing System with Treatment Plant ADD 24-Hour Simulation

High Service Pump and Tower Operation

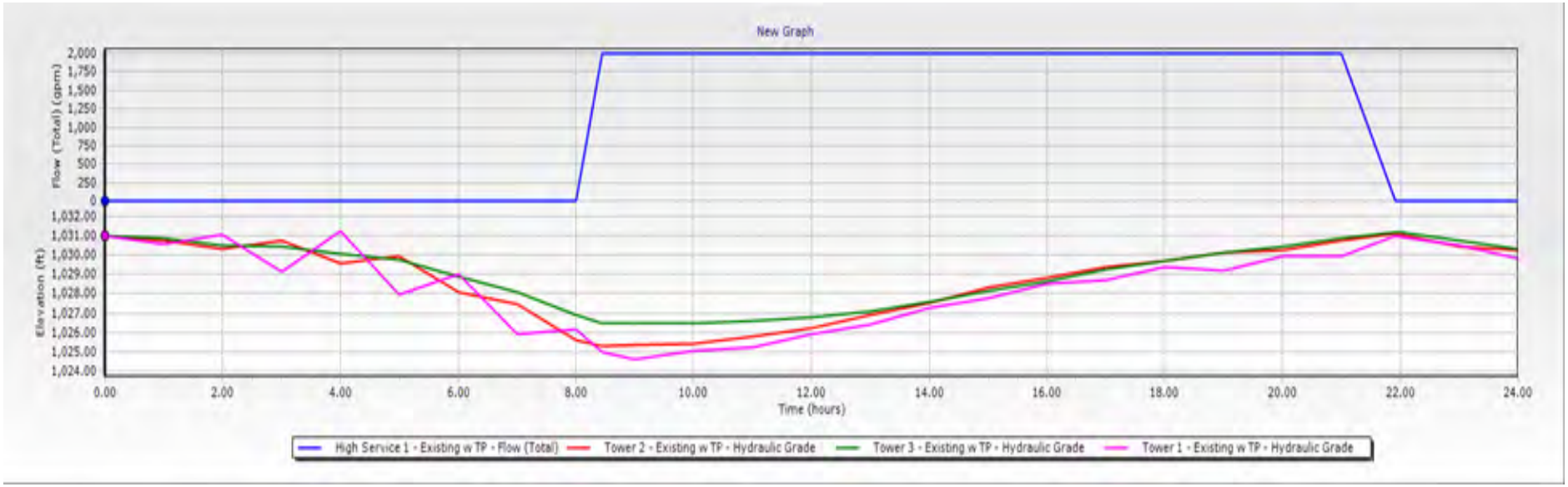
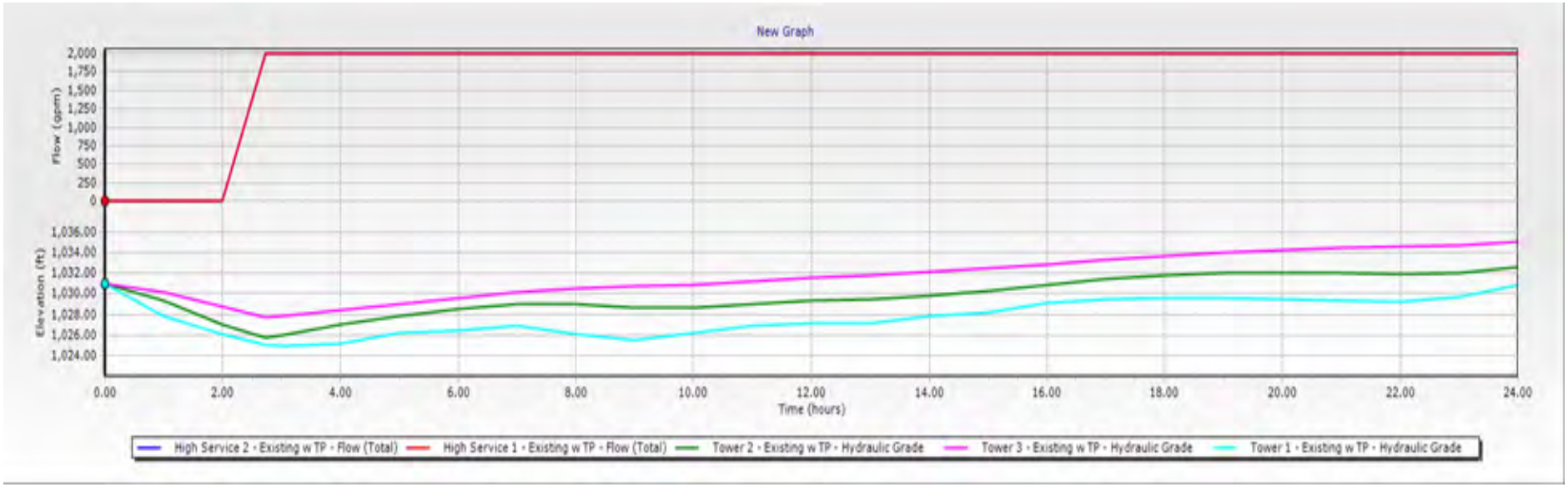
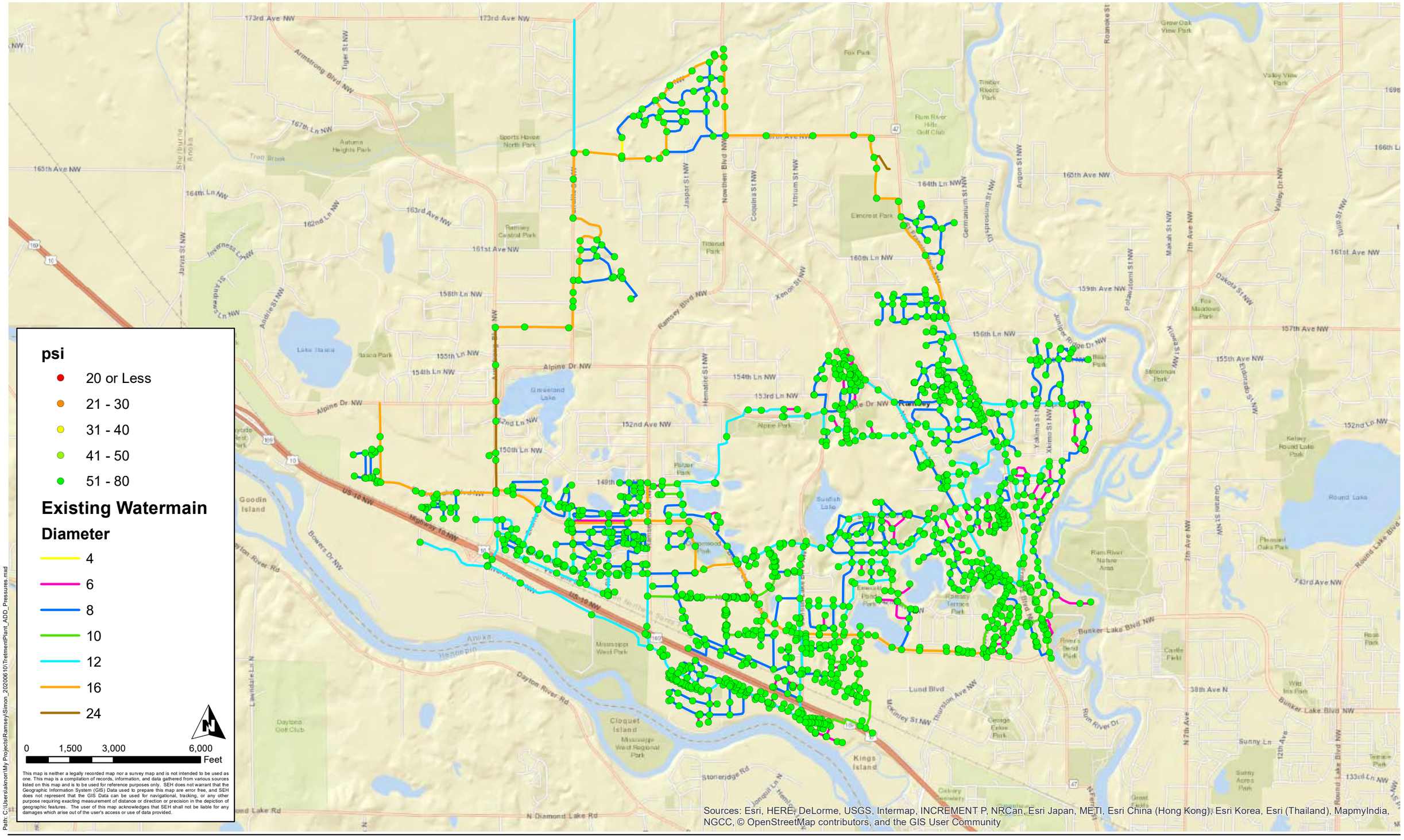


FIGURE 10

Existing System with Treatment Plan MDD 24-Hour Simulation

High Service Pump and Tower Operation

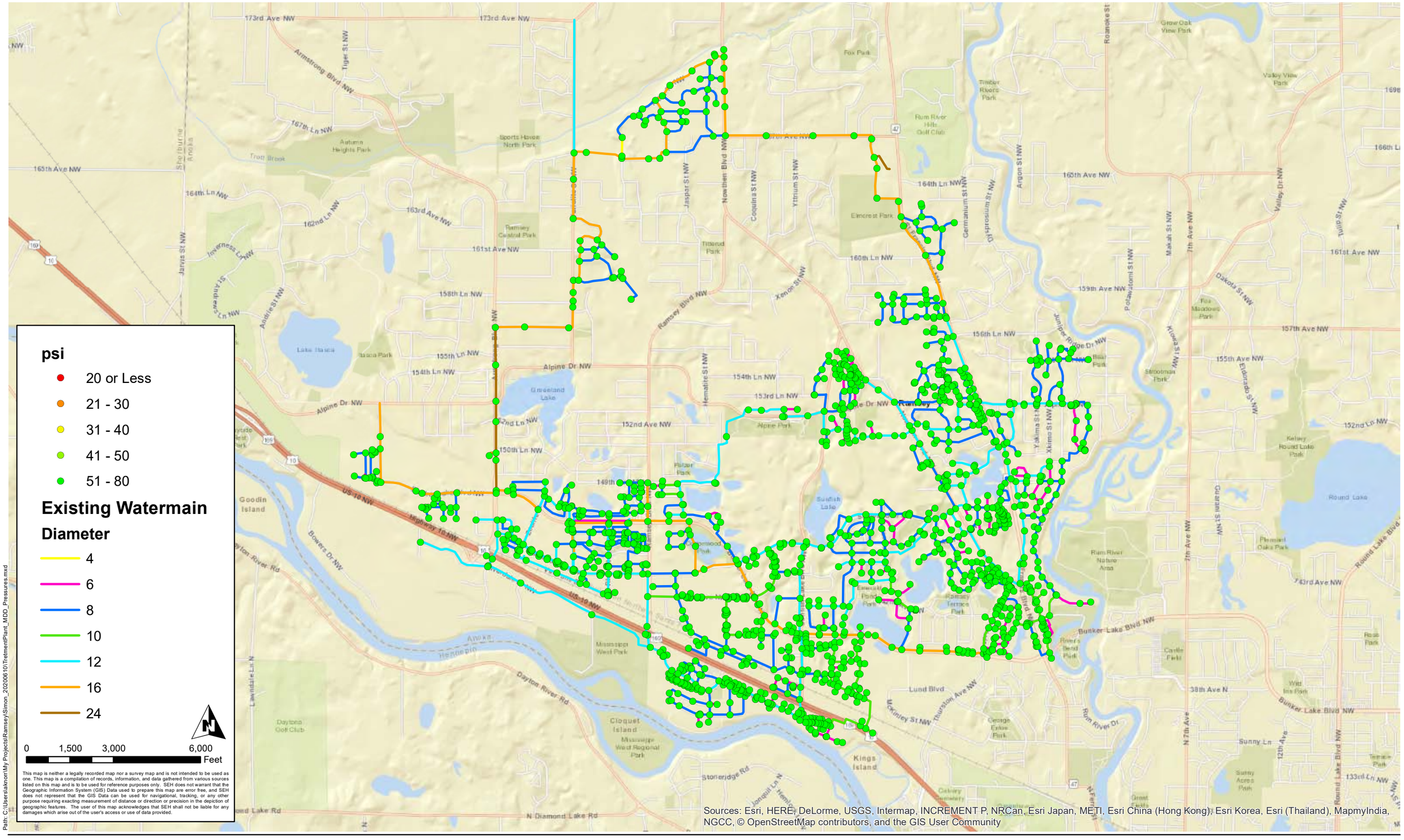




Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

TREATMENT PLANT WITH EXISTING ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 11
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

TREATMENT PLANT WITH EXISTING MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 12
Minimum Pressures

FIGURE 13

2040 System ADD 24-Hour Simulation

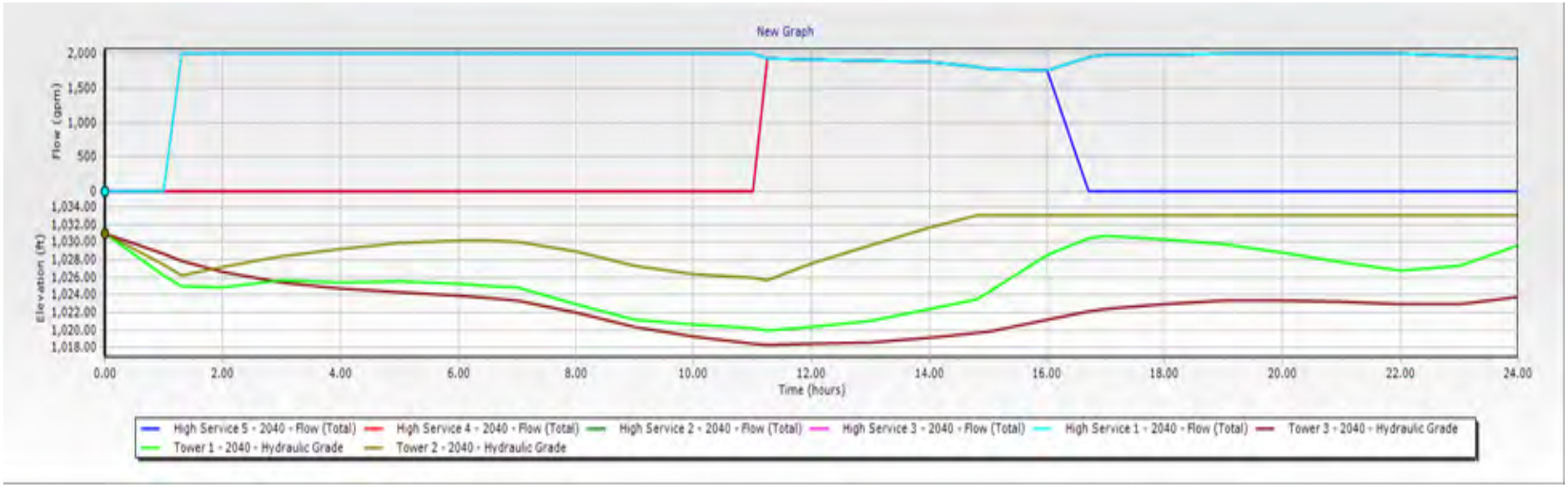
High Service Pump and Tower Operation



FIGURE 14

2040 System MDD 24-Hour Simulation

High Service Pump and Tower Operation



psi

- 20 or Less
- 21 - 30
- 31 - 40
- 41 - 50
- 51 - 80

2040 Watermain

Diameter

- 4
- 6
- 8
- 10
- 12
- 16
- 24

0 1,500 3,000 6,000 Feet

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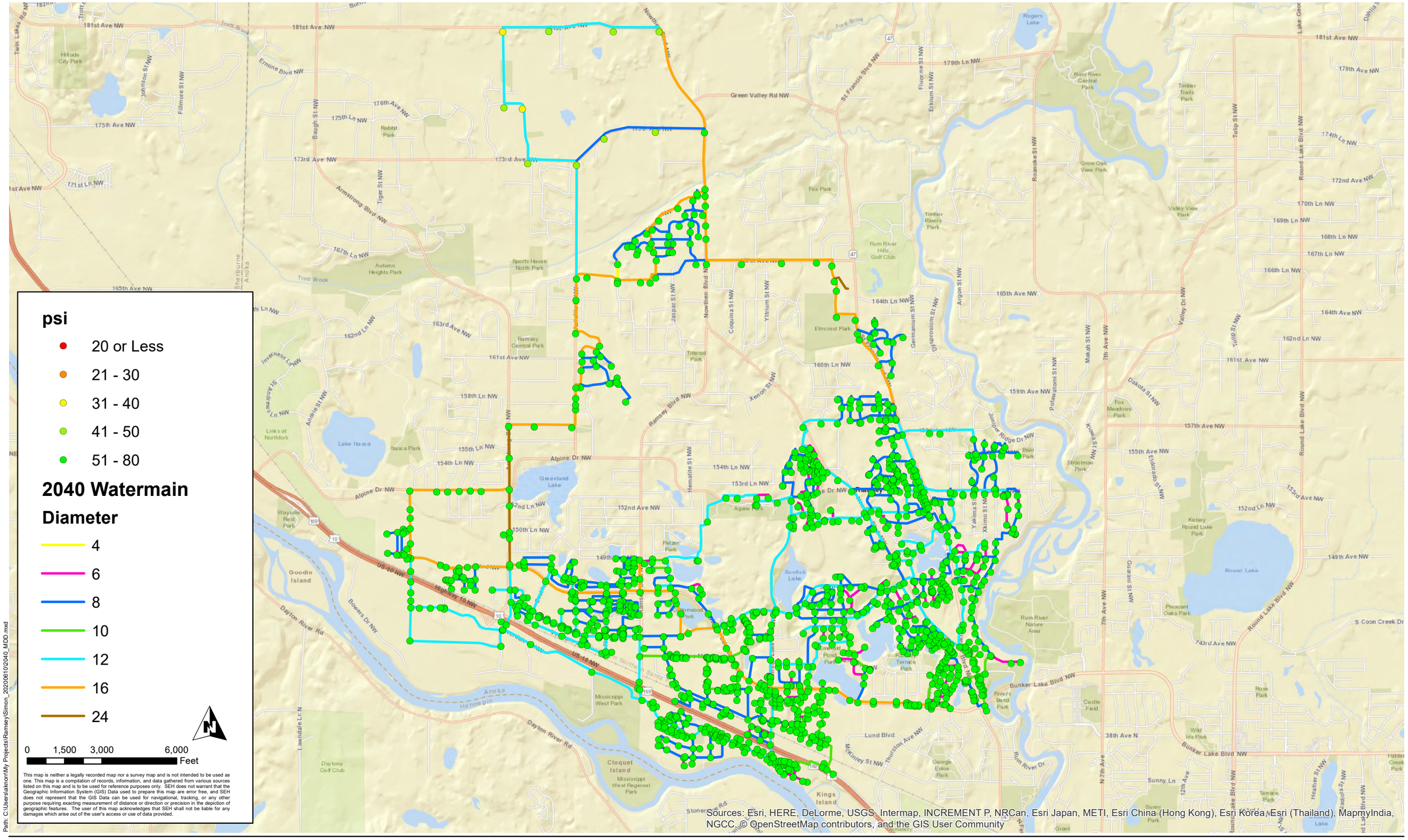
Path: C:\Users\atanori\My Projects\Ramsey\Simon_20200610\2040_ADD.mxd

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Project Number: RAMSY 154354
Print Date: Print Date: 6/15/2020

2040 ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 15
Minimum Pressures



Path: C:\Users\aknorr\My Projects\Ramsey\Simon_20200610\2040_MDD.mxd

Project Number: RAMSY 154354
Print Date: Print Date: 6/15/2020

2040 MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 16
Minimum Pressures

Appendix C

CCL

CCL 4

Contaminant	Contaminant Type
Adenovirus	Virus
Caliciviruses	Virus (includes Norovirus)
Campylobacter jejuni	Bacteria
Enterovirus	Viruses including polioviruses, coxsackieviruses and echoviruses
Escherichia coli (0157)	Bacteria
Helicobacter pylori	Bacteria
Hepatitis A virus	Virus
Legionella pneumophila	Bacteria
Mycobacterium avium	Bacteria
Naegleria fowleri	Protozoan
Salmonella enterica	Bacteria
Shigella sonnei	Bacteria
1,1-Dichloroethane	It is an industrial solvent and an intermediate in the synthesis of other compounds.
1,1,1,2-Tetrachloroethane	It is an industrial solvent and used in the synthesis of other chlorinated compounds.
1,2,3-Trichloropropane	It is an industrial solvent, cleaning and degreasing agent as well as an intermediate in the synthesis of the other
1,3-Butadiene	It is used in the production of rubber and plastics.
1,4-Dioxane	It is used as a solvent for cellulose formulations, resins, oils, waxes and other organic substances. It is also used in wood pulping, textile processing, degreasing, in lacquers, paints, varnishes, and stains; and in paint and varnish removers.
17alpha-estradiol	It is an estrogenic hormone found in some pharmaceuticals.
1-Butanol	It is a solvent and used in production of other chemicals. compounds. It is present in a number of commercial products such as perfumes.
2-Methoxyethanol	It is used in a number of consumer products, such as synthetic cosmetics, perfumes, fragrances, hair preparations, and skin lotions.
2-Propen-1-ol	It is used in the production of other chemicals.
3-Hydroxycarbofuran	It is a pesticide degradate, the parent, carbofuran, is used as an insecticide.
4,4'-Methylenedianiline	It is used in the production of polyurethanes foams, glues, rubber and spandex fiber.
Acephate	It is an insecticide.
Acetaldehyde	It is a disinfection byproduct from ozonation; it is used in the production of other chemicals.
Acetamide	It is used as a solvent and plasticizer.
Acetochlor	It is an herbicide for weed control on agricultural crops.
Acetochlor ethanesulfonic acid (ESA)	Acetochlor ESA is an environmental degradate of acetochlor.
Acetochlor oxanilic acid (OA)	Acetochlor OA is an environmental degradate of acetochlor.

Acrolein	It is used as an aquatic herbicide, rodenticide and industrial chemical.
Alachlor ethanesulfonic acid (ESA)	Alachlor ESA is an environmental degradate of the pesticide alachlor (an herbicide for weed control on agricultural crops).
Alachlor oxanilic acid (OA)	Alachlor OA is an environmental degradate of alachlor.
alpha-Hexachlorocyclohexane	It is a component of benzene hexachloride (BHC) and was formerly used as an insecticide.
Aniline	It is used as an industrial chemical, as a solvent, in the synthesis of explosives, rubber products and in isocyanates.
Bensulide	It is an herbicide.
Benzyl chloride	It is used in the production of other substances, such as plastics, dyes, lubricants, gasoline and pharmaceuticals.
Butylated hydroxyanisole	It is used as a food additive (antioxidant).
Captan	It is a fungicide.
Chlorate	Chlorate compounds are used in agriculture as defoliants or desiccants and may occur in drinking water because of use of disinfectants such as chlorine dioxide and hypochlorites.
Chloromethane (Methyl chloride)	It is used as a foaming agent and in the production of other substances.
Clethodim	It is an herbicide.
Cobalt	It is a naturally-occurring element and was formerly used as cobaltous chloride in medicines and as a germicide. It is a part of the vitamin B12 molecule
Cumene hydroperoxide	It is used as a catalyst is used in the production of other substances.
Cyanotoxins	Toxins naturally produced and released by cyanobacteria ("blue-green algae"). The group of cyanotoxins includes, but is not limited to: anatoxin-a, cylindrospermopsin, microcystins, and saxitoxin.
Dicrotophos	It is an insecticide.
Dimethipin	It is an herbicide and plant growth regulator.
Diuron	It is an herbicide.
Equilenin	It is an estrogenic hormone used in hormone replacement therapy.
Equilin	It is an estrogenic hormone and is used in hormone replacement therapy.
Erythromycin	It is used an antibiotic.
Estradiol (17-beta estradiol)	It is an isomer of estradiol found in some pharmaceuticals.
Estriol	It is a weak estrogenic hormone used in veterinary pharmaceuticals.
Estrone	It is a precursor of estradiol used in veterinary and human pharmaceuticals.
Ethinyl estradiol (17-alpha ethynyl estradiol)	It is an estrogenic hormone and is used in veterinary and human oral contraceptives.
Ethoprop	It is an insecticide.
Ethylene glycol	It is used as antifreeze, in textile manufacturing and is a cancelled pesticide.

Ethylene oxide	It is a fungicidal and insecticidal fumigant.
Ethylene thiourea	It is used in the production of other substances, such as for vulcanizing polychloroprene (neoprene) and polyacrylate rubbers and is a metabolite of some fungicides.
Formaldehyde	It is an ozoneation disinfection byproduct, can occur naturally and has been used as a fungicide.
Germanium	It is a naturally-occurring element and is commonly found as germanium dioxide in phosphors, transistors and diodes, and in electroplating. In some cases it has been sold as a dietary supplement.
HCFC-22	It is used as a refrigerant, as a low-temperature solvent, and in fluorocarbon resins, especially in tetrafluoroethylene polymers.
Halon 1011 (bromochloromethane)	It is used as a fire-extinguishing fluid and to suppress explosions, as well as a solvent in the manufacturing of some pesticides. May also occur as a disinfection by-product in drinking water.
Hexane	It is a component of gasoline and used as a solvent.
Hydrazine	It is used as an ingredient in the production of other substances, such as rocket propellants. It is also used in the production of plastics.
Manganese	It is a naturally-occurring element used in a variety of applications including use in steel production to improve hardness, stiffness and strength. It is an essential nutrient found in vitamin/mineral supplement and in fortified foods.
Mestranol	It is a precursor to ethinylestradiol used in veterinary and human pharmaceuticals.
Methamidophos	It is an insecticide.
Methanol	It is used as an industrial solvent, a gasoline additive and as an anti-freeze ingredient.
Methyl bromide (bromomethane)	It has been used as a fumigant and fungicide.
Methyl tert-butyl ether (MTBE)	It is used as an octane booster in gasoline, in the manufacturing of isobutene and as an extraction solvent.
Metolachlor	It is an herbicide for weed control on agricultural crops.
Metolachlor ethanesulfonic acid (ESA)	Metolachlor ESA is an environmental degradate of metolachlor.
Metolachlor oxanilic acid (OA)	Metolachlor OA is an environmental degradate of
Molybdenum	It is a naturally-occurring element and is commonly found as molybdenum trioxide. It is used as a steel alloy. It is an essential dietary nutrient found in foods and nutritional supplements.
Nitrobenzene	It is used in the production of aniline, and also as a solvent in the manufacturing of paints, shoe polishes, floor polishes, metal polishes, explosives, dyes, pesticides and drugs (such as acetaminophen).,

Nitroglycerin	It is used in the production of explosives, and in rocket propellants. It is also a pharmaceutical for the treatment of angina.
N-Methyl-2-pyrrolidone	It is a solvent in the chemical industry, and is used in the formulation of pharmaceuticals for oral and dermal delivery.
N-nitrosodiethylamine (NDEA)	It is a nitrosamine used as an additive in gasoline and in lubricants, as an antioxidant and as a stabilizer in plastics. It is formed in cured foods and during high temperature cooking of meats and fish, and may be a disinfection byproduct.
N-nitrosodimethylamine (NDMA)	It was formerly used in the production of rocket fuels, anti-oxidants and softeners for copolymers. It is formed in cured foods and during high temperature cooking. It may be a leachate from rubber gaskets and fittings and may form as a disinfection byproduct.
N-nitroso-di-n-propylamine (NDPA)	It is formed in cured foods and during high temperature cooking of meats and fish and may be a disinfection byproduct. It is a contaminant in dinitrofluralin herbicides.
N-Nitrosodiphenylamine	It is used in the vulcanization of rubber and as an inhibitor of polymerization in the production of polystyrene. It may be a disinfection byproduct.
N-nitrosopyrrolidine (NPYR)	It is used in rubber production. It is formed in cured foods and during high temperature cooking of meats and fish and may be a disinfection byproduct.
Nonylphenol2	The main use of nonylphenol is in the manufacture of nonylphenol ethoxylates, which have been used in a wide range of industrial applications and consumer products including laundry detergents, cleaners, degreasers, paints and coatings and other uses. Several other CASRNs are associated with nonyphenol due to varying chemical structures including: 104-40-5, 84852-15-3, 91672-41-2, and 139-84-4.
Norethindrone (19-Norethisterone)	Norethindrone is a synthetic hormone used in oral contraceptives and for hormone replacement therapy.
n-Propylbenzene	It is a constituent of asphalt and naptha and used in the manufacture of methyl styrene. It is a solvent for printing and dying of textiles.
o-Toluidine	It is used in the production of dyes, rubber, pharmaceuticals and pesticides.
Oxirane, methyl	It is an industrial chemical used in the production of other substances. It is a registered pesticide.
Oxydemeton-methyl	It is an insecticide.
Oxyfluorfen	It is an herbicide.
Perfluorooctanesulfonic acid (PFOS)	PFOS has been used to make carpets, leathers, textiles, fabrics for furniture, paper packaging, and other materials that are resistant to water, grease, or stains. It is also used in firefighting foams at airfields. Many of these uses have been phased out by its primary U.S. manufacturer; however, there are still some ongoing uses.

Perfluorooctanoic acid (PFOA)	PFOA has been used to make carpets, leathers, textiles, fabrics for furniture, paper packaging, and other materials that are resistant to water, grease, or stains. It is also used in firefighting foams at airfields. Many of these uses are being phased out by U.S. manufacturers; however, there are still some ongoing uses.
Permethrin	It is an insecticide.
Profenofos	It is an insecticide and an acaricide.
Quinoline	It is a component of coal tars and used in the production of other substances, and as a pharmaceutical (anti-malarial).
RDX (Hexahydro-1,3,5-trinitro-1,3,5-triazine)	It is an explosive.
sec-Butylbenzene	It is used as a solvent for coatings in organic synthesis, as a plasticizer and in surfactants.
Tebuconazole	It is a fungicide.
Tebufenozide	It is insecticide.
Tellurium	It is a naturally-occurring element and is commonly used as sodium tellurite in bacteriology and medicine.
Thiodicarb	It is an insecticide.
Thiophanate-methyl	It is a fungicide.
Toluene diisocyanate	It is used in the manufacturing of plastics.
Tribufos	It is an insecticide and used as a cotton defoliant.
Triethylamine	It is used in the production of other substances, as a stabilizer in herbicides and pesticides, in consumer products, in photographic chemicals and in carpet cleaners.
Triphenyltin hydroxide (TPTH)	It is a pesticide.
Urethane	It is a paint and coating ingredient (polyurethanes).
Vanadium	It is a naturally-occurring element. Vanadium pentoxide is a catalyst for the production of other substances catalyst. It is sometimes an ingredient in mineral supplements but is not classified as an essential nutrient
Vinclozolin	It is a fungicide.
Ziram	It is a fungicide.

Appendix D

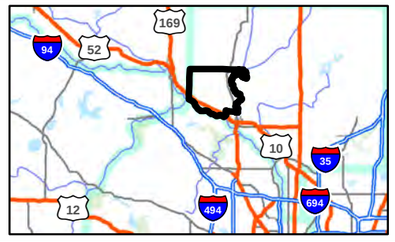
Groundwater Modeling Memo

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

0 1,500 3,000 6,000

Feet



Distribution System

Source Water Analysis
City of Ramsey
Minnesota

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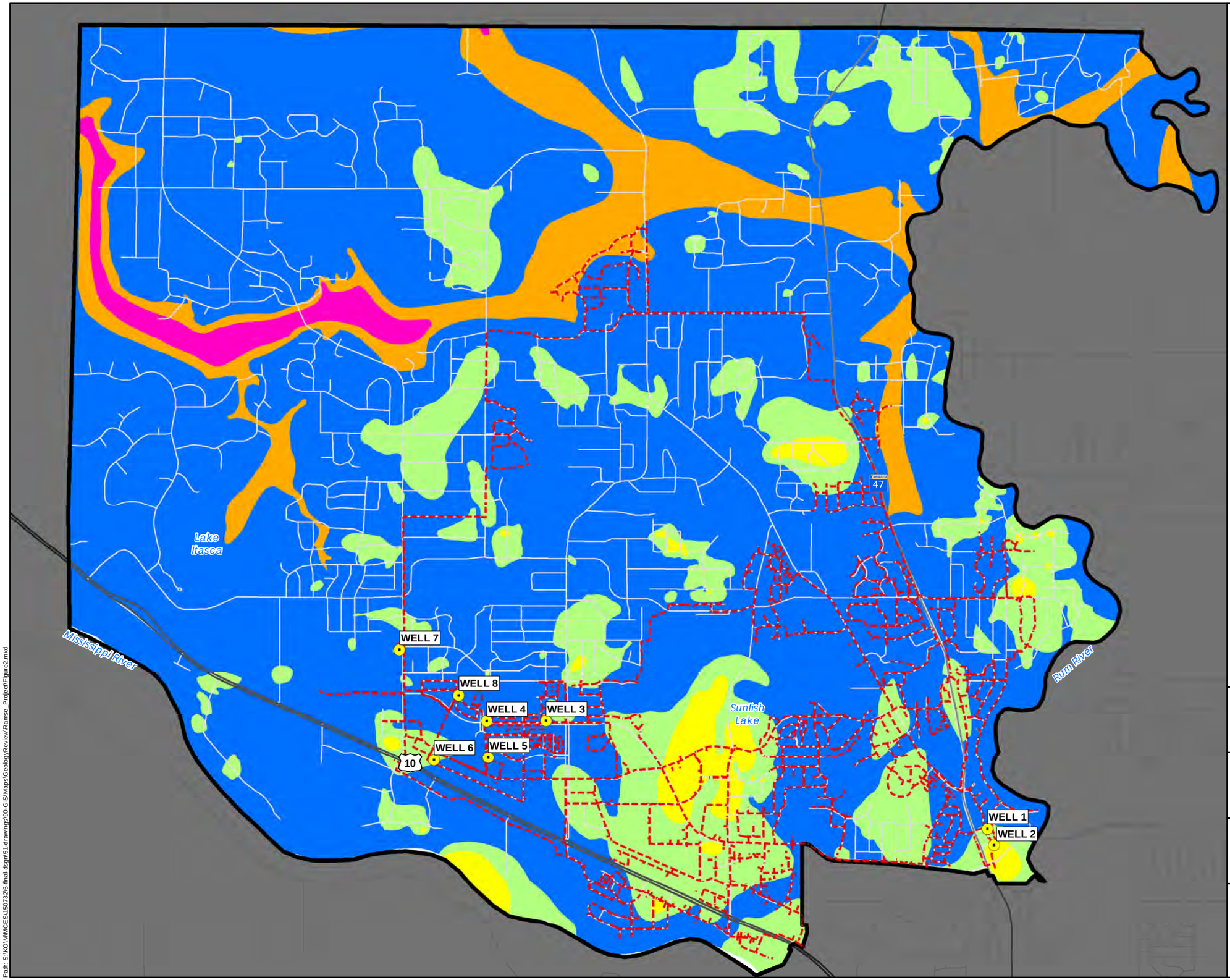
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 1

Path: S:\KO\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geobyb\Review\Ramsey_Project\Figure1.mxd



Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

Anoka County Bedrock Geology

- Jordan Sandstone, Up. Camb.
- St. Lawrence Formation, Up. Camb.
- Tunnel City group,Up. Camb.
- Wonewoc Sandstone, Up. Camb.
- Eau Claire Formation, Mid. to Up. Camb.

0 1,500 3,000 6,000 Feet

Bedrock Geology

Source Water Analysis
City of Ramsey
Minnesota

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SEH

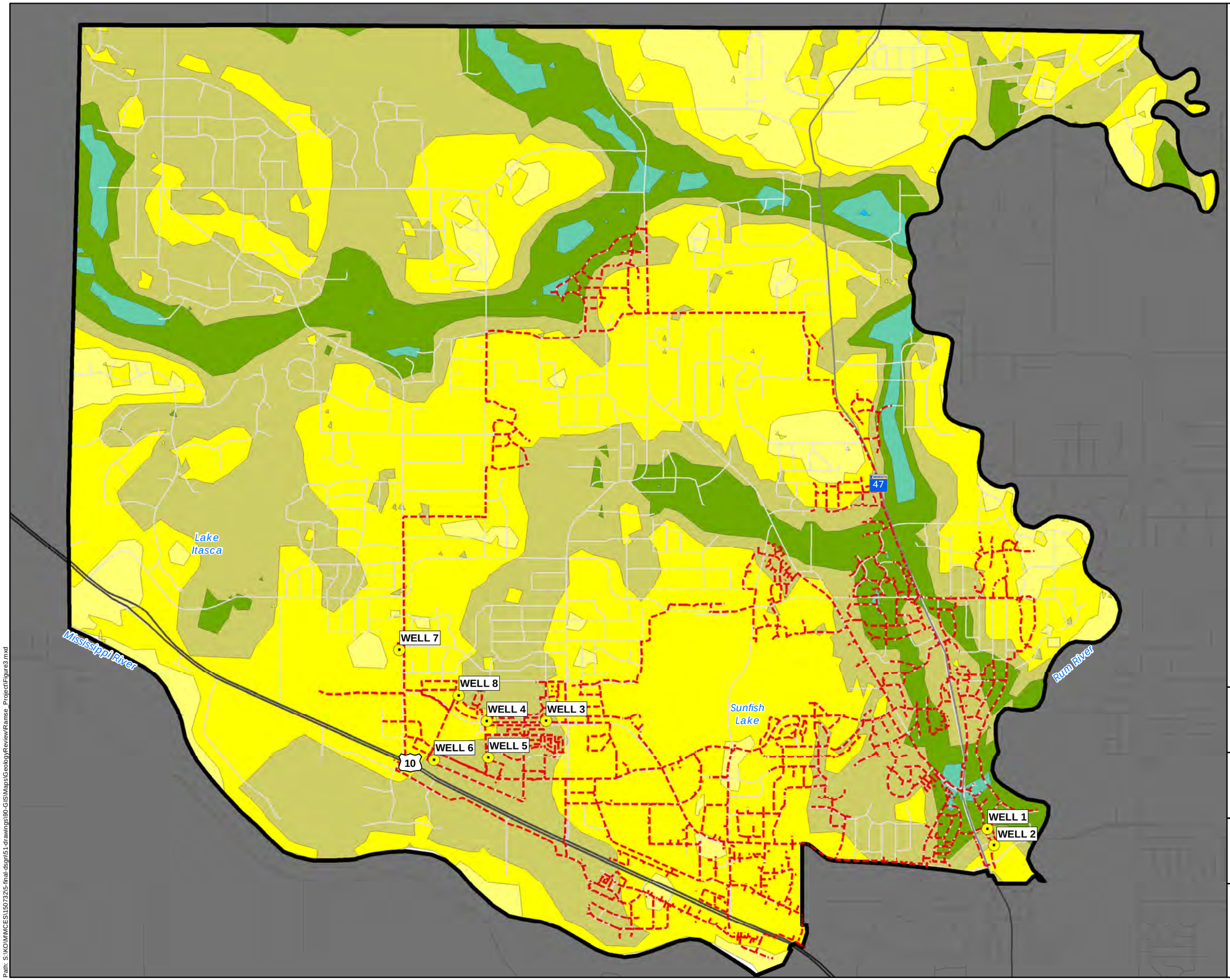
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 2

Path: S:\KOM\MCES\150732\5-final-design\51-drawings\90-GIS\Mxds\GeologyReviewRamsa_Project\Figure2.mxd



Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

Anoka County Depth to Bedrock (ft)

Depth to bedrock (ft.)

- 1-50
- 51-100
- 101-150
- 151-200
- 201-250
- 251-300
- 301-350
- 351-400
- 401-450
- 451-500

0 1,500 3,000 6,000 Feet



Depth to Bedrock

Source Water Analysis
City of Ramsey
Minnesota

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SEH

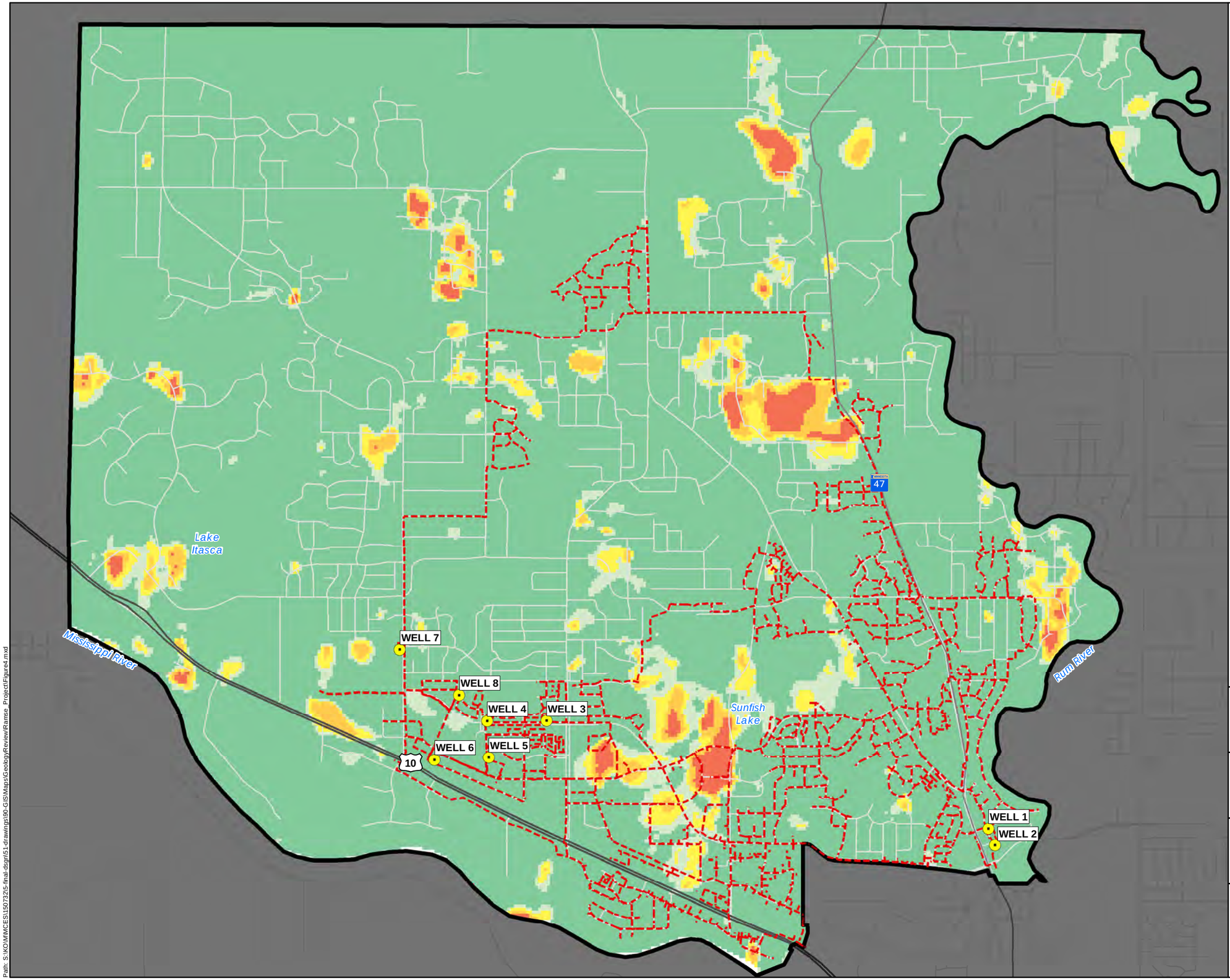
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 3

Path: S:\KOM\MCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\GeobyReview\Ramse_Project\Figure3.mxd

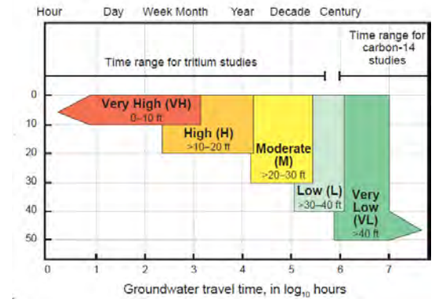


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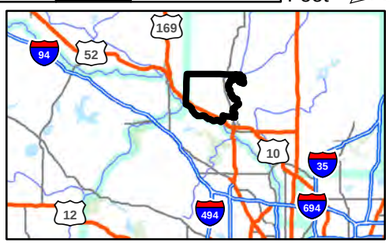
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Pollution Sensitivity (Top of Bedrock)

- Very High
- High
- Moderate
- Low
- Very Low



0 1,500 3,000 6,000 Feet



Pollution Sensitivity

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 4

Path: S:\KOI\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geology\Review\Ramsey_Project\Figure4.mxd

CTCG
CSLT
CTCG
CTCG
CTCG
CTCG
CTCG
47
Lake Itasca
Mississippi River
WELL 7
CTCG
WELL 8
WELL 4
WELL 3
WELL 6
WELL 5
10
Sunfish Lake
CTCG
Rum River
WELL 1
WELL 2

Legend

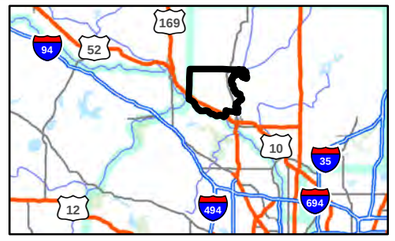
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Tritium

Bedrock Water Age Dating Method

- recent
- mixed
- vintage
- not sampled

0 1,500 3,000 6,000
Feet



Tritium Data

Source Water Analysis
City of Ramsey
Minnesota

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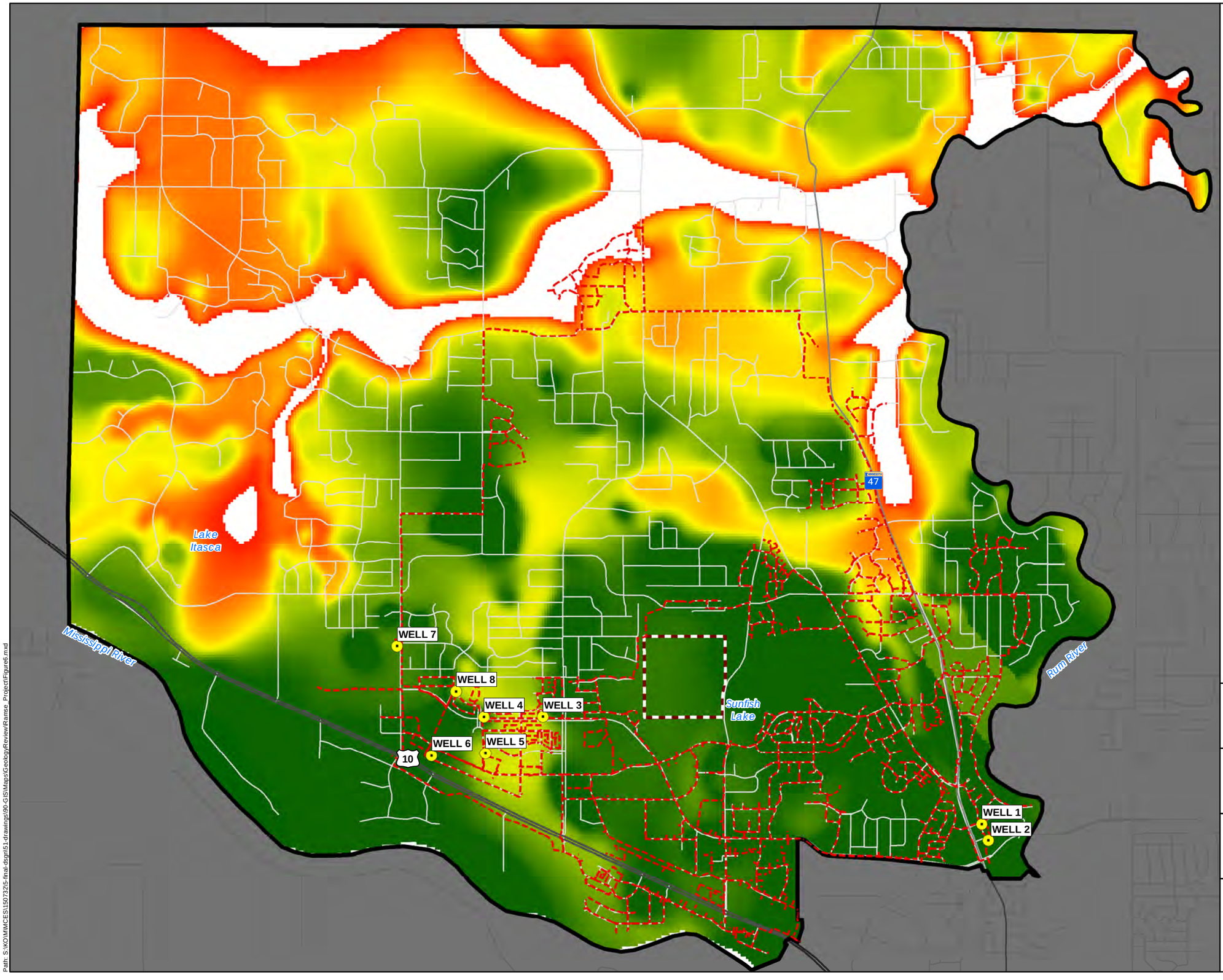
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 5

Path: S:\KO\MMCES\150732\5-final-dsn\51-drawings\90-GIS\Maps\Geobyn\Review\Ramsey_Project\Figure5.mxd



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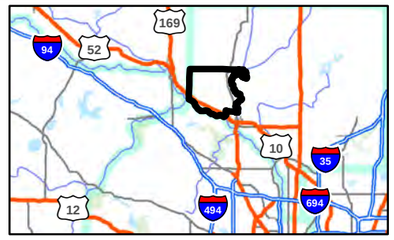
- Municipal Well
- Municipal Watermain
- Municipality Boundary
- Landfill Boundary

Tunnel City Thickness (Feet)

Value

- 158.106
- 142.296
- 126.486
- 110.676
- 94.866
- 79.0561
- 63.2461
- 47.4361
- 31.6261
- 15.8161
- 0.00610352

0 1,500 3,000 6,000 Feet



Tunnel City Thickness

Source Water Analysis
City of Ramsey
Minnesota

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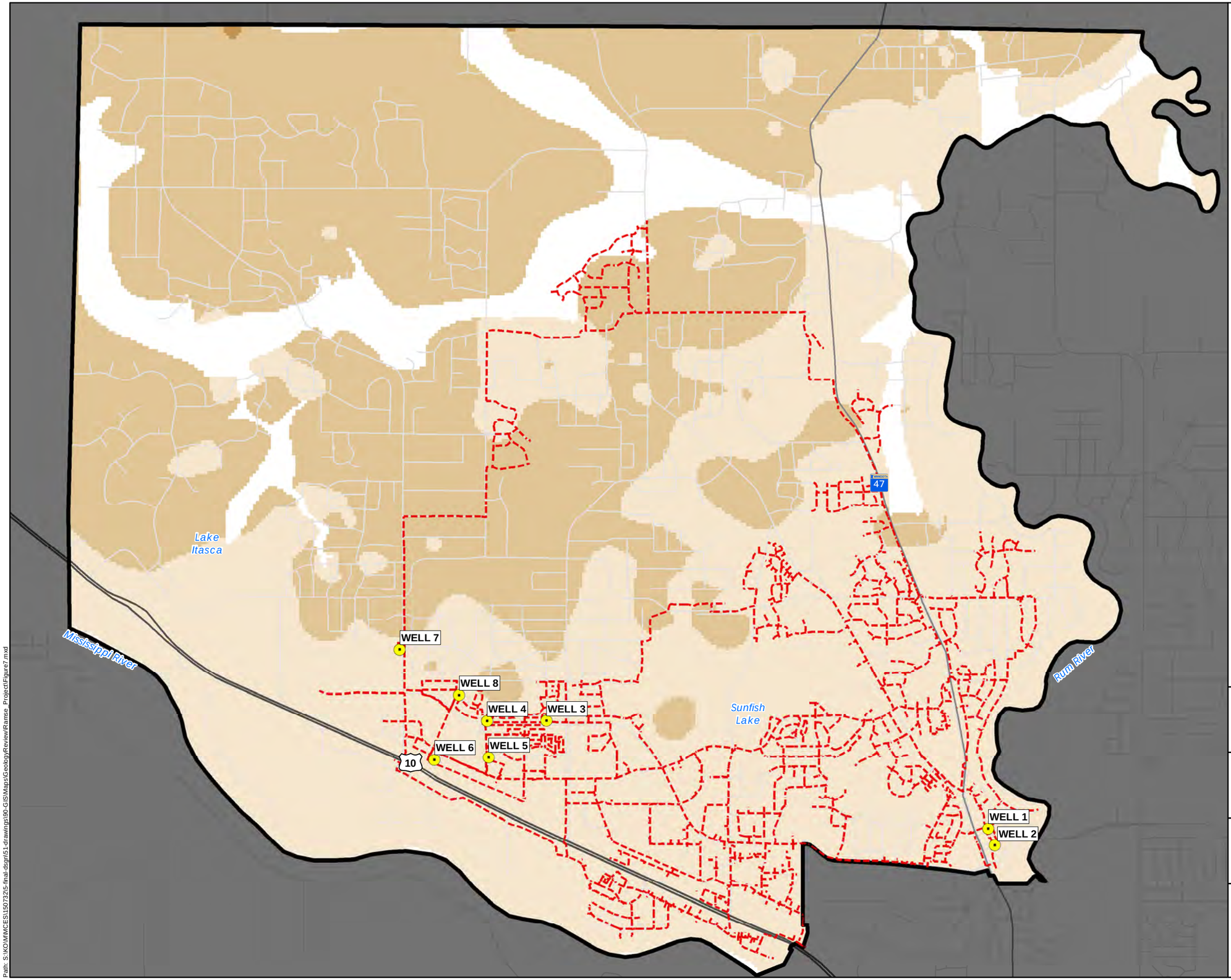
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 6

Path: S:\KO\MMCES\150732\5-final-dsn\t51-drawings\90-GIS\Maps\GeoExpyReview\Ramse...Project\Figure6.mxd



Legend

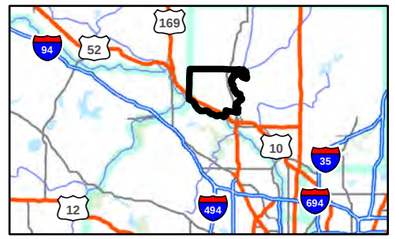
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Potentiometric surface elevation

ELEVATION

- >820 to 860
- >860 to 900
- >900 to 940

0 1,500 3,000 6,000 Feet



Tunnel City Potentiometric Water Elevation

Source Water Analysis
City of Ramsey
Minnesota

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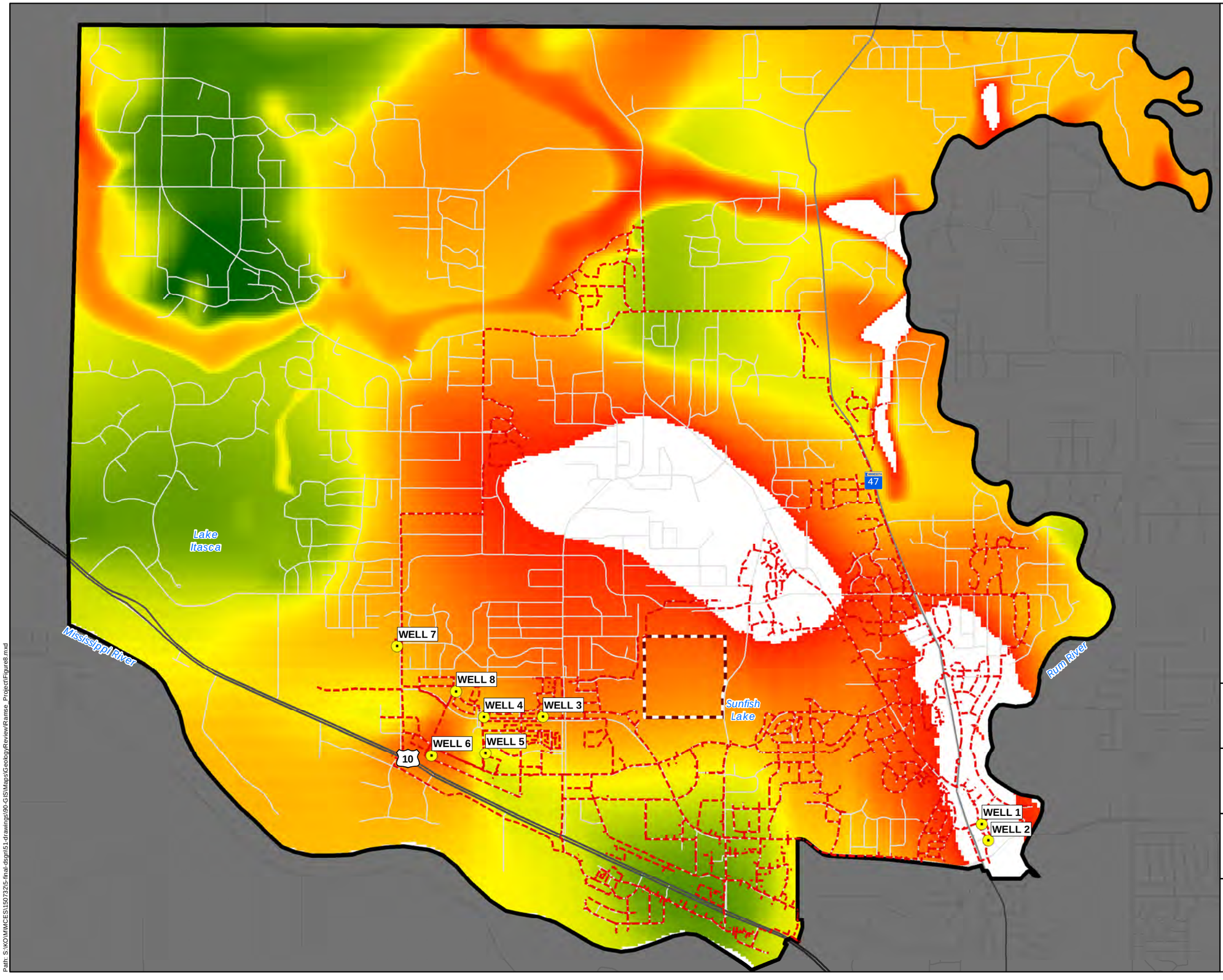
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 7

Path: S:\KOM\MCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\GeobyrReview\Ramse - Project\Figure7.mxd



Legend

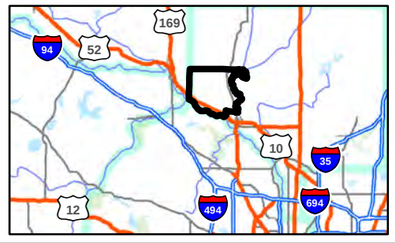
- Municipal Well
- Municipal Watermain
- Municipality Boundary
- Landfill Boundary

Wonewoc Thickness (feet)

Value

- 133.674
- 120.307
- 106.939
- 93.5718
- 80.2044
- 66.837
- 53.4696
- 40.1022
- 26.7348
- 13.3675
- 6.10352e-05

0 1,500 3,000 6,000 Feet



Wonewoc Thickness

Source Water Analysis
City of Ramsey
Minnesota

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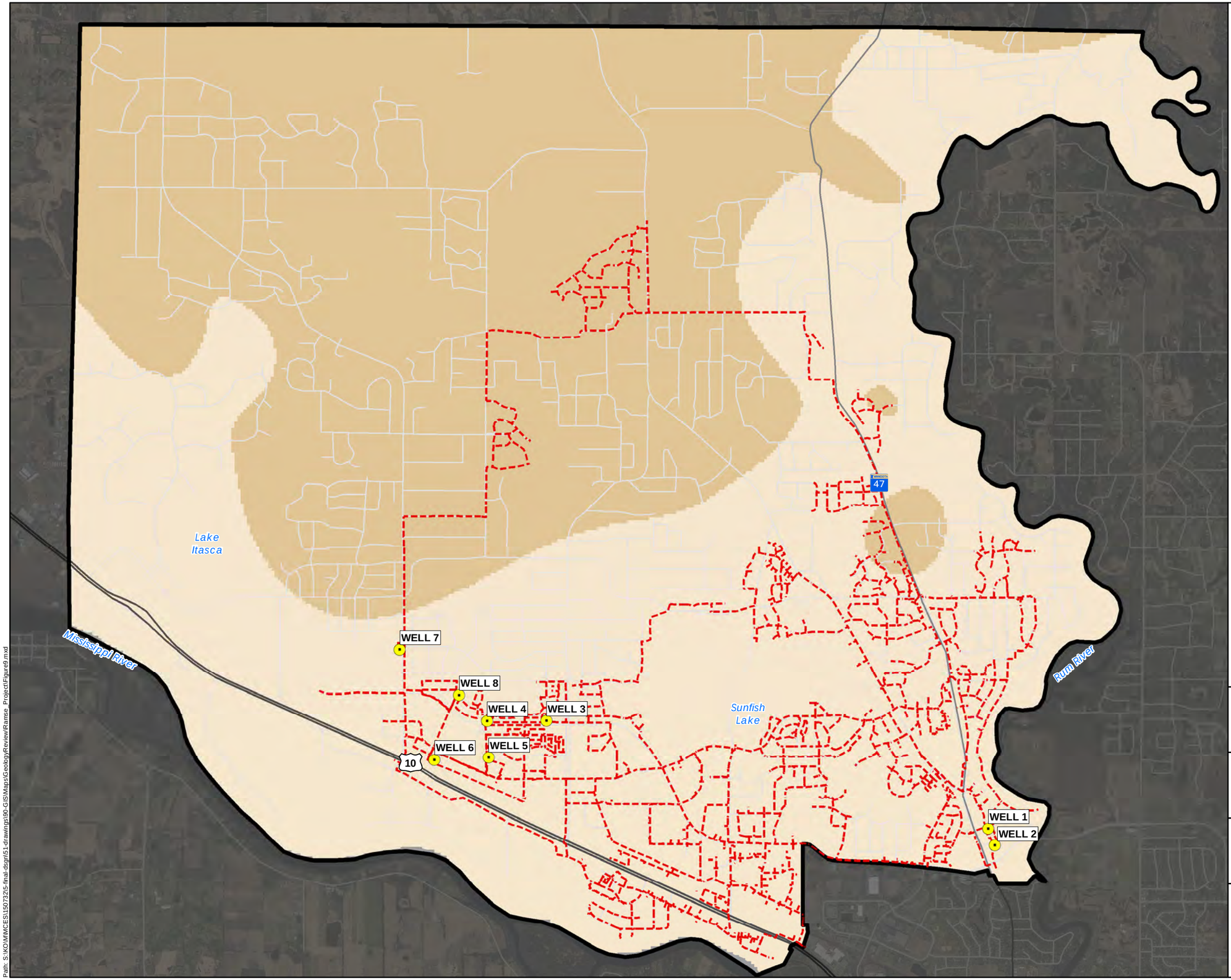
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 8

Path: S:\KOI\MMCES\150732\5-final-dsp\fi51-drawings\90-GIS\Maps\GeobpyReviewRamse_Project\Figure8.mxd



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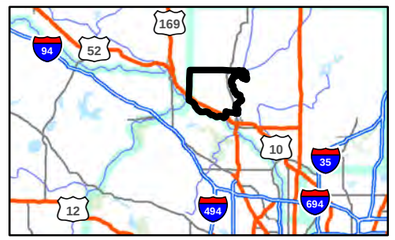
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Potentiometric surface elevation

ELEVATION

- >820 to 860
- >860 to 900
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

0 1,500 3,000 6,000 Feet



Wonewoc Potentiometric Surface Elevation

Source Water Analysis
City of Ramsey
Minnesota

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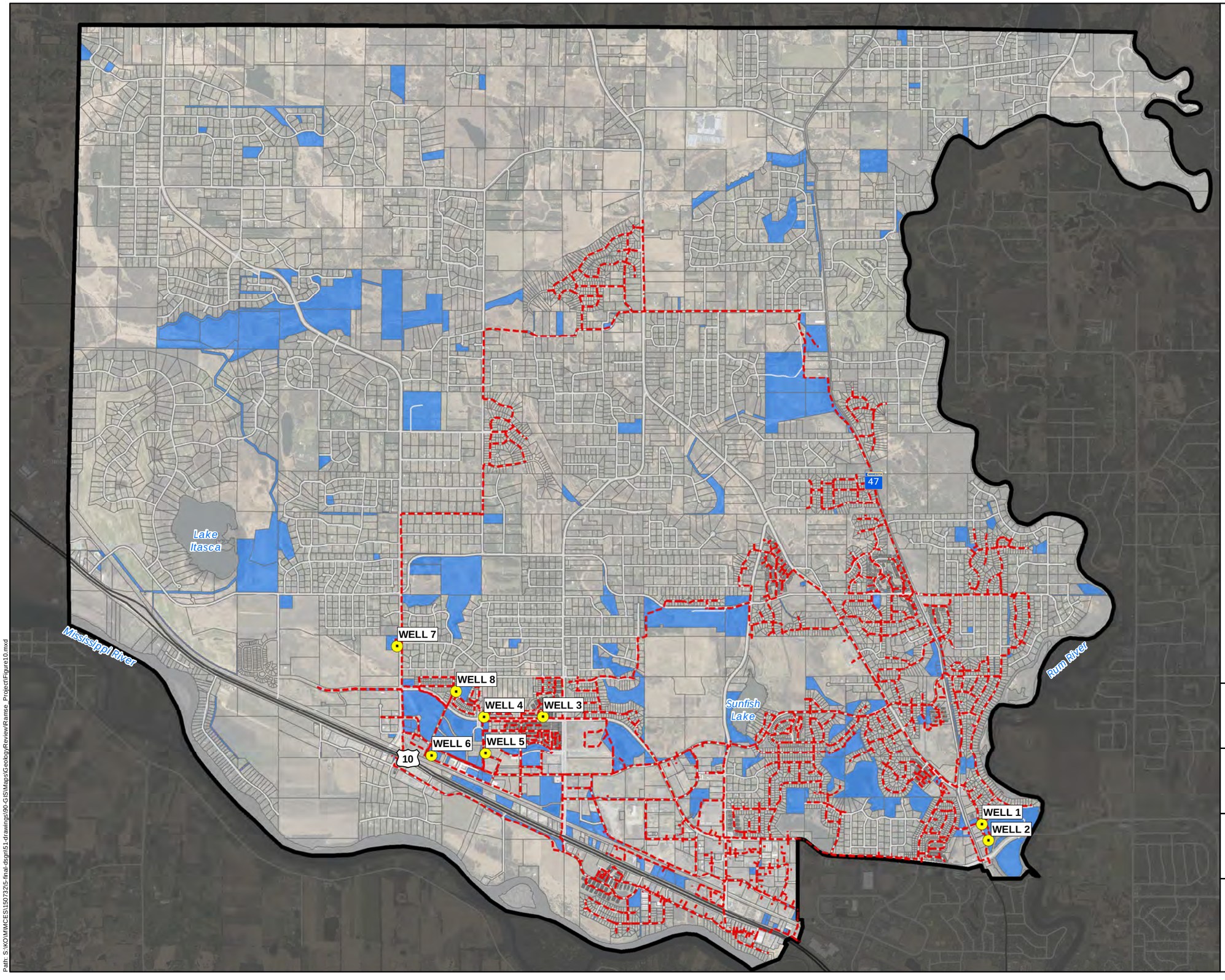
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 9

Path: S:\KO\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geobyte\Review\Rames- Project\Figure9.mxd

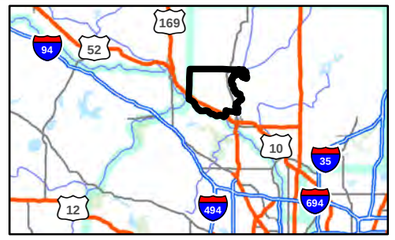


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

0 1,500 3,000 6,000

Feet



Parcel Data

Source Water Analysis
City of Ramsey
Minnesota

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SEH

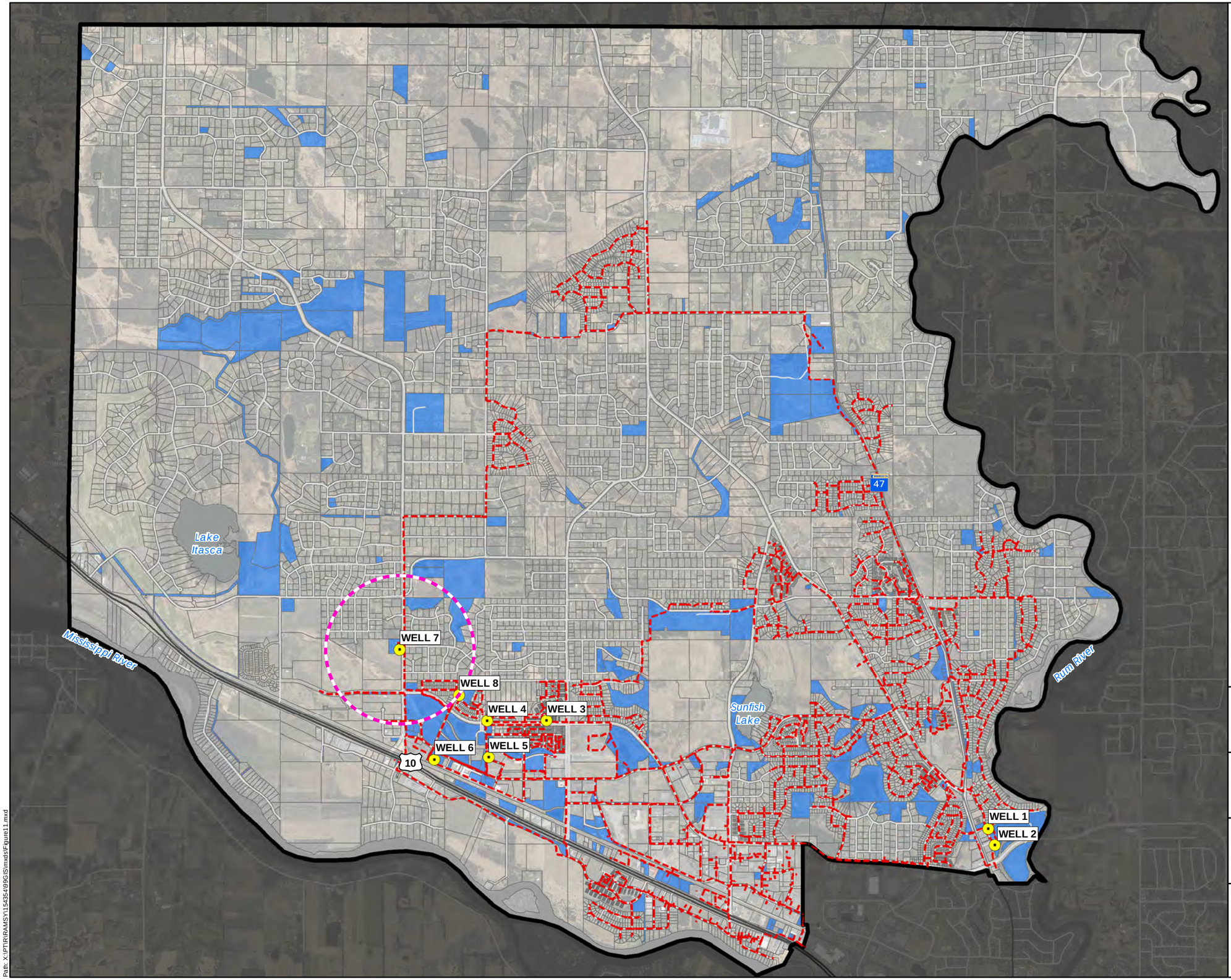
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 10

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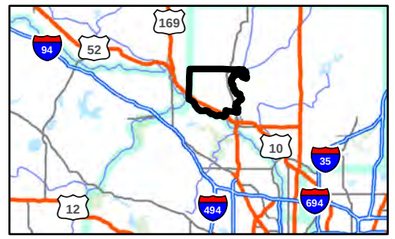


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- 2400 ft Radius of Influence for 3 feet of Drawdown.

Note:
Radius of Influence calculation was based upon "Methods for Determining the Proper Spacing of Wells" (USGS, 1961) for a single pumping well.

0 1,500 3,000 6,000
Feet



Radius of Influence and Parcel Data

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 11

Path: X:\PTW\RAMSY\115435499\GIS\mxd\sFigure11.mxd

906.7151

886.4228

866.1305

Lake Itasca

Mississippi River

WELL 7

WELL 8

WELL 4

WELL 3

WELL 6

WELL 5

10

47

Sunfish Lake

Rum River

WELL 1

WELL 2

866.1305

845.8382

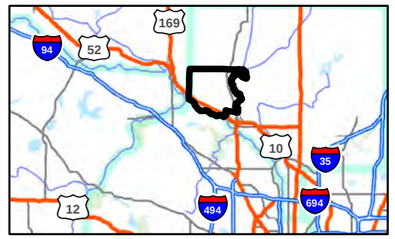
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Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000
Feet



Present Day - No Pumping Wells Aquifer Water Level Contours

Source Water Analysis
City of Ramsey
Minnesota

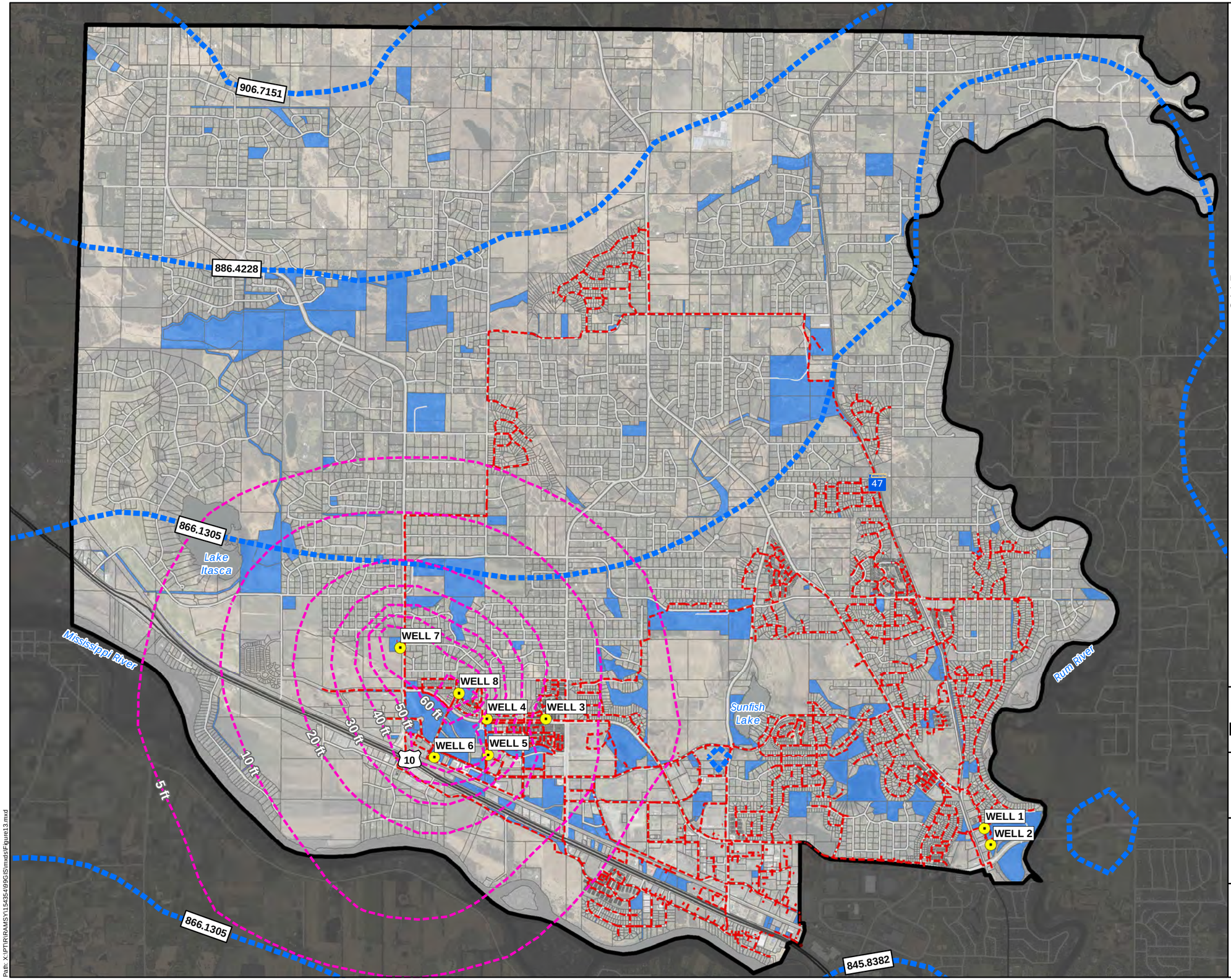
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SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 12

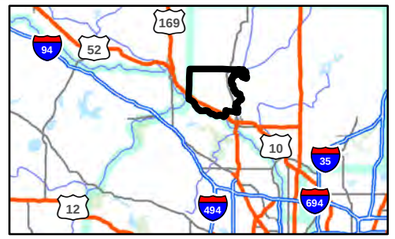


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping
- Feet of Modeled Drawdown from June 13, 2019 Well Pumping

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000 Feet



Modeled Drawdown of June 13th Pumping on Aquifer Water Levels

Source Water Analysis
City of Ramsey
Minnesota

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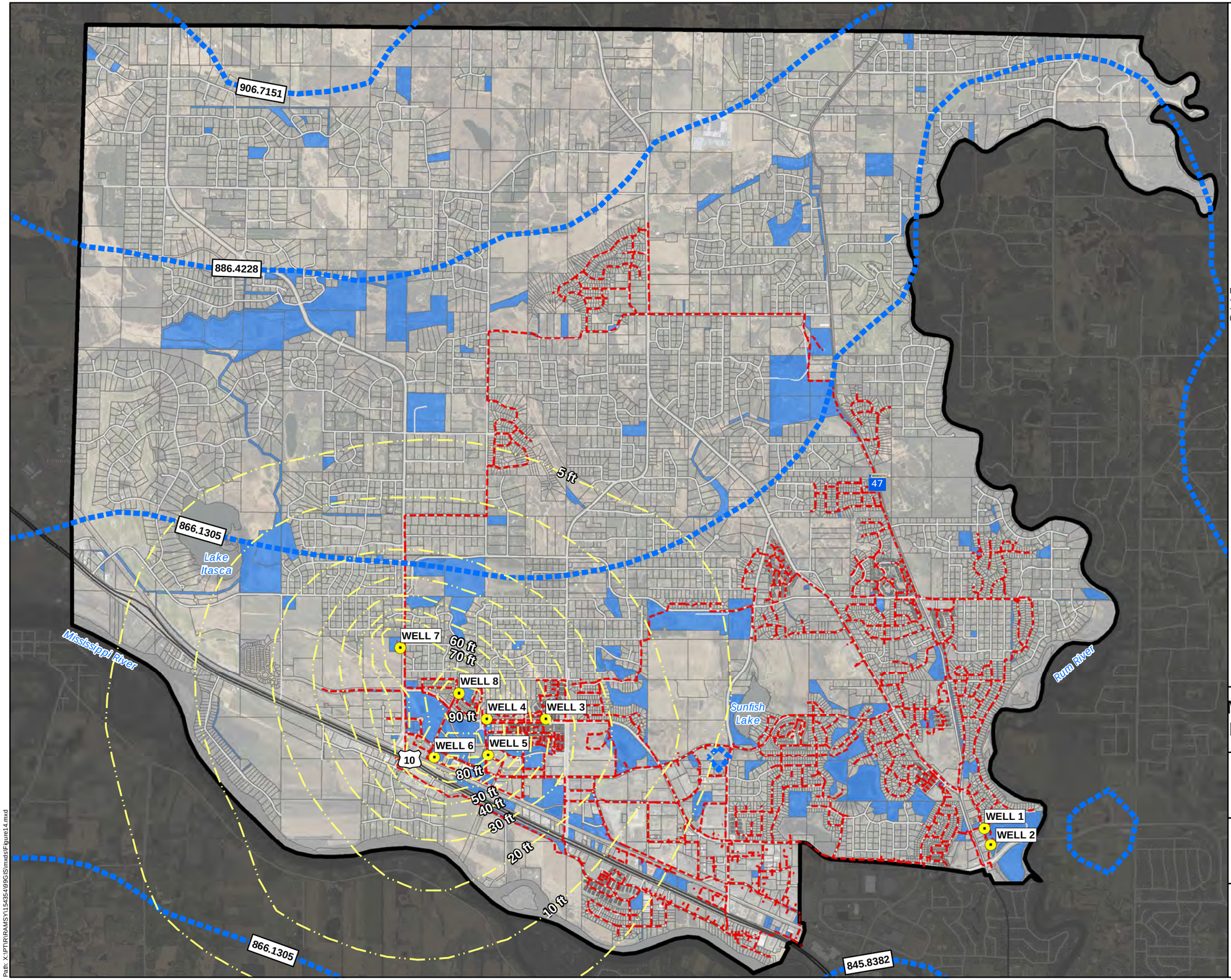
SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 13

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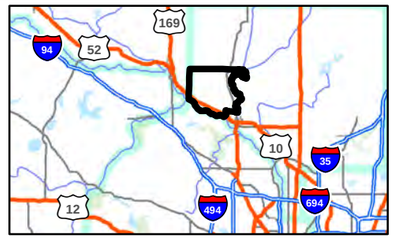


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping
- Feet of Modeled Drawdown from Project 2040 Daily Demand Well Pumping of 10.25 Million Gallons

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000 Feet



Modeled Drawdown of 2040 Daily Demand on Aquifer Water Levels

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 14

Path: X:\PTW\RAM\SY\115435499\GIS\mxd\sFigure14.mxd

Armstrong Blvd NW

Potential Well Siting Area B

Potential Well Siting Area C

Potential Well Siting Area A

Lake Itasca

Mississippi River

Sunfish Lake

Rum River

WELL 1

WELL 2

WELL 3

WELL 4

WELL 5

WELL 6

WELL 7

WELL 8

47

10

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

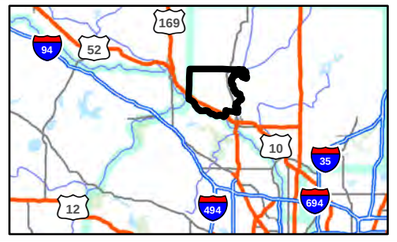
Potential Well Sites

- Potential Well Siting Area A
- Potential Well Siting Area B
- Potential Well Siting Area C

0 1,500 3,000 6,000

Feet

N



Potential Well Sites

Source Water Analysis City of Ramsey Minnesota

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SEH

Project: MCES 150732

Print Date: 6/5/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 15

Path: X:\PTR\RAMS\115435499\GIS\mxds\Figure15.mxd

Appendix E

Pilot Study

Pilot Study Report

Water Treatment Plant

City of Ramsey, Minnesota

RAMSY 154354 | June 18, 2020

SEH

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Certification Page
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Pilot Study Report

Water Treatment Plant

Prepared for the City of Ramsey, Minnesota

1 Introduction

1.1 Background

SEH was contracted by the City of Ramsey to conduct a centralized water treatment plant feasibility study. As part of the study, SEH conducted a pilot study to consider options for the removal of iron and manganese from their water supply. The water quality in Ramsey is high in both iron and manganese with levels exceeding the United States Environmental Protection Agency (US EPA) secondary standards of 0.3 mg/L and 0.05 mg/L respectively. Along with the manganese secondary standard, Ramsey's average manganese levels exceed Minnesota Department of Health's (MDH's) Health Based Value (HBV) of 0.1 mg/L for bottle-fed infants less than one year of age.

1.2 Objectives

The objectives of the study were to evaluate the effectiveness of various treatment methods for removing iron and manganese, and then to select treatment methods for the design of a Water Treatment Plant for the City of Ramsey.

The study included the following objectives:

- Evaluate the effectiveness of chlorine and permanganate for the removal of iron and manganese;
- Establish filter run lengths;
- Evaluate filter loading rates;
- Select the filter media type that provides the best removal of iron and manganese, and;
- Evaluate the use of aeration and detention as part of the treatment process.

2 Existing Facilities

2.1 Wells

The City of Ramsey has eight wells all located in the southern part of town north of U.S. Highway 10. The City's original two wells, Wells No. 1 and 2, are located in the southeast part of town, while the other wells are all located in the southwest part of town. The wells are capable of producing approximately 11 million gallons per day, although the treatment plant would be located within the southwest well field and thus would not be fed by Wells No. 1 or 2, making the potential treatment capacity 9.5 million gallons per day.

Current treatment at the wells consists of chemical treatment including polyphosphate for iron and manganese sequestration, gas chlorine for disinfection, and fluoride for dental health.

3 Pilot Study

The pilot study was conducted in the SEH pilot water plant trailer. Equipment used for the pilot study included chemical feed systems, an aerator, detention tank, and filter columns (filters). Train 1 of the study utilized direct filtration where the well water was treated with chemical injections of chlorine (sodium hypochlorite) and potassium permanganate, and then filtered through filters with two different media types. Train 2 of the study utilized the chemical injections and two different filter media types, but included aeration prior to the chemical injections, and detention prior to filtration. Sampling as part of the pilot study were conducted and analyzed by SEH's pilot plant operator.

3.1 Pilot Testing Processes

The pilot study was conducted for Ramsey's Wells No. 3 and 4 to establish the efficiency and reliability of the two treatment processes and filter media types to remove iron and manganese. Processes for the pilot study were selected based on the concentrations of iron and manganese, and on prior experience. The figures below show the processes for Train 1 and Train 2.

Figure 1 – Pilot Sudy Train 1

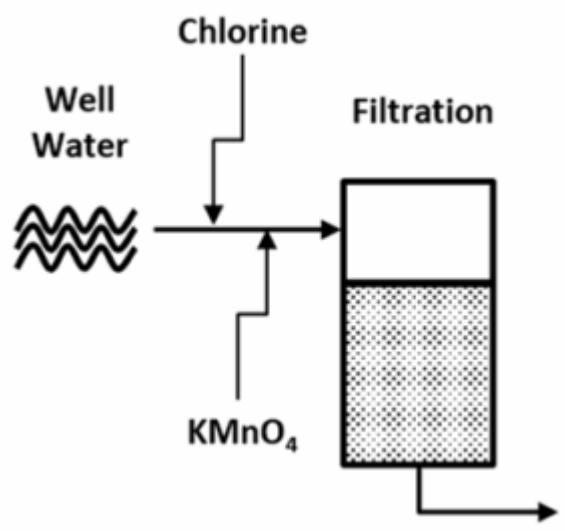
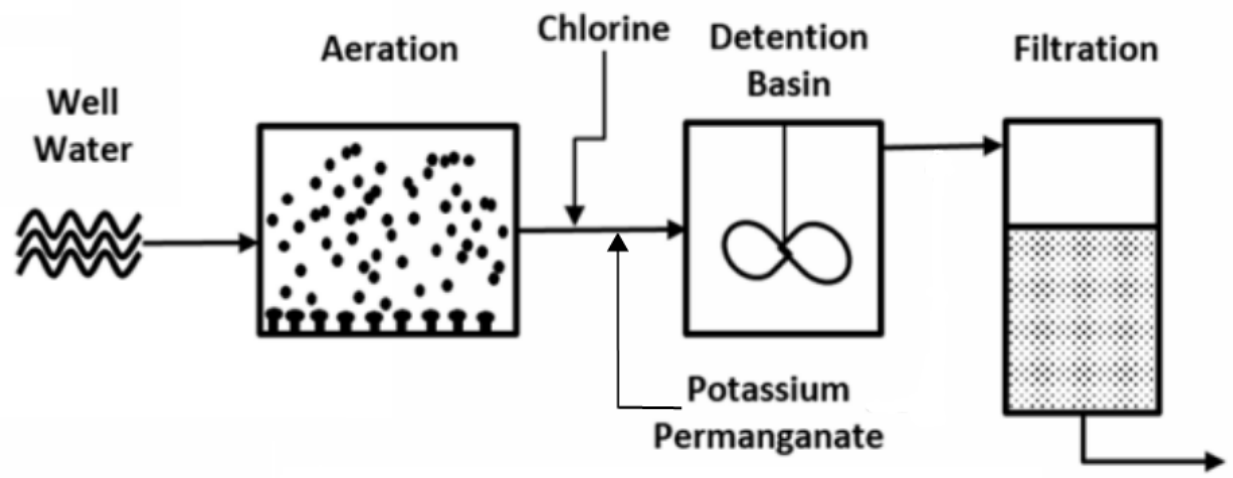


Figure 2 – Pilot Study Train 2



3.1.1 Forced Draft Aerator

The SEH pilot water plant utilized a forced draft aerator, which consists of an aerator column, packing material, and a blower. During treatment of the water for Train 2, water was pumped from the well into the pilot water plant aerator, and then percolated down through the packing material in the aerator column as air was blown up through the packing material. Aeration of water is done to oxidize the iron into solids so that they can be filtered out. Aeration of water can also remove dissolved gases in water such as hydrogen sulfide.

3.1.2 Detention Tank

After aeration during Train 2, a detention tank in the pilot water plant was used to provide additional reaction time for chlorine to oxidize iron and potassium permanganate to oxidize manganese in the water. For this study, the system was set up to provide 30 minutes of detention before filtration.

3.1.3 Chemical Feed System

The chemicals used for the pilot study included chlorine, in the form of sodium hypochlorite, and potassium permanganate ($KMnO_4$). While chlorine is used for oxidizing iron, potassium permanganate is used for the oxidation of manganese. Both chemicals are commonly used in treatment systems for the removal of iron and manganese. The sodium hypochlorite solution was fed at a strength of 15 grams per liter (gpl). Potassium permanganate was fed at a strength of 4 gpl.

The chemical feed systems used in the pilot study included Qdos peristaltic metering pumps capable of feeding a maximum of 31 gallons per hour (gph).

Chemical addition was measured using calibration columns for each chemical feed pump. The volume (in milliliters) of each chemical pumped was measured per unit of time and the dosage was calculated based on the flow to the individual treatment trains.

3.1.4 Filters

The SEH Pilot Water Plant contains four filter columns (filters) that each measure 8 inches in diameter and 72 inches tall. The resulting surface area for filtration of each filter is 0.35 ft^2. The filters each have a 0.75 inch inlet, 1.5 inch backwash waste outlets, underdrains, air release system, rate of flow meters, sample taps, and filter media. Pressure taps are located on the inlet and outlet of each filter to obtain filter head loss by comparing the two pressures. For the Ramsey pilot study, Filters 1 and 2 (Train 1) were operated without aeration and detention. Filters 3 and 4 (Train 2) were operated with aeration and detention. Each filter was supplied 1.05 gpm to achieve a target filtration rate of 3.0 gpm/ft^2 for this study. Each type of filter media used in the study was new and had not been used in other studies. The filters were backwashed with a combination of air and water between filter runs.

Table 1 – Pilot Study Filter Characteristics

Filter	Media	Filtration Rate (gpm/ft^2)	Effective Size (mm)	Media Depth (in)
1	Greensand	3	0.30-0.35	18
	Anthracite		0.9-1.0	12
2	Silica Sand	3	0.45-0.55	18
	Anthracite		0.9-1.0	12
3	Greensand	3	0.30-0.35	18
	Anthracite		0.9-1.0	12
4	Silica Sand	3	0.45-0.55	18
	Anthracite		0.9-1.0	12

3.2 Sampling and Analysis

Sampling and analysis was completed by the onsite SEH pilot plant operator. Field testing for iron and manganese was conducted using a Hach DR/890 Portable Colorimeter, and was done for the raw water and from the effluent of each filter. Testing for iron was conducted using the Hach Method 8147 (DR800 FerroZine Solution Pillow), which has a range of 0-1.3 mg/L iron (Fe), and an estimated detection limit of 0.011 mg/L Fe. Testing for manganese was conducted using the Hach Method 8149 (DR800 PAN), which has a range of 0-0.70 mg/L manganese (Mn), and an estimated detection limit of 0.020 mg/L Mn. Temperature and pH analyses were conducted using a Hach HQ 40 pH meter, and was done for the raw water. Samples for the analysis of chlorine were collected from the effluent of each filter and analyzed using the Hach DR/890 Portable Colorimeter. The chlorine demand was calculated by subtracting the residual chlorine after filtration from the dose of chlorine added to the raw water to oxidize iron. The results of the sampling and subsequent analysis are presented in the remainder of this report.

4 Pilot Study Results

As discussed, the pilot study was conducted for Ramsey's Wells No. 3 and 4 to establish the efficiency and reliability of the two treatment processes, as well as the two filter media types, to remove iron and manganese. Identical pilot studies were conducted at both wells. The purpose of this was to determine how well the treatment processes would do with more than one source

water. The finished water quality met the EPA secondary standards for iron and manganese, as well as MDH's HBV for manganese, for both treatment processes and filter media types.

4.1 Well No. 3 Results

4.1.1 Raw Water Quality

The pilot study for Well No. 3 was completed between January 21, 2020 and January 22, 2020. Well No. 3 currently pumps approximately 1,450 gpm directly into the distribution system with polyphosphate, chlorine, and fluoride added in a shared pump house with Well No. 4. Table 2 below summarizes the raw water results collected from Well No. 3 during the pilot study.

Table 2 – Well No. 3 Raw Water Quality

Iron (mg/L)			Manganese (mg/L)			pH		
Min.	Avg.	Max	Min.	Avg.	Max.	Min.	Avg.	Max.
0.500	0.640	0.850	0.160	0.200	0.240	7.46	7.72	7.85

Results from the raw water sampling show that Well No. 3 exceeds EPA's secondary standards for iron and manganese, which can cause aesthetic water quality issues related to color, taste, sediment, and staining. Well No. 3 also exceeds MDH's HBV 0.1 mg/L for manganese for bottle-fed infants less than one year of age. Infants who drink water with manganese above 0.1 mg/L may develop learning and behavior problems.

4.1.2 Water Treatment

Water from Well No. 3 went through both treatment trains provided by the SEH pilot water treatment plant. Train 1 utilized direct filtration through Filters 1 and 2 after chlorine and potassium permanganate injection, while Train 2 utilized aeration and detention prior to filtration through Filters 3 and 4. With Train 2, aeration was provided prior to chemical injection to help oxidize iron, followed by chlorine and potassium permanganate injection, and then 30 minutes of detention time to allow for adequate chemical reaction time before filtration. The chemical doses to treat water from Well No. 3 are provided in Table 3. All four filters in the pilot water plant were operated at a rate of 3.0 gpm/ft^2.

Table 3 – Well No. 3 Chemical Dosages

Train 1 – Filters 1 and 2 (Direct Filtration)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
2.15	2.92	3.58	0.49	0.49	0.49
Train 2 – Filters 3 and 4 (Aeration and Detention)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.95	3.24	4.53	0.10	0.10	0.10

The chlorine dosages for the two treatment trains were similar, although the chlorine dosage with Train 2 may be able to be reduced as aeration provides significant iron oxidation, and 30 minutes

of detention allows for additional chemical reaction time to increase iron oxidation. The potassium permanganate dosage in Train 2 was able to be lowered to about a fifth of that in Train 1, as the added chemical reaction time with 30 minutes of detention increases manganese oxidation.

4.1.3 Finished Water Quality

The SEH pilot water plant was able to treat water from Well No. 3 to levels that meet the EPA secondary standards, as well as MDH's HBV for manganese. In fact, no sample result exceeded the EPA secondary standards, and both treatment trains were able to remove both iron and manganese on average below the method detection limits of 0.011 mg/L and 0.020 mg/L respectively.

The finished water quality for Well No. 3 during the pilot study is summarized in Table 4 below.

Table 4 – Well No. 3 Finished Water Quality

Filter	Iron (mg/L)			Manganese (mg/L)		
	Min.	Avg.	Max.	Min.	Avg.	Max.
1	nd	nd	0.040	nd	nd	0.043
2	nd	nd	0.020	nd	nd	nd
3	nd	nd	0.020	nd	nd	0.048
4	nd	nd	nd	nd	nd	nd
Notes: nd = below method detection limit						

The use of detention in Train 2 did not provide a significant treatment advantage over Train 1 in removing iron and manganese, although the use of aeration in Train 2 provided slightly better results in the removal of iron. There also wasn't a significant difference in treatment effectiveness between the two filter media types, although Filters 1 and 3 each had at least one spiked result for manganese that approached the secondary standard.

4.2 Well No. 4 Results

4.2.1 Raw Water Quality

The pilot study for Well No. 4 was completed between January 20, 2020 and January 21, 2020. Well No. 4 currently pumps approximately 850 gpm directly into the distribution system with polyphosphate, chlorine, and fluoride added in a shared pump house with Well No. 3. Table 5 below summarizes the raw water results collected from Well No. 4 during the pilot study.

Table 5 – Well No. 4 Raw Water Quality

Iron (mg/L)			Manganese (mg/L)			pH		
Min.	Avg.	Max.	Min.	Avg.	Max.	Min.	Avg.	Max.
0.180	0.240	0.360	0.035	0.392	0.360	7.51	7.61	7.71

Results from the raw water sampling show that Well No. 4 exceeds EPA's secondary standards for iron and manganese, which can cause aesthetic water quality issues related to color, taste,

sediment, and staining. Well No. 4 also exceeds MDH's HBV 0.1 mg/L for manganese for bottle-fed infants less than one year of age. Infants who drink water with manganese above 0.1 mg/L may develop learning and behavior problems.

4.2.2 Water Treatment

Like Well No. 3, water from Well No. 4 went through both treatment trains provided by the SEH pilot water treatment plant. The chemical doses to treat water from Well No. 4 are provided in Table 3. All four filters in the pilot water plant were operated at a rate of 3.0 gpm/ft^2.

Table 6 – Well No. 4 Chemical Dosages

Train 1 – Filters 1 and 2 (Direct Filtration)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.43	2.57	3.43	0.49	0.49	0.52
Train 2 – Filters 3 and 4 (Aeration and Detention)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.95	2.66	2.72	0.21	0.21	0.21

The chlorine dosages for the two treatment trains were similar, although the chlorine dosage with Train 2 may be able to be reduced as aeration provides significant iron oxidation, and 30 minutes of detention allows for additional chemical reaction time to increase iron oxidation. The potassium permanganate dosage in Train 2 was able to be lowered to less than half of that in Train 1, as the added chemical reaction time with 30 minutes of detention increases manganese oxidation.

4.2.3 Finished Water Quality

The SEH pilot water plant was able to treat water from Well No. 4, on average, to levels that meet the EPA secondary standards, as well as MDH's HBV for manganese. Although the average iron and manganese levels were below those standards, the pilot water plant was not able to remove iron below the method detection limit on average like it did with Well No. 3. Filter 4 also saw a spike in manganese at the beginning of the filter run, which was above the MDH HBV, but quickly reduced manganese below the secondary standard and MDH HBV thereafter.

The finished water quality for Well No. 4 during the pilot study is summarized in Table 7 below.

Table 7 – Well No. 4 Finished Water Quality

Filter	Iron (mg/L)			Manganese (mg/L)		
	Min.	Avg.	Max.	Min.	Avg.	Max.
1	nd	0.018	0.080	nd	nd	0.044
2	nd	0.014	0.080	nd	nd	0.028
3	nd	0.014	0.080	nd	nd	0.031
4	nd	0.015	0.090	nd	nd	0.128

Notes: nd = below method detection limit

The use of detention and aeration in Train 2 did not provide a significant treatment advantage over Train 1 in removing iron and manganese. There also wasn't a significant difference in treatment effectiveness between the two filter media types, although Filter 4 saw the spike in manganese that was above the secondary standard and MDH HBV.

5 Conclusions and Recommendations

The SEH pilot water plant was able to treat water from Well No. 3 and Well No. 4 to concentrations below the EPA secondary standards for iron and manganese, as well as the MDH HBV for manganese. Implementing either treatment trains at full-scale would allow the City of Ramsey to provide aesthetically pleasing as it relates to iron and manganese, as well as provide safe drinking water to the residents as it relates to manganese.

5.1 Aeration

Aeration of the water provided better results in terms of iron removal for Well No. 3, which had much higher raw water iron levels than Well No. 4, but provided similar results in terms of iron removal for Well No. 4. It is expected that the benefits of aeration will be more pronounced in water quality similar to that of Well No. 3. Based on the results and on previous experience, the use of an aerator may be preferred as it provides an additional layer in the removal or iron, and may also provide additional treatment benefits such as the removal of dissolved gases like hydrogen sulfide.

5.2 Detention

The addition of a detention tank did not provide a significant difference in treatment effectiveness for iron and manganese removal, but it did allow for the potassium permanganate dosage to be lowered. Although 30 minutes of detention was suitable for the removal of iron and manganese, and allowed for the reduction in the potassium permanganate dosage, it is not needed to provide quality water for the City of Ramsey. If a water treatment plant is pursued, the City should compare the cost savings of reducing the potassium permanganate dosage with the construction cost of a detention tank.

5.3 Chemical Feed

The pilot study evaluated the use of chlorine and potassium permanganate as oxidants. Feed rates are within normal ranges for the type of water treated. It is recommended to use these chemicals for a full-scale design, although chlorine may be fed as sodium hypochlorite solution or gas chlorine, and potassium permanganate may be fed as sodium permanganate instead.

5.4 Filtration

Both filter media types were effective in removing iron and manganese and successfully operated at a loading rate of 3.0 gpm/ft^2, but there wasn't a significant difference in effectiveness. Although there wasn't a significant difference between the two filter media types, SEH recommends the use of 12 inches of anthracite over 18 inches of Greensand Plus™, rather than 12 inches of anthracite over 18 inches of silica sand for full-scale filters. This is because Greensand Plus™ is a filter media that is coated with manganese dioxides that further aid in the removal of manganese.

Figure 3 – Well #3 Manganese Results

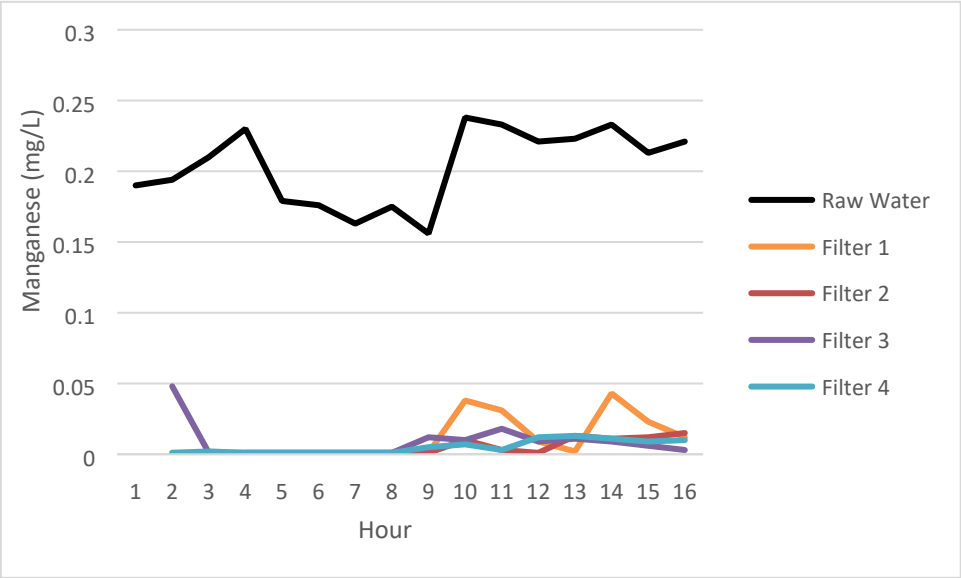


Figure 4 – Well #3 Iron Results

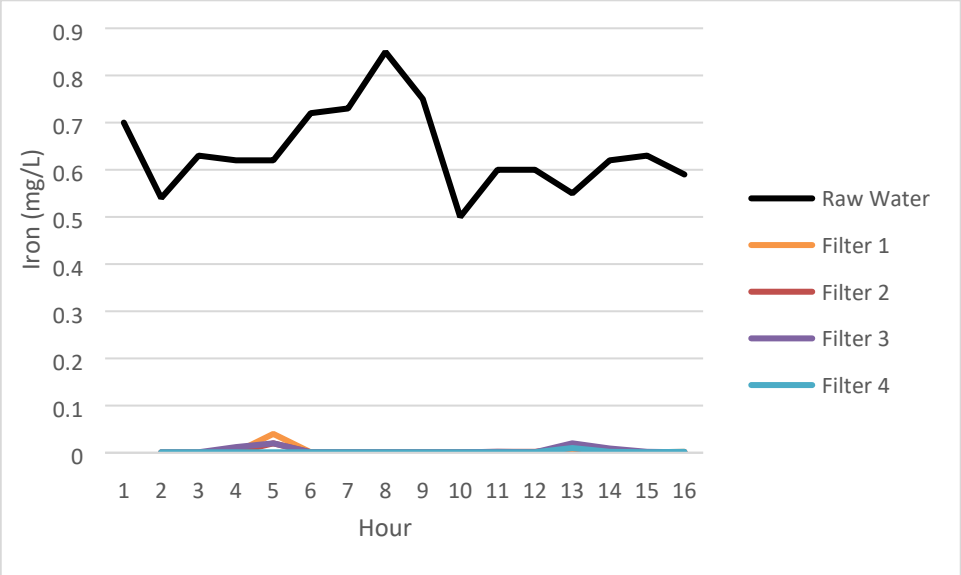


Figure 5 – Well #4 Manganese Results

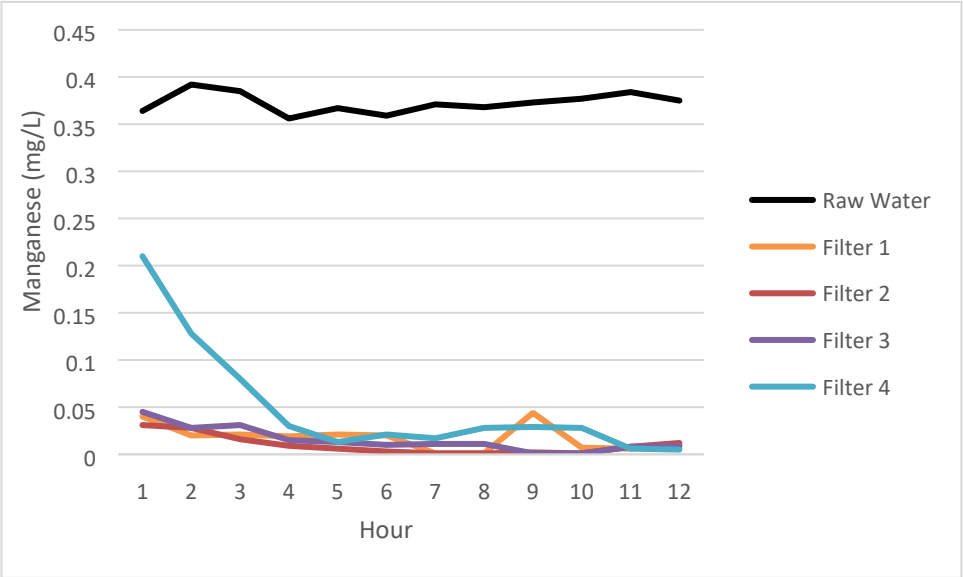
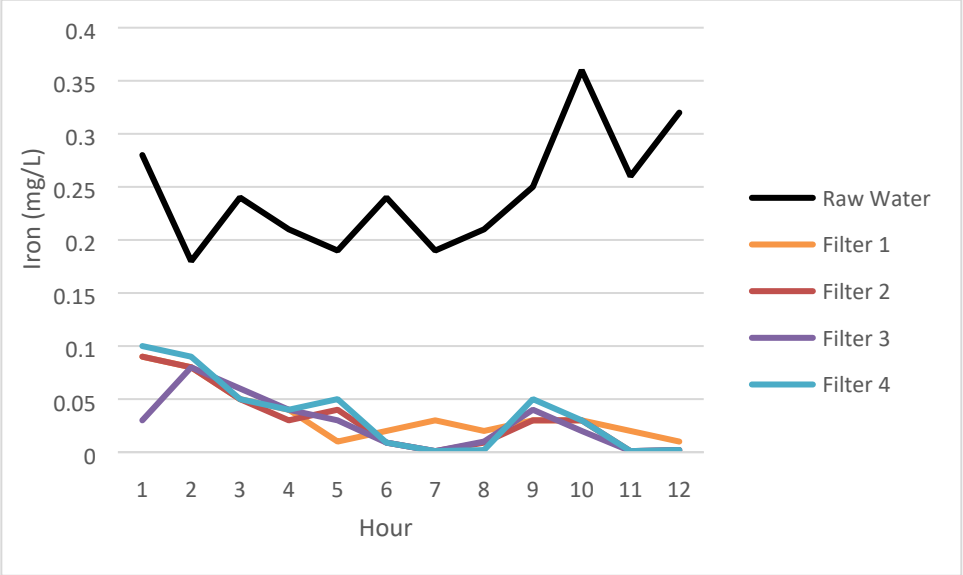


Figure 6 – Well #4 Iron Results



dmk



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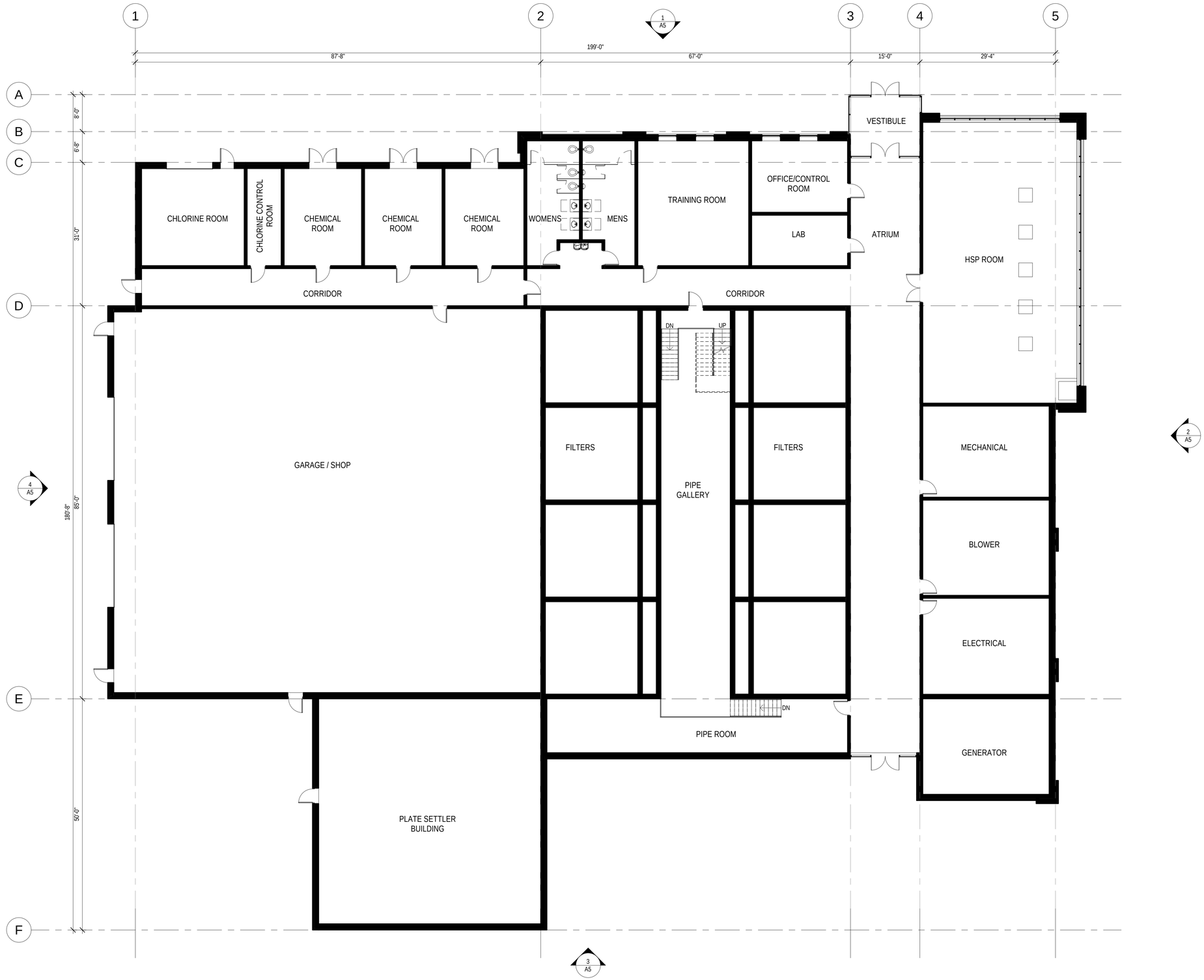
Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

Join Our Social Communities

Appendix F

Gravity Filter Layouts



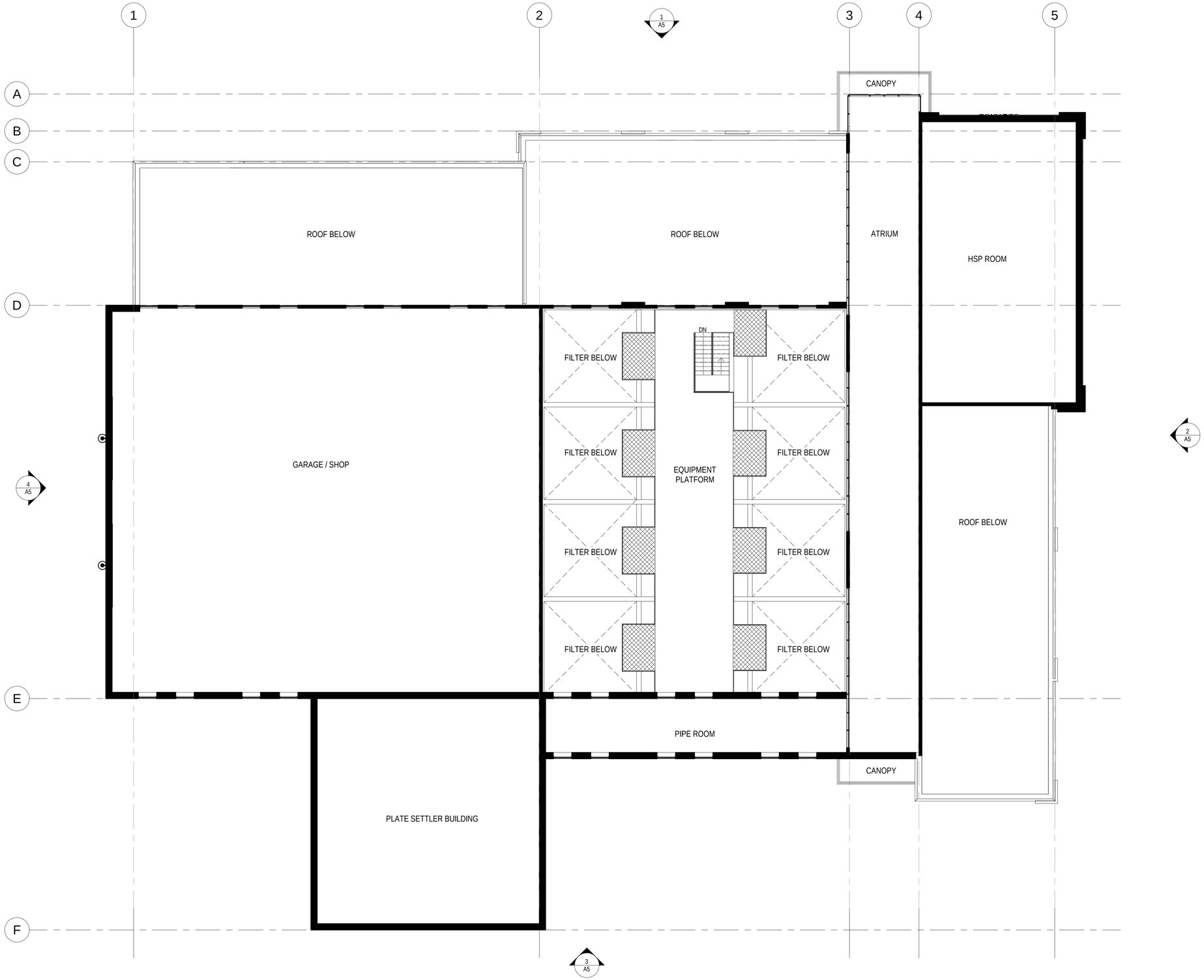
1 A3 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 1 - WITH GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |



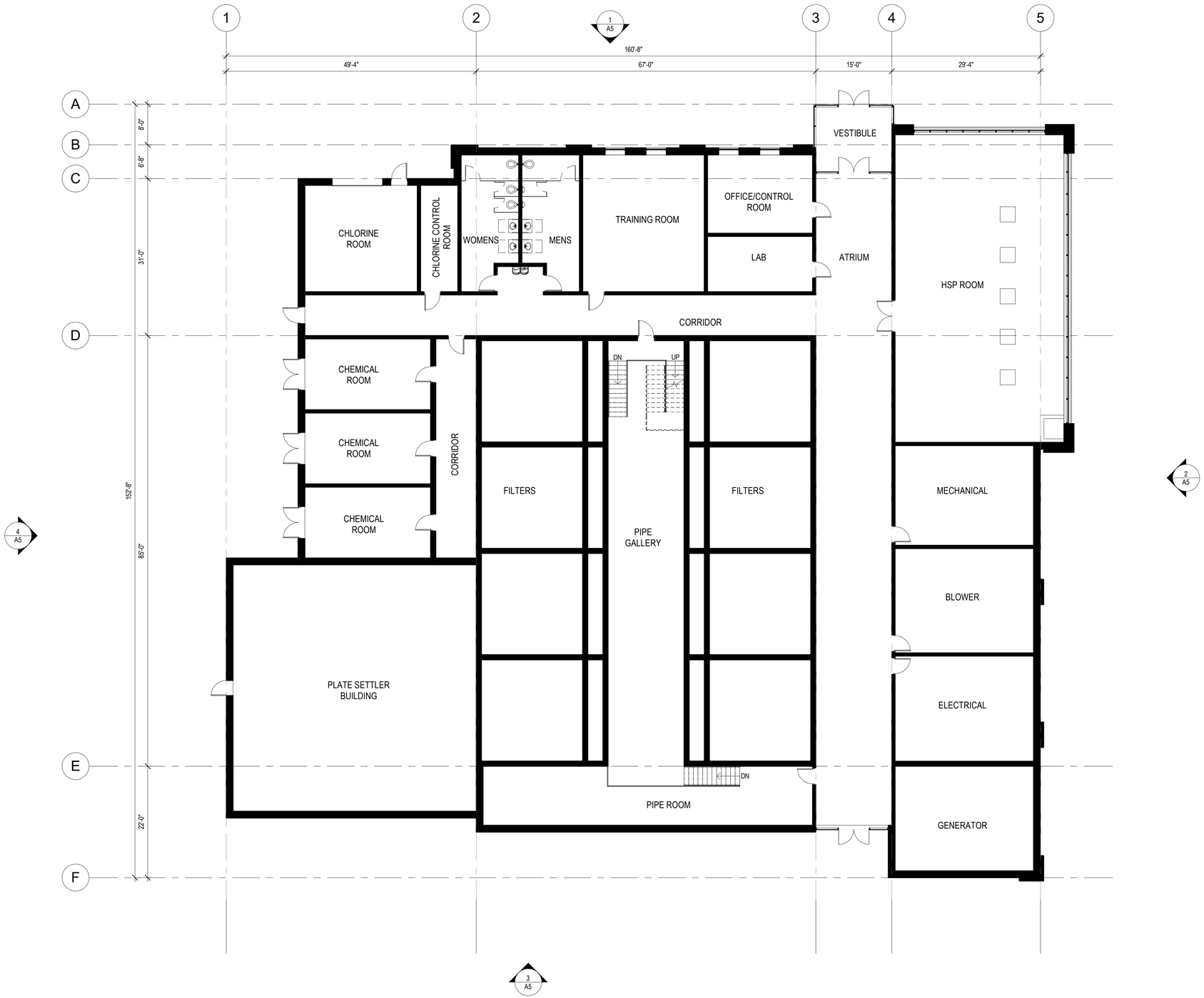
1 A4 UPPER LEVEL FLOOR PLAN - ALTERNATIVE 1 - WITH GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| UPPER LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |



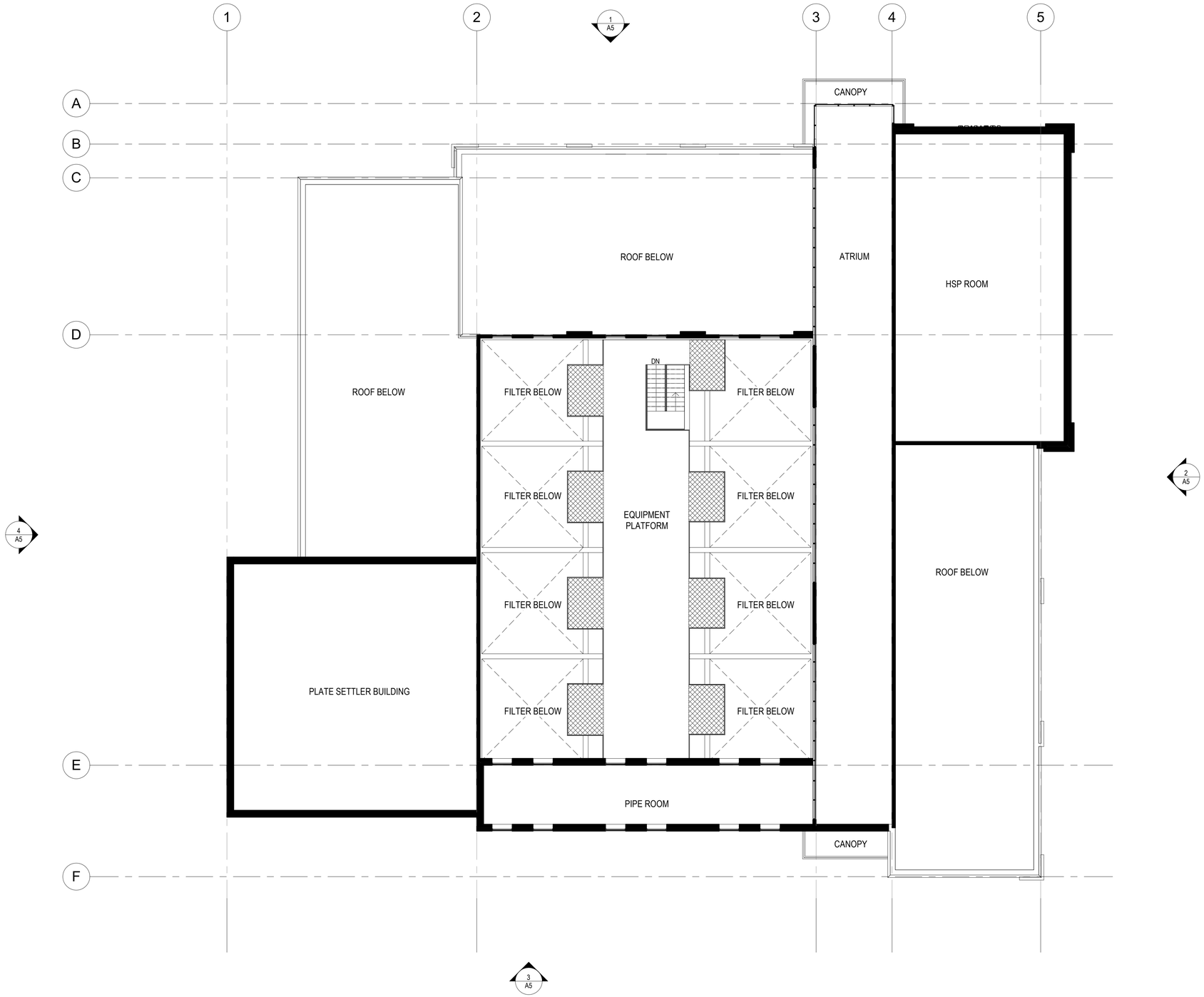
1 A3 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 1 - NO GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 11/2020 |



1 A4 UPPER LEVEL FLOOR PLAN - ALTERNATIVE 1 - NO GARAGE

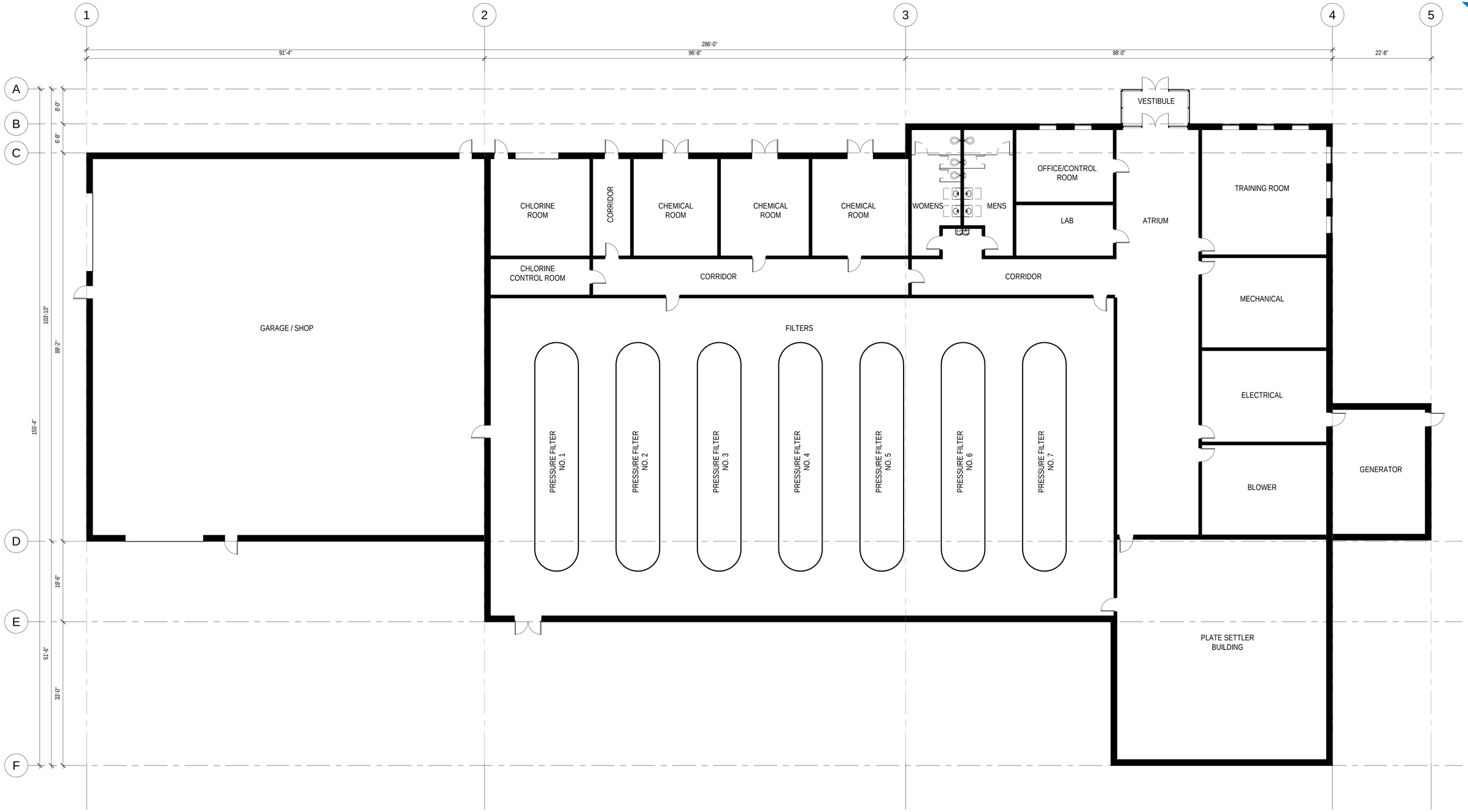
3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

Appendix G

Pressure Filter Layouts



1 / A2 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 2

3/32" = 1'-0"

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 2 - PRESSURE FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |

Appendix H

Architectural Renderings

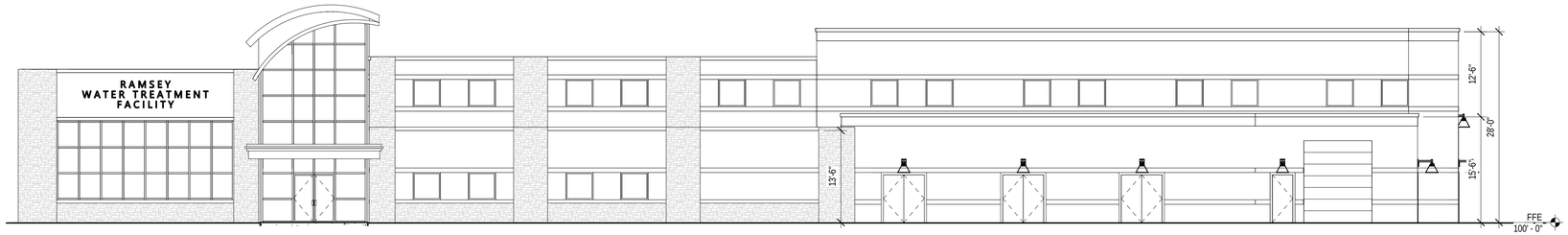


1
A1 EXTERIOR RENDERING - ALTERNATIVE 1

1
A2 EXTERIOR RENDERING - ALTERNATIVE 1

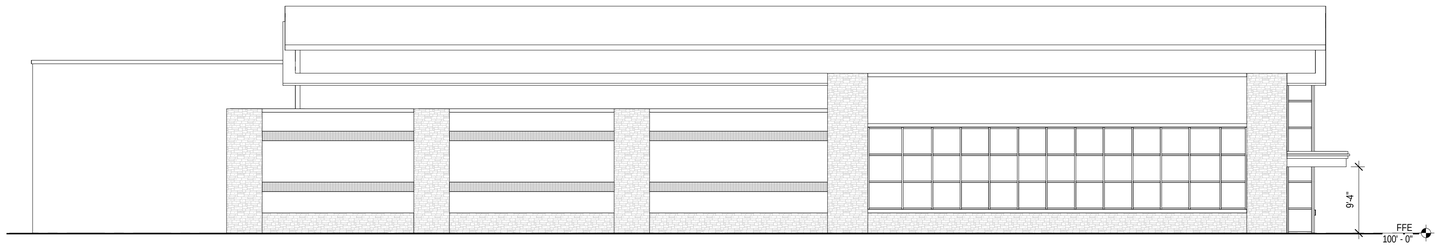
WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| EXTERIOR RENDERING | RAMSEY, MN | 06/2020 |



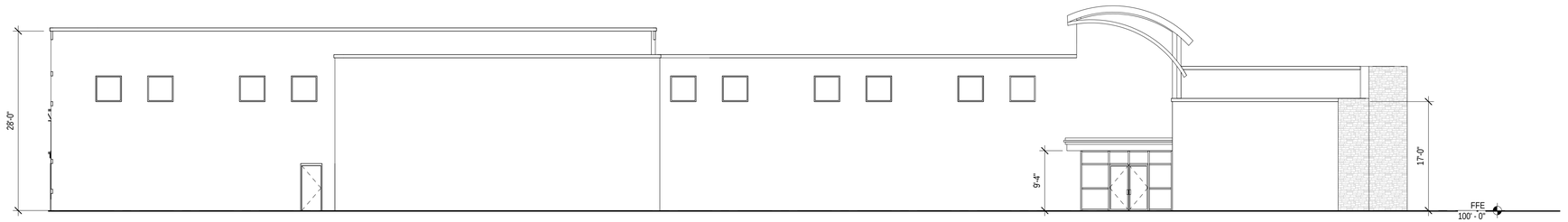
1 / A5 EXTERIOR ELEVATION - FRONT - ALTERNATIVE 1

3/32" = 1'-0"



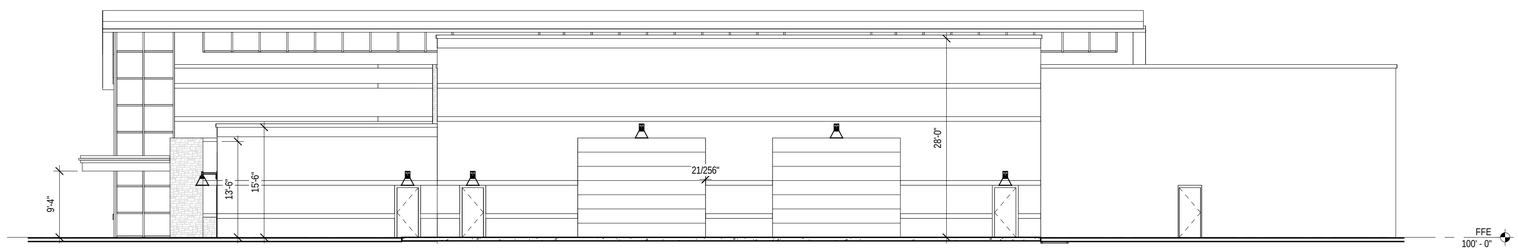
2 / A5 EXTERIOR ELEVATION - LEFT - ALTERNATIVE 1

3/32" = 1'-0"



3 / A5 EXTERIOR ELEVATION - BACK - ALTERNATIVE 1

3/32" = 1'-0"



4 / A5 EXTERIOR ELEVATION - RIGHT - ALTERNATIVE 1

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| EXTERIOR ELEVATIONS | RAMSEY, MN | 06/2020 |

Appendix I

Treatment Plant Sites and Raw Watermain

Fire Station Site
3.2 Acres

Water Shop Site
3.5 Acres

Vacant City Property Site
4.1 Acres

Public Works Site
3.5 Acres

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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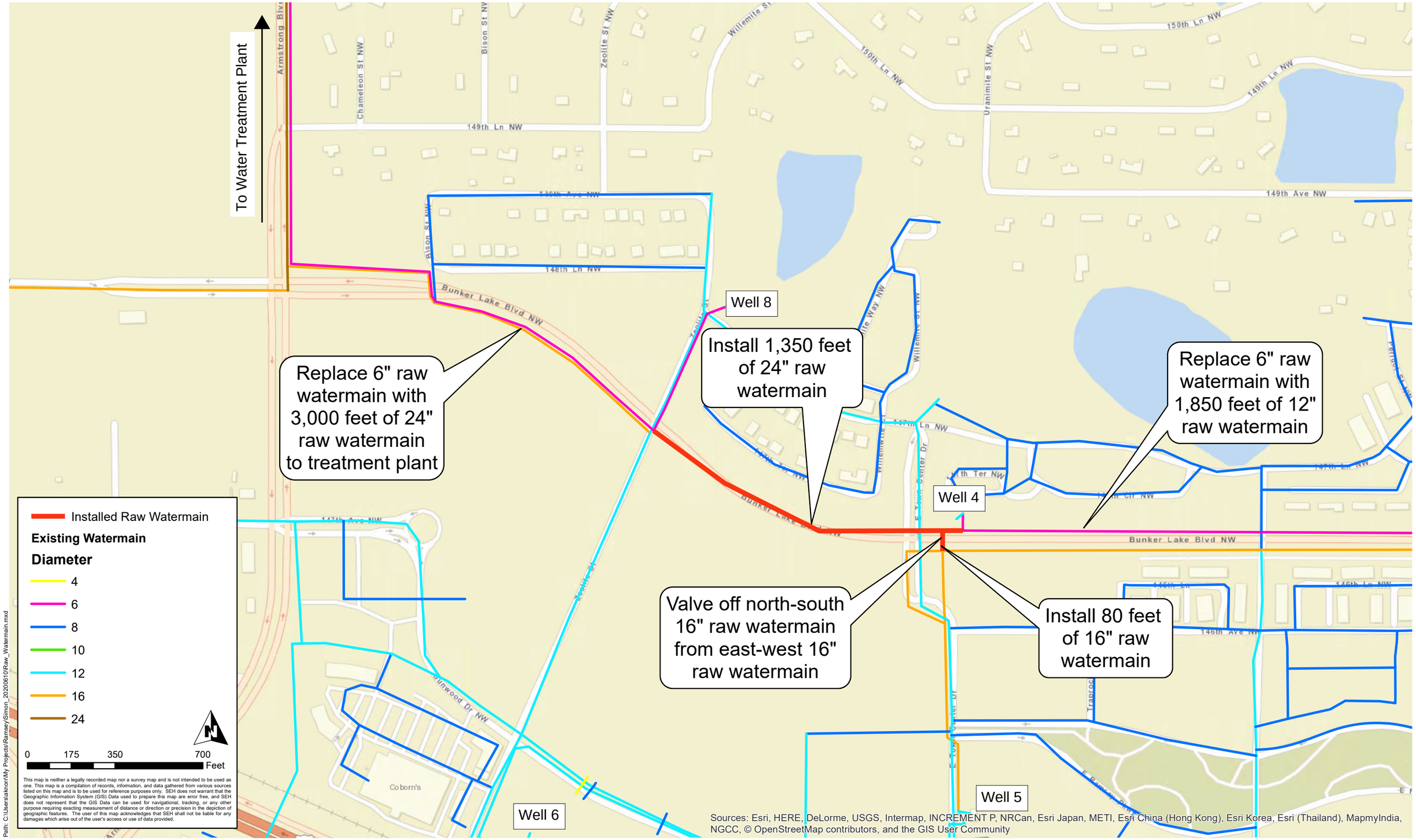
Project: XXXXX 000000
Print Date: 12/8/2020

WTP SITE ALTERNATIVES

Ramey, Minnesota

Figure
1

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Project Number: RAMSY 154354
Print Date: Print Date: 6/16/2020

RAW WATERMAIN - FIRE STATION SITE

Ramsey, Minnesota

Figure 2
Raw Watermain

Well 7

Existing 6" Raw Watermain

Install 150 Feet of 16" Raw Watermain for Future Wells

Install 1,700 Feet of 16" Raw Watermain

Well 8

Existing 6" Raw Watermain

Existing 6" Raw Watermain

Install 7,700 Feet of 24" Raw Watermain for Future Public Works Site

Install 1,300 Feet of 20" Raw Watermain

Well 4

Well 3

Existing 16" Raw Watermain

Replace 3,800 feet (entire 143rd Ave NW stretch) of Existing 10" Finished Watermain with 24" Finished Watermain

Well 5

Well 6

Existing 12" Raw Watermain

Water Shop Site

Vacant Property Site

Public Works Site

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WATERMAIN - PUBLIC WORKS, WATER SHOP, OR VACANT PROPERTY SITES

Ramsey, Minnesota

Figure 3

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WTP Alternatives - Fire Station Site

Ramsey, Minneota

Figure
4



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WTP Alternatives - Public Works Site

Ramsey, Minneota

Figure
5



SEH

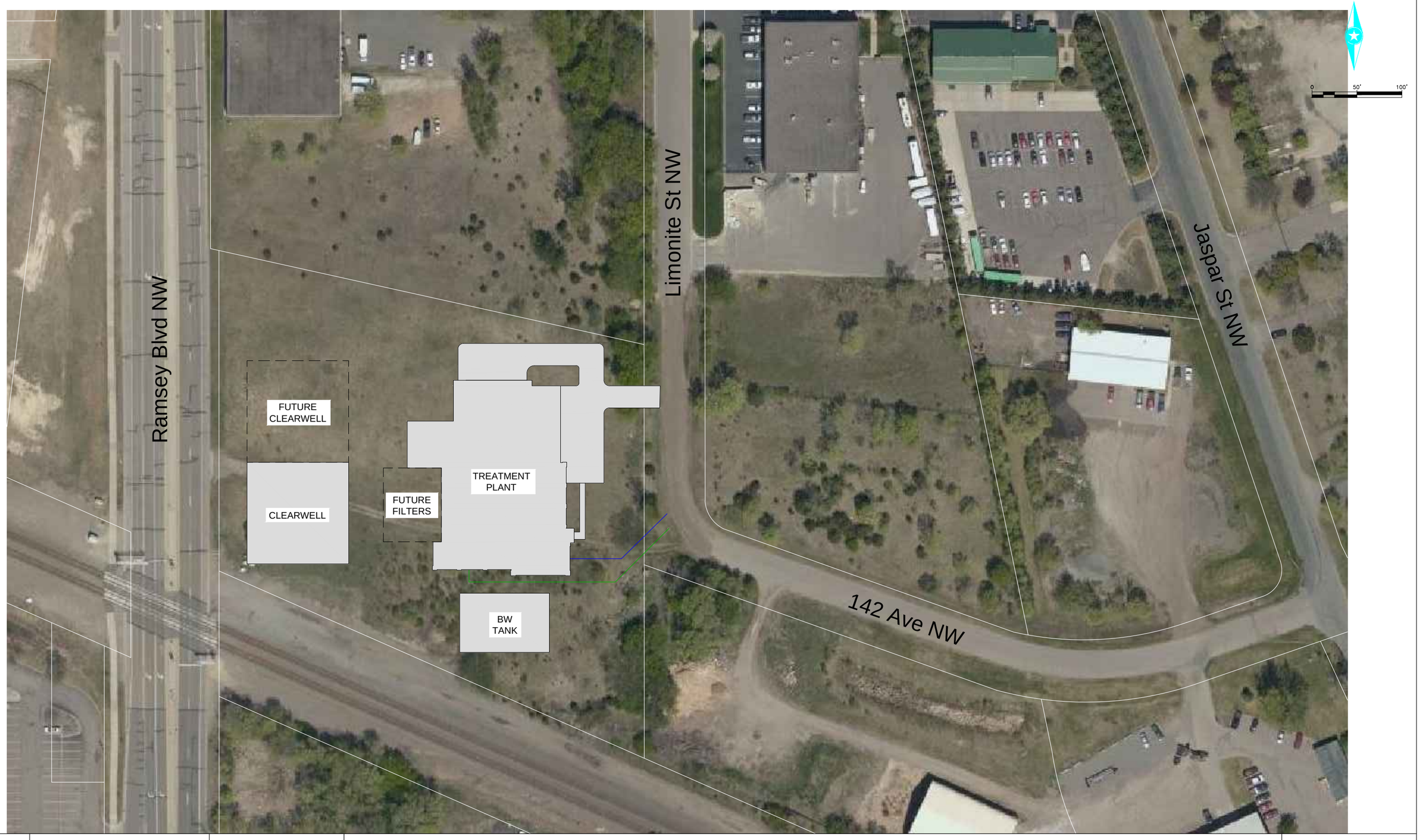
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WTP Alternatives - Water Shop Site

Ramsey, Minneota

Figure 6



SEH

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WTP Alternatives - Vacant City Property Site

Ramsey, Minneota

Figure
7

Appendix J

Capital Cost Opinions

Project Name:	**Ramsey WTP Feasibility Study**
SEH Project No:	**154354**
Date:	**March 3, 2021**
Estimator:	**MBJ**
Description:	**Alternative 1 - Concrete Gravity WTP**

DIVISION 1 - GENERAL REQUIREMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
GENERAL CONDITIONS	LUMP SUM	1	$ 2,368,955.00	$ 2,368,955.00
SUBTOTAL DIVISION 0 AND 01				*$ 2,368,955.00*
DIVISION 3 - CONCRETE	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CAST IN PLACE CONCRETE - BACKWASH TANKS	CU YD	950	$ 1,100.00	$ 1,045,000.00
CAST IN PLACE CONCRETE - CLEARWELL	CU YD	1500	$ 1,100.00	$ 1,650,000.00
CAST IN PLACE CONCRETE - FILTERS	CU YD	1050	$ 1,100.00	$ 1,155,000.00
CAST IN PLACE CONCRETE - SLAB ON GRADE/FOOTINGS	CU YD	600	$ 900.00	$ 540,000.00
PRECAST STRUCTURAL CONCRETE - 8" PLANK	SQ FT	9800	$ 25.00	$ 245,000.00
PRECAST STRUCTURAL CONCRETE - 12" PLANK	SQ FT	12700	$ 35.00	$ 444,500.00
SUBTOTAL DIVISION 3				*$ 5,079,500.00*
DIVISION 4 - MASONRY	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
BRICK/STONE VENEER	SF	14600	$ 40.00	$ 584,000.00
CONCRETE UNIT MASONRY	SQ FT	34000	$ 35.00	$ 1,190,000.00
SUBTOTAL DIVISION 4				*$ 1,774,000.00*
DIVISION 5 - METALS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
RAILING, ALUMINUM - WTP	LIN FT	1000	$ 115.00	$ 115,000.00
MISCELLANEOUS METALS - WTP	LUMP SUM	1	$ 200,000.00	$ 200,000.00
SUBTOTAL DIVISION 5				*$ 315,000.00*
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLASTIC FABRICATIONS - FRP LADDERS	EACH	14	$ 3,000.00	$ 42,000.00
ROUGH CARPENTRY	LUMP SUM	1	$ 40,000.00	$ 40,000.00
GYPSUM DRYWALL	SF	8000	$ 4.00	$ 32,000.00
SUBTOTAL DIVISION 6				*$ 114,000.00*
DIVISION 7 - THERMAL & MOISTURE PROTECTION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
JOINT SEALANTS	LUMP SUM	1	$ 40,000.00	$ 40,000.00
WATERPROOFING/AIR BARRIER	LUMP SUM	1	$ 200,000.00	$ 200,000.00
MEMBRANE ROOFING AND INSULATION	SF	21600	$ 25.00	$ 540,000.00
SUBTOTAL DIVISION 7				*$ 780,000.00*
DIVISION 8 - OPENINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FRP DOORS (SINGLE LEAF)	EACH	30	$ 3,300.00	$ 99,000.00
FRP DOORS (DOUBLE LEAF)	EACH	3	$ 6,600.00	$ 19,800.00
OVERHEAD DOOR - CHLORINE ROOM	EACH	1	$ 17,500.00	$ 17,500.00
ALUMINUM STOREFRONT	LUMP SUM	1	$ 260,000.00	$ 260,000.00
WINDOWS	EACH	28	$ 3,000.00	$ 84,000.00
FIRE RATED ALUM. FRAME AND GLASS	LUMP SUM	1	$ 5,000.00	$ 5,000.00
TANK HATCHES	UNIT	10	$ 3,000.00	$ 30,000.00
LOUVERS	LUMP SUM	1	$ 20,000.00	$ 20,000.00
SUBTOTAL DIVISION 8				*$ 535,300.00*
DIVISION 9 - FINISHES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ACOUSTICAL CEILING	SF	2000	$ 6.00	$ 12,000.00
FLOORING - TILE AND CARPET	LUMP SUM	1	$ 170,000.00	$ 170,000.00
WALL & CEILING PAINTING	SF	69000	$ 3.00	$ 207,000.00
EQUIPMENT/PROCESS PIPING PAINTING	LUMP SUM	1	$ 150,000.00	$ 150,000.00
SUBTOTAL DIVISION 9				*$ 539,000.00*
DIVISION 10 - SPECIALTIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
TOILET ACCESSORIES	LUMP SUM	2	$ 2,500.00	$ 5,000.00
FIRE EXTINGUISHERS	EACH	10	$ 250.00	$ 2,500.00
INTERIOR PANEL SIGNAGE	LUMP SUM	1	$ 3,000.00	$ 3,000.00
SUBTOTAL DIVISON 10				*$ 10,500.00*
DIVISION 12 - FURNISHINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
METAL CASEWORK - BASE AND UPPERS	LUMP SUM	1	$ 35,000.00	$ 35,000.00

FURNITURE	LUMP SUM	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 12				*$ 65,000.00*
DIVISION 21 - FIRE SUPPRESSION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FIRE PROTECTION SYSTEM (WET)	LUMP SUM	1	$ 75,000.00	$ 75,000.00
SUBTOTAL DIVISION 21				*$ 75,000.00*
DIVISION 22 - PLUMBING	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLUMBING	LUMP SUM	1	$ 430,000.00	$ 430,000.00
SUBTOTAL DIVISION 22				*$ 430,000.00*
DIVISION 23 - HVAC	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HVAC	LUMP SUM	1	$ 910,000.00	$ 910,000.00
SUBTOTAL DIVISION 23				*$ 910,000.00*
DIVISION 26 - ELECTRICAL	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ELECTRICAL	LUMP SUM	1	$ 2,900,000.00	$ 2,900,000.00
SUBTOTAL DIVISION 26				*$ 2,900,000.00*
DIVISION 31 - EARTHWORK	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CLEAR AND GRUB	ACRE	2.00	$ 10,000.00	$ 20,000.00
BUILDING EXCAVATION	CU YD	8500	$ 15.00	$ 127,500.00
CLEARWELL EXCAVATION	CU YD	8000	$ 15.00	$ 120,000.00
BACKWASH TANK	CU YD	7500	$ 15.00	$ 112,500.00
HAULING EARTH	CU YD	12000	$ 8.00	$ 96,000.00
BACKFILLING & COMPACTING	CU YD	15000	$ 25.00	$ 375,000.00
EROSION CONTROL	EACH	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 31				*$ 881,000.00*
DIVISION 32 - EXTERIOR IMPROVEMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
AGGREGATE BASE (CL 5)	CU YD	1500	$ 40.00	$ 60,000.00
BITUMINOUS PAVEMENT	TON	1300	$ 100.00	$ 130,000.00
4" CONCRETE SIDEWALK	SQ FT	4000	$ 10.00	$ 40,000.00
TOPSOIL BORROW (3" DEPTH)	CU YD	500	$ 25.00	$ 12,500.00
LANDSCAPING	LUMP SUM	1.0	$ 40,000.00	$ 40,000.00
CHAIN LIKE FENCE	LIN FT	1200	$ 90.00	$ 108,000.00
SUBTOTAL DIVISION 32				*$ 390,500.00*
DIVISION 33 - UTILITIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
24" RAW WATERMAIN	LIN FT	7300	$ 230	$ 1,679,000.00
24" ROAD CROSSING (RAMSEY BLVD and BUNKER LAKE BLVD) - JACKED CASING	LIN FT	400	$ 525	$ 210,000.00
24" FINISHED WATERMAIN	LIN FT	3800	$ 230	$ 874,000.00
20" RAW WATERMAIN	LIN FT	1300	$ 185	$ 240,500.00
16" RAW WATERMAIN	LIN FT	1750	$ 165	$ 288,750.00
16" RAW WATERMAIN (ARMSTRONG BLVD) - JACKED CASING	LIN FT	100	$ 425	$ 42,500.00
WELL 8 METER VAULT	LUMP SUM	1	$ 90,000	$ 90,000.00
HYDRANTS	EACH	4	$ 10,000	$ 40,000.00
SITE PROCESS PIPING	LUMP SUM	1	$ 450,000	$ 450,000.00
SANITARY SEWER	LUMP SUM	1	$ 50,000.00	$ 50,000.00
STORM SEWER	LUMP SUM	1	$ 40,000.00	$ 40,000.00
SUBTOTAL DIVISION 33				*$ 4,004,750.00*
DIVISION 40 - PROCESS INTERCONNECTIONS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PROCESS PIPING AND VALVES	LUMP SUM	1	$ 2,700,000.00	$ 2,700,000.00
SUBTOTAL DIVISION 40				*$ 2,700,000.00*
DIVISION 43 - PROCESS GAS & LIQUID HANDLING, PURIFICATION & STORAGE EQUI	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HIGH SERVICE VERTICAL TURBINE PUMPS	EACH	5	$ 50,000.00	$ 250,000.00
BACKWASH VERTICAL TURBINE PUMP	EACH	1	$ 50,000.00	$ 50,000.00
MAGNETIC FLOW METERS	LUMP SUM	1	$ 80,000.00	$ 80,000.00
SUBTOTAL DIVISION 43				*$ 380,000.00*
DIVISION 44 - POLLUTION & CONTROL EQUIPMENT	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
COMPRESSED AIR SYSTEM	LUMP SUM	1	$ 16,000.00	$ 16,000.00
AIR SCOUR BLOWER	EACH	1	$ 25,000.00	$ 25,000.00
GRAVITY FILTER EQUIPMENT	LUMP SUM	1	$ 900,000.00	$ 900,000.00
LAMELLA PLATE SETTLERS	EACH	2	$ 350,000.00	$ 700,000.00
GAS CHLORINATION SYSTEM	LUMP SUM	1	$ 50,000.00	$ 50,000.00
POLYPHOSPHATE FEED EQUIPMENT	LUMP SUM	1	$ 25,000.00	$ 25,000.00

SODIUM PERMANGANATE FEED EQUIPMENT	LUMP SUM	1	$ 40,000.00	$ 40,000.00
CHEMICAL FEED PIPING	LUMP SUM	1	$ 50,000.00	$ 50,000.00
				$ 1,806,000.00
SUBTOTAL CONSTRUCTION				**$ 26,060,000.00**
CONTINGENCY			10%	$ 2,606,000.00
TOTAL CONSTRUCTION				**$ 28,670,000.00**

Project Name:	**Ramsey WTP Feasibility Study**
SEH Project No:	**154354**
Date:	**March 4, 2021**
Estimator:	**MBJ**
Description:	**Alternative 2 - Pressure Filter WTP**

DIVISION 1 - GENERAL REQUIREMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
GENERAL CONDITIONS	LUMP SUM	1	$ 2,251,435.00	$ 2,251,435.00
SUBTOTAL DIVISION 0 AND 01				*$ 2,251,435.00*
DIVISION 3 - CONCRETE	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CAST IN PLACE CONCRETE - BACKWASH TANKS	CU YD	950	$ 1,100.00	$ 1,045,000.00
CAST IN PLACE CONCRETE - SLAB ON GRADE/FOOTINGS	CU YD	1600	$ 1,100.00	$ 1,760,000.00
PRECAST STRUCTURAL CONCRETE - 8" PLANK	SQ FT	8500	$ 25.00	$ 212,500.00
PRECAST STRUCTURAL CONCRETE - 12" PLANK	SQ FT	10300	$ 35.00	$ 360,500.00
SUBTOTAL DIVISION 3				*$ 3,378,000.00*
DIVISION 4 - MASONRY	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
BRICK/STONE VENEER	SF	12600	$ 40.00	$ 504,000.00
CONCRETE UNIT MASONRY	SQ FT	27000	$ 35.00	$ 945,000.00
SUBTOTAL DIVISION 4				*$ 1,449,000.00*
DIVISION 5 - METALS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
MISCELLANEOUS METALS - WTP	LUMP SUM	1	$ 150,000.00	$ 150,000.00
SUBTOTAL DIVISION 5				*$ 150,000.00*
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLASTIC FABRICATIONS - FRP LADDERS	EACH	6	$ 3,000.00	$ 18,000.00
ROUGH CARPENTRY	LUMP SUM	1	$ 30,000.00	$ 30,000.00
GYPSUM DRYWALL	SF	8000	$ 4.00	$ 32,000.00
SUBTOTAL DIVISION 6				*$ 80,000.00*
DIVISION 7 - THERMAL & MOISTURE PROTECTION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
JOINT SEALANTS	LUMP SUM	1	$ 40,000.00	$ 40,000.00
WATERPROOFING/AIR BARRIER	LUMP SUM	1	$ 200,000.00	$ 200,000.00
MEMBRANE ROOFING AND INSULATION	SF	22200	$ 25.00	$ 555,000.00
SUBTOTAL DIVISION 7				*$ 795,000.00*
DIVISION 8 - OPENINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FRP DOORS (SINGLE LEAF)	EACH	26	$ 3,300.00	$ 85,800.00
FRP DOORS (DOUBLE LEAF)	EACH	3	$ 6,600.00	$ 19,800.00
OVERHEAD DOOR - CHLORINE ROOM	EACH	1	$ 17,500.00	$ 17,500.00
ALUMINUM STOREFRONT	LUMP SUM	1	$ 200,000.00	$ 200,000.00
WINDOWS	EACH	28	$ 3,000.00	$ 84,000.00
FIRE RATED ALUM. FRAME AND GLASS	LUMP SUM	1	$ 5,000.00	$ 5,000.00
TANK HATCHES	UNIT	6	$ 3,000.00	$ 18,000.00
LOUVERS	LUMP SUM	1	$ 20,000.00	$ 20,000.00
SUBTOTAL DIVISION 8				*$ 450,100.00*
DIVISION 9 - FINISHES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ACOUSTICAL CEILING	SF	2000	$ 6.00	$ 12,000.00
FLOORING - TILE AND CARPET	LUMP SUM	1	$ 150,000.00	$ 150,000.00
WALL & CEILING PAINTING	SF	48000	$ 3.00	$ 144,000.00
EQUIPMENT/PROCESS PIPING PAINTING	LUMP SUM	1	$ 275,000.00	$ 275,000.00
SUBTOTAL DIVISION 9				*$ 581,000.00*
DIVISION 10 - SPECIALTIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
TOILET ACCESSORIES	LUMP SUM	2	$ 2,500.00	$ 5,000.00
FIRE EXTINGUISHERS	EACH	10	$ 250.00	$ 2,500.00
INTERIOR PANEL SIGNAGE	LUMP SUM	1	$ 3,000.00	$ 3,000.00
SUBTOTAL DIVISON 10				*$ 10,500.00*
DIVISION 12 - FURNISHINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
METAL CASEWORK - BASE AND UPPERS	LUMP SUM	1	$ 35,000.00	$ 35,000.00
FURNITURE	LUMP SUM	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 12				*$ 65,000.00*
DIVISION 21 - FIRE SUPPRESSION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**

FIRE PROTECTION SYSTEM (WET)	LUMP SUM	1	$ 75,000.00	$ 75,000.00
SUBTOTAL DIVISION 21				*$ 75,000.00*
DIVISION 22 - PLUMBING	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLUMBING	LUMP SUM	1	$ 430,000.00	$ 430,000.00
SUBTOTAL DIVISION 22				*$ 430,000.00*
DIVISION 23 - HVAC	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HVAC	LUMP SUM	1	$ 835,000.00	$ 835,000.00
SUBTOTAL DIVISION 23				*$ 835,000.00*
DIVISION 26 - ELECTRICAL	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ELECTRICAL	LUMP SUM	1	$ 2,200,000.00	$ 2,200,000.00
SUBTOTAL DIVISION 26				*$ 2,200,000.00*
DIVISION 31 - EARTHWORK	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CLEAR AND GRUB	ACRE	2.00	$ 10,000.00	$ 20,000.00
BUILDING EXCAVATION	CU YD	4000	$ 15.00	$ 60,000.00
BACKWASH TANK	CU YD	7500	$ 15.00	$ 112,500.00
HAULING EARTH	CU YD	4000	$ 8.00	$ 32,000.00
BACKFILLING & COMPACTING	CU YD	4000	$ 25.00	$ 100,000.00
EROSION CONTROL	EACH	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 31				*$ 354,500.00*
DIVISION 32 - EXTERIOR IMPROVEMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
AGGREGATE BASE (CL 5)	CU YD	1500	$ 40.00	$ 60,000.00
BITUMINOUS PAVEMENT	TON	1300	$ 100.00	$ 130,000.00
4" CONCRETE SIDEWALK	SQ FT	4000	$ 10.00	$ 40,000.00
TOPSOIL BORROW (3" DEPTH)	CU YD	500	$ 25.00	$ 12,500.00
LANDSCAPING	LUMP SUM	1.0	$ 40,000.00	$ 40,000.00
CHAIN LIKE FENCE	LIN FT	1200	$ 90.00	$ 108,000.00
SUBTOTAL DIVISION 32				*$ 390,500.00*
DIVISION 33 - UTILITIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
24" RAW WATERMAIN	LIN FT	7300	$ 230	$ 1,679,000.00
24" ROAD CROSSING (RAMSEY BLVD and BUNKER LAKE BLVD) - JACKED CASING	LIN FT	400	$ 525	$ 210,000.00
24" FINISHED WATERMAIN	LIN FT	3800	$ 230	$ 874,000.00
20" RAW WATERMAIN	LIN FT	1300	$ 185	$ 240,500.00
16" RAW WATERMAIN	LIN FT	1750	$ 165	$ 288,750.00
16" RAW WATERMAIN (ARMSTRONG BLVD) - JACKED CASING	LIN FT	100	$ 425	$ 42,500.00
WELL 8 METER VAULT	LUMP SUM	1	$ 90,000	$ 90,000.00
HYDRANTS	EACH	4	$ 10,000.00	$ 40,000.00
SITE PROCESS PIPING	LUMP SUM	1	$ 250,000.00	$ 250,000.00
SANITARY SEWER	LUMP SUM	1	$ 50,000.00	$ 50,000.00
STORM SEWER	LUMP SUM	1	$ 40,000.00	$ 40,000.00
SUBTOTAL DIVISION 33				*$ 3,804,750.00*
DIVISION 40 - PROCESS INTERCONNECTIONS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PROCESS PIPING AND VALVES	LUMP SUM	1	$ 2,950,000.00	$ 2,950,000.00
SUBTOTAL DIVISION 40				*$ 2,950,000.00*
DIVISION 43 - PROCESS GAS & LIQUID HANDLING, PURIFICATION & STORAGE EQUI	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
MAGNETIC FLOW METERS	LUMP SUM	1	$ 110,000.00	$ 110,000.00
SUBTOTAL DIVISION 43				*$ 110,000.00*
DIVISION 44 - POLLUTION & CONTROL EQUIPMENT	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
COMPRESSED AIR SYSTEM	LUMP SUM	1	$ 16,000.00	$ 16,000.00
AIR SCOUR BLOWER	EACH	1	$ 25,000.00	$ 25,000.00
PRESSURE FILTER EQUIPMENT	LUMP SUM	1	$ 3,500,000.00	$ 3,500,000.00
LAMELLA PLATE SETTLERS	EACH	2	$ 350,000.00	$ 700,000.00
GAS CHLORINATION SYSTEM	LUMP SUM	1	$ 50,000.00	$ 50,000.00
POLYPHOSPHATE FEED EQUIPMENT	LUMP SUM	1	$ 25,000.00	$ 25,000.00
SODIUM PERMANGANATE FEED EQUIPMENT	LUMP SUM	1	$ 40,000.00	$ 40,000.00
CHEMICAL FEED PIPING	LUMP SUM	1	$ 50,000.00	$ 50,000.00
				$ 4,406,000.00
TOTAL CONSTRUCTION				**$ 24,766,000.00**
CONTINGENCY			10%	$ 2,477,000.00
TOTAL PROJECT				**$ 27,240,000.00**

Appendix K

Life Cycle Cost Opinions

Updated: 3-Mar-21

50 Year Life Cycle Cost Estimate
Altenative 1
Concrete Gravity Filter Water Treatment Plant, Ramsey, Minnesota

Division	Item	Capital Cost		Annual Repair Costs	Capital Cost plus Admin, Eng, etc.	Useful Life	First Replacement PW	Second Replacement PW	Third Replacement PW	Salvage Value	Salvage Value PW	Total Materials & Equipment Replacement PW
1	General	$2,368,955	9.09%	$0	$2,944,962	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Concrete	$5,079,500	19.49%	$0	$6,314,570	75	$0.00	$0.00	$0.00	$2,104,856.76	($2,104,856.76)	($2,104,856.76)
4	Masonry	$1,774,000	6.81%	$0	$2,205,345	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5	Metals	$315,000	1.21%	$0	$391,592	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6	Wood & Plastics	$114,000	0.44%	$0	$141,719	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
7	Thermal & Moisture	$780,000	2.99%	$5,000	$969,655	30	$969,655.44	$0.00	$0.00	$323,218.48	($323,218.48)	$646,436.96
8	Doors &Windows	$535,300	2.05%	$10,000	$665,457	25	$665,457.12	$0.00	$0.00	$0.00	$0.00	$665,457.12
9	Finishes	$539,000	2.07%	$5,000	$670,057	25	$670,056.77	$0.00	$0.00	$0.00	$0.00	$670,056.77
10	Specialties	$10,500	0.04%	$0	$13,053	30	$13,053.05	$0.00	$0.00	$4,351.02	($4,351.02)	$8,702.04
12	Furnishings	$65,000	0.25%	$0	$80,805	25	$80,804.62	$0.00	$0.00	$0.00	$0.00	$80,804.62
21	Fire Suppression	$75,000	0.29%	$0	$93,236	25	$93,236.10	$0.00	$0.00	$0.00	$0.00	$93,236.10
22	Plumbing	$430,000	1.65%	$0	$534,554	40	$534,553.64	$0.00	$0.00	$400,915.23	($400,915.23)	$133,638.41
23	HVAC	$910,000	3.49%	$20,000	$1,131,265	25	$1,131,264.68	$0.00	$0.00	$0.00	$0.00	$1,131,264.68
26	Electrical	$2,900,000	11.13%	$30,000	$3,605,129	25	$3,605,129.20	$0.00	$0.00	$0.00	$0.00	$3,605,129.20
31	Earthwork	$881,000	3.38%	$0	$1,095,213	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	Exterior Improvements	$390,500	1.50%	$0	$485,449	40	$485,449.29	$0.00	$0.00	$364,086.97	($364,086.97)	$121,362.32
33	Utilities	$4,004,750	15.37%	$0	$4,978,497	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
40	Process Piping	$2,700,000	10.36%	$10,000	$3,366,500	25	$3,366,499.60	$0.00	$0.00	$0.00	$0.00	$3,366,499.60
43	Process Pumps/Meters	$380,000	1.46%	$20,000	$472,396	30	$472,396.24	$0.00	$0.00	$157,465.41	($157,465.41)	$314,930.83
44	Process Equipment	$1,806,000	6.93%	$20,000	$2,245,125	35	$2,245,125.29	$0.00	$0.00	$1,282,928.74	($1,282,928.74)	$962,196.55
	TOTALS	$26,060,000	99.99%	$120,000	$32,400,000							$9,694,858

Inflation = 2.75%
Interest = 2.00%
Financing Years= 20

50 Year Life Cycle (Present Worth)

Capital Project Costs	$32,400,000
Equipment Replacement	$9,694,858
Labor	$6,488,398
Gas	$1,179,709
Chemicals	$6,488,398
Insurance	$1,769,563
Electricity	$6,783,325
Equip. Repair	$7,078,253
TOTAL PW	$71,880,000

20 year Annual Costs

Loan Payment Annual Equipment	$1,981,478	
Replacement	$308,522	
Labor	$110,000	
Gas	$20,000	
Chemicals	$110,000	3 mgd, 2 mg/L Cl @ $1/lb, 1 mg/L NaMnO4 @ $10/gal, 2 mg/L phosphate @ $5/gal
Insurance	$30,000	
Electricity	$115,000	Assumes 120kW 24/7 at $0.10 per kWh
Equip. Repair	$120,000	
TOTAL ANNUAL COST:	$2,795,000	

Updated: 3-Mar-21

50 Year Life Cycle Cost Estimate
Altenative 2
Pressure Filter Water Treatment Plant, Ramsey, Minnesota

Division	Item	Capital Cost		Annual Repair Costs	Capital Cost plus Contingency, Admin, Eng, etc.	Useful Life	First Replacement PW	Second Replacement PW	Third Replacement PW	Salvage Value	Salvage Value PW	Total Materials & Equipment Replacement PW
1	General	$2,251,435	9.09%	$0	$2,798,534	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Concrete	$3,378,000	13.64%	$0	$4,198,854	75	$0.00	$0.00	$0.00	$1,399,618.00	($1,399,618.00)	($1,399,618.00)
4	Masonry	$1,449,000	5.85%	$0	$1,801,107	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5	Metals	$150,000	0.61%	$0	$186,450	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6	Wood & Plastics	$80,000	0.32%	$0	$99,440	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
7	Thermal & Moisture	$795,000	3.21%	$5,000	$988,185	30	$988,185.00	$0.00	$0.00	$329,395.00	($329,395.00)	$658,790.00
8	Doors &Windows	$450,100	1.82%	$10,000	$559,474	25	$559,474.30	$0.00	$0.00	$0.00	$0.00	$559,474.30
9	Finishes	$581,000	2.35%	$10,000	$722,183	25	$722,183.00	$0.00	$0.00	$0.00	$0.00	$722,183.00
10	Specialties	$10,500	0.04%	$0	$13,052	30	$13,051.50	$0.00	$0.00	$4,350.50	($4,350.50)	$8,701.00
12	Furnishings	$65,000	0.26%	$0	$80,795	25	$80,795.00	$0.00	$0.00	$0.00	$0.00	$80,795.00
21	Fire Suppression	$75,000	0.30%	$0	$93,225	25	$93,225.00	$0.00	$0.00	$0.00	$0.00	$93,225.00
22	Plumbing	$430,000	1.74%	$0	$534,490	40	$534,490.00	$0.00	$0.00	$400,867.50	($400,867.50)	$133,622.50
23	HVAC	$835,000	3.37%	$20,000	$1,037,905	25	$1,037,905.00	$0.00	$0.00	$0.00	$0.00	$1,037,905.00
26	Electrical	$2,200,000	8.88%	$30,000	$2,734,600	25	$2,734,600.00	$0.00	$0.00	$0.00	$0.00	$2,734,600.00
31	Earthwork	$354,500	1.43%	$0	$440,644	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	Exterior Improvements	$390,500	1.58%	$0	$485,392	40	$485,391.50	$0.00	$0.00	$364,043.63	($364,043.63)	$121,347.88
33	Utilities	$3,804,750	15.36%	$0	$4,729,304	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
40	Process Piping	$2,950,000	11.91%	$10,000	$3,666,850	25	$3,666,850.00	$0.00	$0.00	$0.00	$0.00	$3,666,850.00
43	Process Pumps/Meters	$110,000	0.44%	$5,000	$136,730	30	$136,730.00	$0.00	$0.00	$45,576.67	($45,576.67)	$91,153.33
44	Process Equipment	$4,406,000	17.79%	$75,000	$5,476,658	25	$5,476,658.00	$0.00	$0.00	$0.00	$0.00	$5,476,658.00
	TOTALS	$24,766,000	100.00%	$165,000	$30,780,000							$13,985,687

Inflation = 2.75%
Interest = 2.00%
Financing Years= 20

50 Year Life Cycle (Present Worth)

Capital Project Costs	$30,780,000	
Equipment Replacement	$13,985,687	
Labor	$6,488,398	
Gas	$1,179,709	
Chemicals	$6,488,398	
Insurance	$589,854	
Electricity	$6,193,471	
Equip. Repair	$9,732,597	
TOTAL PW	$75,440,000	

20 year Annual Costs

Loan Payment Annual Equipment	$1,882,404	
Replacement	$445,069	
Labor	$110,000	
Gas	$20,000	
Chemicals	$110,000	3 mgd, 2 mg/L Cl @ $1/lb, 1 mg/L NaMnO4 @ $10/gal, 2 mg/L phosphate @ $5/gal
Insurance	$10,000	
Electricity	$105,000	Assumes 120kW 24/7 at $0.10 per kWh
Equip. Repair	$165,000	
TOTAL ANNUAL COST:	$2,847,000	

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Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

Join Our Social Communities

CC Regular Session **5. 14.**

Meeting Date: 05/25/2021

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #21-144 Authorizing Partial Payment #8 to RJM Construction for Improvement Project 20-07 New Public Works Facility

Purpose/Background:

Resolution and Pay Estimate #8 attached.

Observations/Alternatives:

Checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursement as listed in the attached Resolution #21-144.

Funding Source:

Funding for this this item was budgeted as part of the public works building project.

Recommendation:

The Public Works Superintendent has inspected the completed work and recommends approving partial payment #8 in the amount of $1,385,641.82 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Action:

Motion to adopt Resolution #21-144 authorizing partial payment #8 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Attachments

Resolution

Pay Application

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/19/2021 03:43 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:11 PM
Form Started By: MaryJo Warner		Started On: 05/18/2021 04:25 PM
Final Approval Date: 05/20/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-144

RESOLUTION AUTHORIZING PARTIAL PAYMENT #8 TO RJM CONSTRUCTION AND ITS CONTRACTORS FOR THE NEW RAMSEY PUBLIC WORKS FACILITY, IMPROVEMENT PROJECT #20-07

WHEREAS, the City of Ramsey has planned for a new public works facility and added it to our Capital Improvement Plan in 2006; and

WHEREAS, the property for the new public works facility was purchased in 2008 adjacent to the current facility and that purchase was finalized in 2013; and

WHEREAS, a third party architectural firm (BKV Group) was hired in 2015 to perform a space needs analysis to determine the size of facility needed to serve the public works departments needs for now and 30-50 years into the future.; and

WHEREAS, the old facility consists of three buildings and multiple off site storage locations, the new site will contain all public works functions and equipment at one centralized location; and

WHEREAS, on September 10th 2019 Ramsey City Council entered into a contract with RJM Construction to provide construction management services for the new Ramsey public works facility; and

WHEREAS, as of May 25, 2021 $7,659,571.64 has been paid to date; and

WHEREAS, the Public Works Superintendent has inspected the completed work and recommends authorizing partial payment #8 to RJM Construction for Improvement Project #20-07, New Ramsey Public Works Facility; and

WHEREAS, checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursment as listed below:

CONTRACTOR	PAY REQUEST AMOUNT
Hakanson Anderson Associates	$5,914.94
Northland Concrete and Masonry	$130,625.00
Thornberg Steel	$23,034.65
Met-Con Construction	$25,791.13
Ebert Construction	$5,215.02
Atomic Arch Sheet Metal	$33,175.63
Granite City Roofing	$220,931.05
RTL Construction	$51,627.47
Klamm Mechanical Contractors	$300,651.63
Architect Mechanical	$192,805.73
Wolf River Electric	$95,323.97
Minnesota Utilities & Excavating	$59,905.10

Northland Paving	$124,545.00
Jacon	$10,436.70
RJM Construction	$105,658.79
Total	$1,385,641.82

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 authorizes partial payment #8 to RJM Construction for disbursement for Improvement Project #20-07, New Public Works Facility, in the amount of $1,385,641.82.

2) The City Council hereby authorizes the Mayor or City Administrator to sign the release from for payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of May 25, 2021.

4) That the City of Ramsey Finance Department will be given a signed copy of this resolution.

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 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 28th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

DocuSign Envelope ID: A34DD3E9-B1C6-4AB9-81AB-5E03D88EB95D

C/C
5-25-2021

RECEIVED
MAY 6 2021
BY:

PAYMENT SUMMARY
FOR PERIOD ENDING 03-31-2021
PROJECT: City of Ramsey Public Works
Job #19520-0180

CONTRACT PAYMENTS

*Checks are to be made payable and address to the contractors. Payments should then be sent to RJM Construction, LLC for disbirsement.

Contractor	Application #	Certified Amount
Hakanson Anderson Associates	8	5,914.94
Northland Concrete & Masonry	8	130,625.00
Thornberg Steel	8	23,034.65
Met-Con Construction	8	25,791.13
Ebert Construction	8	5,215.02
Atomic Arch Sheet Metal	8	33,175.63
Granite City Roofing	8	220,931.05
RTL Construction	8	51,627.47
Klamm Mechanical Contractors	8	300,651.63
Architect Mechanical	8	192,805.73
Wolf River Electric	8	95,323.97
Minnesota Utilities & Excavating	8	59,905.10
Northland Paving	8	124,545.00
Jacon	8	10,436.70
RJM Construction	8	105,658.79
	Totals	1,385,641.82

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CONSTRUCTION

Please Remit Payment to: RJM Construction, LLC

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Project: 19520-0180 City of Ramsey Public Works
14100 Jasper Street NW
Ramsey, MN 55303

Architect:

Invoice #: 0180-08
Application No. : 8
Application Date: 4/30/2021
Period From: 4/1/2021
To: 4/30/2021

Distribution to :
☐ Owner
☐ Architect
☐ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum			$16,361,624.00
2. Net Change By Change Order			$0.00
3. Contract Sum To Date			$16,361,624.00
4. Total Completed and Stored To Date			$7,659,571.64
5. Retainage:			
a. 5.00%	of Completed Work	$382,978.60	
b. 0.00%	of Stored Material	$0.00	
Total Retainage			$382,978.60
6. Total Earned Less Retainage			$7,276,593.04
7. Less Previous Certificates For Payments			$5,890,951.22
8. Current Payment Due			$1,385,641.82
9. Balance To Finish, Plus Retainage			$9,085,030.96

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **RJM Construction LLC**

By: DocuSigned by: Curtis Sell 5A488F980CE74A0... Date: 5/5/2021

State of:
Subscribed and sworn to before me this
Notary Public:
My Commission expires:

County of:
day of

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ARCHITECT'S CERTIFICATE FOR PAYMENT

AMOUNT CERTIFIED **$ 1,385,641.82**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 8
Application Date : 04/30/21
To: 04/30/21
Architect's Project No.:

Invoice # : 0180-08 **Contract : 19520-0180 City of Ramsey Public Works**

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)			
1	City of Ramsey Public Works	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
1A	Special Inspections	56,022.00	22,866.50	0.00	0.00	22,866.50	40.82%	33,155.50	
1B	Survey	22,160.00	9,938.50	6,226.25	0.00	16,164.75	72.95%	5,995.25	
1C	Final Cleaning	52,047.00	0.00	0.00	0.00	0.00	0.00%	52,047.00	
3A	Concrete	1,356,238.50	539,106.50	137,500.00	0.00	676,606.50	49.89%	679,632.00	
3B	Architectural Precast Concrete	1,548,862.00	1,438,401.65	0.00	0.00	1,438,401.65	92.87%	110,460.35	
3C	Polished and Sealed Concrete	87,325.00	0.00	0.00	0.00	0.00	0.00%	87,325.00	
4A	Masonry	217,361.00	164,853.00	0.00	0.00	164,853.00	75.84%	52,508.00	
5A	Structural Steel/Misc. Metals - Material	838,460.00	813,226.00	24,247.00	0.00	837,473.00	99.88%	987.00	
5B	Structural Steel/Misc. Metals - Erection	284,148.56	256,100.00	27,148.56	0.00	283,248.56	99.68%	900.00	
6A	Carpentry Materials and Install	154,400.00	1,365.00	5,489.50	0.00	6,854.50	4.44%	147,545.50	
7A	Waterproofing & Weatherproofing	44,000.00	34,000.00	0.00	0.00	34,000.00	77.27%	10,000.00	
7B	Architectural Metal Panels	221,121.72	128,240.00	34,921.72	0.00	163,161.72	73.79%	57,960.00	
7C	EPDM Roofing	874,000.00	577,645.00	232,559.00	0.00	810,204.00	92.70%	63,796.00	
7D	Joint Sealants	9,448.00	0.00	0.00	0.00	0.00	0.00%	9,448.00	
8A	Doors, Frames, and Hardware - Materials	111,795.00	0.00	0.00	0.00	0.00	0.00%	111,795.00	
8B	Overhead Coiling Doors	21,575.00	0.00	0.00	0.00	0.00	0.00%	21,575.00	
8C	Accordian Security Doors	20,273.00	0.00	0.00	0.00	0.00	0.00%	20,273.00	
8D	Sectional Overhead Doors	207,900.00	0.00	0.00	0.00	0.00	0.00%	207,900.00	
8E	Aluminum Framed Storefronts & Entrances	142,557.00	10,600.00	0.00	0.00	10,600.00	7.44%	131,957.00	
8F	Translucent Wall Panels	88,118.00	647.00	0.00	0.00	647.00	0.73%	87,471.00	
9A	Gypsum Board Assemblies	254,588.40	39,424.80	54,344.71	0.00	93,769.51	36.83%	160,818.89	
9B	Tiling	35,882.00	0.00	0.00	0.00	0.00	0.00%	35,882.00	
9C	Acoustical Ceilings	32,500.00	0.00	0.00	0.00	0.00	0.00%	32,500.00	
9D	Carpet and Resilient Base	16,572.00	7,714.08	0.00	0.00	7,714.08	46.55%	8,857.92	
9E	Painting	165,781.00	0.00	0.00	0.00	0.00	0.00%	165,781.00	
10A	Signage	16,431.00	0.00	0.00	0.00	0.00	0.00%	16,431.00	
10B	Specialties Materials	14,868.00	0.00	0.00	0.00	0.00	0.00%	14,868.00	
10C	Lockers	51,718.00	1,631.00	0.00	0.00	1,631.00	3.15%	50,087.00	
10D	Operable Partitions	19,497.00	0.00	0.00	0.00	0.00	0.00%	19,497.00	
11A	Vehicle Wash Equipment	67,037.71	0.00	0.00	0.00	0.00	0.00%	67,037.71	

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CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 8
Application Date : 04/30/21
To: 04/30/21
Architect's Project No.:

Invoice # : 0180-08 **Contract :** 19520-0180 City of Ramsey Public Works

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	%	Balance To Finish	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)	(G / C)	(C-G)	
11B	Vehicle Fueling System	292,572.00	28,908.10	0.00	0.00	28,908.10	9.88%	263,663.90	
11C	Loading Dock Equipment	11,695.00	0.00	0.00	0.00	0.00	0.00%	11,695.00	
12A	Window Treatments	45,000.00	0.00	0.00	0.00	0.00	0.00%	45,000.00	
12B	Casework Materials	57,833.00	0.00	0.00	0.00	0.00	0.00%	57,833.00	
14A	Vehicle Lifts	281,054.00	0.00	0.00	0.00	0.00	0.00%	281,054.00	
21A	Fire Supression Systems	158,300.00	16,500.00	0.00	0.00	16,500.00	10.42%	141,800.00	
22A	Plumbing Systems	1,036,900.73	171,705.00	316,475.40	0.00	488,180.40	47.08%	548,720.33	
23A	HVAC Systems	1,287,759.08	265,645.00	202,953.39	0.00	468,598.39	36.39%	819,160.69	
26A	Electrical Systems	864,894.09	142,729.46	100,341.04	0.00	243,070.50	28.10%	621,823.59	
31A	Earthwork	648,804.48	277,290.90	63,058.00	0.00	340,348.90	52.46%	308,455.58	
32A	Asphalt Paving	645,670.00	0.00	131,100.00	0.00	131,100.00	20.30%	514,570.00	
32B	Site Concrete	139,592.88	0.00	0.00	0.00	0.00	0.00%	139,592.88	
32C	Fences and Gates	313,330.00	0.00	0.00	0.00	0.00	0.00%	313,330.00	
32D	Landscaping	68,219.00	0.00	0.00	0.00	0.00	0.00%	68,219.00	
33A	Site Utilities	487,782.00	468,426.00	10,986.00	0.00	479,412.00	98.28%	8,370.00	
41A	Overhead Crane System	83,348.00	0.00	0.00	0.00	0.00	0.00%	83,348.00	
01-00	General Conditions & Requirements	1,070,034.49	452,214.40	86,219.78	0.00	538,434.18	50.32%	531,600.31	
01-80	Preconstruction	19,985.00	19,985.00	0.00	0.00	19,985.00	100.00%	0.00	
90-40	Building Permit	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
90-50	General Liability Insurance	184,462.00	184,462.00	0.00	0.00	184,462.00	100.00%	0.00	
90-65	Construction Contigency	1,363,260.36	0.00	0.00	0.00	0.00	0.00%	1,363,260.36	
99-99	Contractors Fee	268,441.00	127,376.40	25,000.00	0.00	152,376.40	56.76%	116,064.60	
	Grand Totals	**16,361,624.00**	**6,201,001.29**	**1,458,570.35**	**0.00**	**7,659,571.64**	**46.81%**	**8,702,052.36**	**382,978.60**

DocuSign Envelope ID: A34DD3E9-B1C6-4AB9-81AB-5E03D88EB95D

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-08**
	830 Boone Avenue North	*Invoice Date:*	**04/30/21**
	Golden Valley, MN 55427	*Due Date:*	**05/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

Survey

SUBCONTRACTS

Hakanson Anderson Associates	Survey	Inv#	19520-01804	6,226.25
	Total SUBCONTRACTS			**6,226.25**
	Survey Sub-Total:			**6,226.25**

Concrete

SUBCONTRACTS

Northland Concrete & Masonry Co, Ll	Concrete	Inv#	19520-01806	137,500.00
	Total SUBCONTRACTS			**137,500.00**
	Concrete Sub-Total:			**137,500.00**

Structural Steel/Misc. Metals - Material

SUBCONTRACTS

Thornberg Steel	Structural Steel	Inv#	19520-01807	24,247.00
	Total SUBCONTRACTS			**24,247.00**
	Structural Steel/Misc. Metals - Material Sub-Total:			**24,247.00**

Structural Steel/Misc. Metals - Erection

SUBCONTRACTS

Met-Con Construction, Inc.	Structural Steel Erection	Inv#	19520-01804	27,148.56
	Total SUBCONTRACTS			**27,148.56**
	Structural Steel/Misc. Metals - Erection Sub-Total:			**27,148.56**

Carpentry Materials and Install

SUBCONTRACTS

Ebert Construction	Rough Carpentry	Inv#	19520-01802	5,489.50
	Total SUBCONTRACTS			**5,489.50**
	Carpentry Materials and Install Sub-Total:			**5,489.50**

Architectural Metal Panels

SUBCONTRACTS

Atomic Arch. Sheet Metal Inc.	Metal Wall Panels	Inv#	19520-01804	34,921.72
	Total SUBCONTRACTS			**34,921.72**
	Architectural Metal Panels Sub-Total:			**34,921.72**

EPDM Roofing

SUBCONTRACTS

Granite City Roofing, Inc	Roofing	Inv#	19520-01802	232,559.00
	Total SUBCONTRACTS			**232,559.00**
	EPDM Roofing Sub-Total:			**232,559.00**

Gypsum Board Assemblies

DocuSign Envelope ID: A34DD3E9-B1C6-4AB9-81AB-5E03D88EB95D

INVOICE

From: **RJM Construction, LLC**		*Invoice:*	**0180-08**
830 Boone Avenue North		*Invoice Date:*	**04/30/21**
Golden Valley, MN 55427		*Due Date:*	**05/30/21**
		Disc Date:	
To: **City of Ramsey**			
7550 Sunwood Drive NW			
Ramsey, MN 55303			
Contract : 19520-0180 City of Ramsey Public Works			

Gypsum Board Assemblies				
SUBCONTRACTS				
RTL Construction, Inc.	Drywall	Inv#	19520-01804	54,344.71
	Total SUBCONTRACTS			**54,344.71**
	Gypsum Board Assemblies Sub-Total:			**54,344.71**
Plumbing Systems				
SUBCONTRACTS				
Klamm Mechanical Contractors	Plumbing	Inv#	19520-01804	316,475.40
	Total SUBCONTRACTS			**316,475.40**
	Plumbing Systems Sub-Total:			**316,475.40**
HVAC Systems				
SUBCONTRACTS				
Architect Mechanical Inc.	HVAC	Inv#	19520-01804	202,953.39
	Total SUBCONTRACTS			**202,953.39**
	HVAC Systems Sub-Total:			**202,953.39**
Electrical Systems				
SUBCONTRACTS				
Wolf River Electric	Electrical	Inv#	19520-01804	100,341.04
	Total SUBCONTRACTS			**100,341.04**
	Electrical Systems Sub-Total:			**100,341.04**
Earthwork				
SUBCONTRACTS				
Minnesota Utilities & Excavating, LLC	Earthwork	Inv#	19520-01807	63,058.00
	Total SUBCONTRACTS			**63,058.00**
	Earthwork Sub-Total:			**63,058.00**
Asphalt Paving				
SUBCONTRACTS				
Northland Paving LLC	Asphalt Paving	Inv#	19520-01801	131,100.00
	Total SUBCONTRACTS			**131,100.00**
	Asphalt Paving Sub-Total:			**131,100.00**
Site Utilities				
SUBCONTRACTS				
Jacon LLC	Site Utilities	Inv#	19520-01804	10,986.00
	Total SUBCONTRACTS			**10,986.00**
	Site Utilities Sub-Total:			**10,986.00**
General Conditions & Requirements				

DocuSign Envelope ID: A34DD3E9-B1C6-4AB9-81AB-5E03D88EB95D

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-08**
	830 Boone Avenue North	*Invoice Date:*	**04/30/21**
	Golden Valley, MN 55427	*Due Date:*	**05/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

General Conditions & Requirements

SUBCONTRACTS

RJM Construction, LLC	General Requirements	Inv#	9520018008	86,219.78
	Total SUBCONTRACTS			**86,219.78**
	General Conditions & Requirements Sub-Total:			**86,219.78**

Contractors Fee

SUBCONTRACTS

RJM Construction, LLC	Contractors Fee	Inv#	9520018008	25,000.00
	Total SUBCONTRACTS			**25,000.00**
	Contractors Fee Sub-Total:			**25,000.00**

DocuSign Envelope ID: A34DD3E9-B1C6-4AB9-81AB-5E03D88EB95D

INVOICE

Summary

INVOICE TOTAL:			**1,458,570.35**
1A Special Inspections			
Retainage	1,458,570.35 @	5.00%	**0.00**
1B Survey			**6,226.25**
Retainage	1,458,570.35 @	5.00%	**(311.31)**
3A Concrete			**137,500.00**
Retainage	1,458,570.35 @	5.00%	**(6,875.00)**
5A Structural Steel/Misc. Metals - Material			**24,247.00**
Retainage	1,458,570.35 @	5.00%	**(1,212.35)**
5B Structural Steel/Misc. Metals - Erection			**27,148.56**
Retainage	1,458,570.35 @	5.00%	**(1,357.43)**
6A Carpentry Materials and Install			**5,489.50**
Retainage	1,458,570.35 @	5.00%	**(274.48)**
7B Architectural Metal Panels			**34,921.72**
Retainage	1,458,570.35 @	5.00%	**(1,746.09)**
7C EPDM Roofing			**232,559.00**
Retainage	1,458,570.35 @	5.00%	**(11,627.95)**
9A Gypsum Board Assemblies			**54,344.71**
Retainage	1,458,570.35 @	5.00%	**(2,717.24)**
22A Plumbing Systems			**316,475.40**
Retainage	1,458,570.35 @	5.00%	**(15,823.77)**
23A HVAC Systems			**202,953.39**
Retainage	1,458,570.35 @	5.00%	**(10,147.67)**
26A Electrical Systems			**100,341.04**
Retainage	1,458,570.35 @	5.00%	**(5,017.05)**
31A Earthwork			**63,058.00**
Retainage	1,458,570.35 @	5.00%	**(3,152.90)**
32A Asphalt Paving			**131,100.00**
Retainage	1,458,570.35 @	5.00%	**(6,555.00)**
33A Site Utilities			**10,986.00**
Retainage	1,458,570.35 @	5.00%	**(549.30)**
01-00 General Conditions & Requirements			**86,219.78**
Retainage	1,458,570.35 @	5.00%	**(4,310.99)**
99-99 Contractors Fee			**25,000.00**
Retainage	1,458,570.35 @	5.00%	**(1,250.00)**
CURRENT DUE :			**1,385,641.82**

CC Regular Session **5. 15.**

Meeting Date: 05/25/2021

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #21-145 Approving Fourth Amendment to Purchase Agreement for Gigi's Salon and Spa Inc

Purpose/Background:

This case was updated and removed from the Consent Agenda on Tuesday, May 25 to adjust the Closing Date to July 31, 2021. Many Appraisers and the Small Business Administration (SBA - Project Financing) are experiencing lengthy delays due to workload. The project appears to be on track, but is taking longer to get through the financing process than originally expected.

The purpose of this case is to consider an extension to the Closing Date in the Purchase Agreement for Gigi's Salon and Spa, Inc.. Due to the SBA requirement for an updated Phase 1 and appraisal and subsequent SBA review, an extension to the Closing Date is likely needed. SBA is currently backlogged and it has taken more time than originally thought to clear their processes. All site plan, plat and other land use application requirements have been approved. Financing has been approved locally, just awaiting final approvals. Staff is confident that closing on financing will occur, which will allow the project to pay development fees, which will allow the plat to be recorded in turn opening up the final closing on the land/site purchase. In addition, the Purchase Price needs to be updated to reflect the actual acreage. The new purchase price is $247,324 (61,831 SF X $4.00). Staff is asking the City Council to consider approval of the attached Fourth Amendment to Purchase Agreement to give flexibility to the closing date.

Notification:

N/a

Time Frame/Observations/Alternatives:

The key terms of the Fourth Amendment to Purchase Agreement include:

1. **CLOSING.** The Buyer and Seller desire to extend the Closing Date from May 31, 2021 to June 30, 2021.
2. **SALE OF PROPERTY.** The Property was platted, resulting in a new legal description of Lot 1, Block 1, Gigi Addition.
3. **PURCHASE PRICE.** The purchase price for the Property is revised to $247,324 based on the dimensions of the platted parcel. This calculation is based on $4.00 per usable square foot on 1.42 acres (61,831 square feet).

Alternatives:

1) Adopt Resolution #21-145 Approving Fourth Amendment to Purchase Agreement for Gigi's Salon and Spa Inc (as presented ***with a Closing Date of July 31, 2021***)
2) Adopt Resolution #21-145 Approving Fourth Amendment to Purchase Agreement for Gigi's Salon and Spa Inc (with changes)
3) Something else

Funding Source:

This action is being covered under normal staff duties.

Recommendation:

Staff recommends adoption of Resolution #21-145 approving Fourth Amendment to Purchase Agreement for Gigi's Salon and Spa Inc. (as presented).

Outcome/Action:

Motion to adopt Resolution #21-145 approving Fourth Amendment to Purchase Agreement for Gigi's Salon and Spa Inc (as presented); subject to City Attorney review.

Attachments

Resolution #21-145

REVISED - 4th Amendment to Purchase Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2021 08:43 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:16 PM
Form Started By: Sean Sullivan		Started On: 05/19/2021 08:28 AM
Final Approval Date: 05/20/2021		

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

RESOLUTION #21-145

RESOLUTION APPROVING FOURTH 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 of Gigi Addition for the Property referenced in the Purchase Agreement; and

WHEREAS, the legal description of the Property being sold is Lot 1, Block 1, Gigi Addition and the Purchase Price is $247,324; and

WHEREAS, due to a delay in obtaining Final SBA financing approvals and a completed appraisal supporting the project value, an extension to the Closing Date from May 31, 2021 to July 31, 2021 is likely needed; 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 25, 2021; and

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

1) That the City Council approves and authorizes execution of the Fourth Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc. with a Closing Date on or before July 31, 2021; subject to City Attorney review.

2) That the City Council approves the sale of Lot 1, Block 1, Gigi Addition to Gigi's Salon and Spa, Inc. and or its assigns and authorizes the Mayor and City Administrator to execute all documents required to transfer the Property; subject to City Attorney Review

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 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

FOURTH AMENDMENT
TO
PURCHASE AGREEMENT

This Fourth 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, is entered into as of the latest signature date set forth below.

Recitals

1. **CLOSING.** The Buyer and Seller desire to extend the Closing Date from May 31, 2021 to July 31, 2021.

2. **SALE OF PROPERTY.** The Property was platted, resulting in a new legal description of Lot 1, Block 1, Gigi Addition.

3. **PURCHASE PRICE.** The purchase price for the Property is revised to $247,324 based on the dimensions of the platted parcel. This calculation is based on $4.00 per usable square foot on 1.42 acres (61,831 square feet).

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this Fourth Amendment to the Purchase Agreement, with a revised Closing Date, legal description and purchase price as described in the above Recitals, which are 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 Fourth Amendment. The terms used in this Fourth Amendment have the same meaning as in the Purchase Agreement.

[Signature blocks on the following page.]

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2021
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2021
Kurt Ulrich, City Administrator

BUYER: GIGI'S SALON AND SPA, INC.

By: _____ Dated: _____, 2021
Ginger Edin, President

CC Regular Session **5. 16.**

Meeting Date: 05/25/2021

By: Sean Sullivan, Community Development

Information

Title:

Motion to adopt Resolution #21-146 Approving First Amendment to Purchase Agreement with Java Companies LLC (as presented); subject to City Attorney review (Portions of meeting may be in closed session)

Purpose/Background:

Purpose:
Consider First Amendment to Purchase Agreement to reduce purchase price due to increased development cost.

Background:
The City entered into a purchase agreement with Java Companies, LLC with an Effective Date of September 23, 2020. The City has received $10,000 in nonrefundable Earnest Money and the land transaction is scheduled to close on or before June 22, 2021. The project received Final Plat and Site Plan Approval on March 23, 2021. Staff has been working with engineering to determine the best way to have city utilities (sewer and water) service the property and the remaining parcel to the West.

Rather than cut into Sunwood Drive NW and to cause an extended road closure, it was determined that a better solution is to bring the utilities in along the future extension of Peridot Street to the West to to run south along Sunwood Drive. In addition, Staff has worked with the developer to find a temporary access solution to the west to reduce the traffic at the east access point it shares with Casey's. This would involve a temporary bituminous frontage road/access along Sunwood Drive to enter/exit at the future Peridot Street. These changes to the original site plan amount to an added cost of $55,000 to the project. The Developer has asked the City to help with these added costs.

Notification:

N/A

Observations/Alternatives:

Rather than cost share with the project Staff is asking the City Council to consider reducing the land price to compensate for a portion of the added project costs. The City has a history of sharing in these type of costs in the COR with a 60%/40% split. The estimated additional project costs are $55,000. If those costs were to be split 60/40 the City would be responsible for $33,300 and the developer $22,200. Staff is asking the City Council to consider a reduction of $33,300 from the Purchase Price rather than a cash contribution. The reduction in price would equate to a $6.98 / square foot price rather then the $8.00 / square foot originally negotiated. Staff has provided the original term sheet and the proposed changes (in **Bold**) for consideration.

Alternatives:

1. Approve the First Amendment to Purchase Agreement (as presented)
2. Approve the First Amendment to Purchase Agreement (with changes)
3. Something else.

Funding Source:

N/A

Recommendation:

EDA recommends the City Council approve Resolution #21-146 Approving First Amendment to Purchase Agreement with Java Companies LLC(as presented); subject to City Attorney review.

Action:

Motion to adopt Resolution #21-146 Approving First Amendment to Purchase Agreement with Java Companies LLC (as presented); subject to City Attorney review.

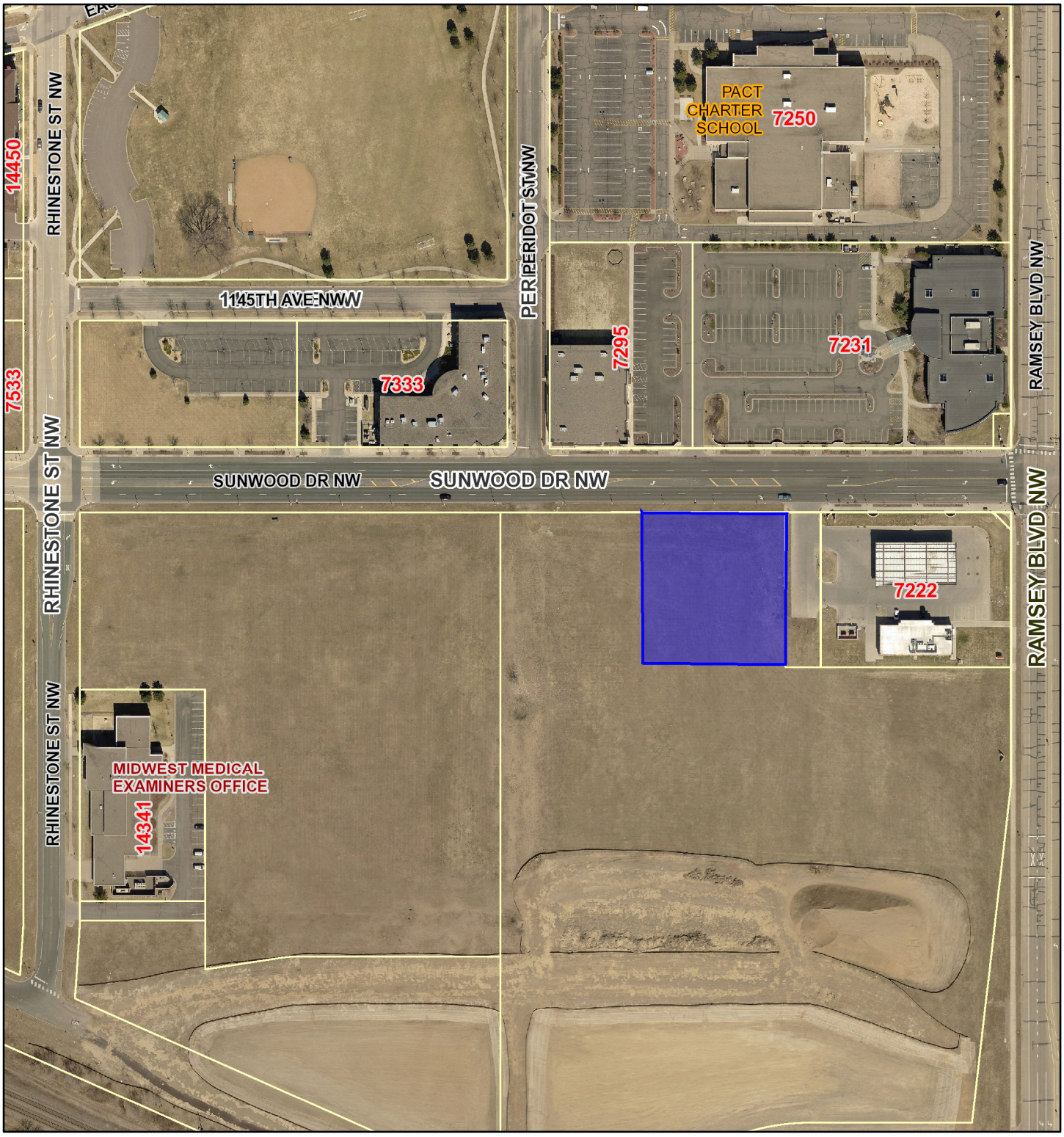
Attachments

Site Location Map
ACTION - Resolution #21-146
ACTION - First Amendment to PA
Revised Term Sheet
Additional Project Cost Breakdown
Original Purchase Agreement
Excerpt from DRAFT 5.13.21 EDA Minutes

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/19/2021 11:42 AM
Tim Gladhill	Tim Gladhill	05/20/2021 08:47 AM
Sean Sullivan (Originator)	Sean Sullivan	05/20/2021 09:19 AM
Tim Gladhill	Tim Gladhill	05/20/2021 09:25 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:10 PM
Form Started By: Sean Sullivan		Started On: 05/17/2021 11:38 AM
Final Approval Date: 05/20/2021		

Site Location Map - Java Properties



September 2, 2020

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.

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

CITY COUNCIL RESOLUTION #21-146

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT JAVA COMPANIES LLC

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

WHEREAS, the City negotiated the terms of a Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the **Property**"), with Java Companies, LLC, a Minnesota Limited Liability Company (the "Developer"); and

WHEREAS, additional project costs initiated by the City of Ramsey associated with re-routing of Sewer and Water along Sunwood Drive and construction of a temporary access to improve safety have increased the developer project costs by $55,000; and

WHEREAS, the Developer asked the City to assist with the additional project costs; and

WHEREAS, in order to address the increase in development costs, the City and Developer have re-negotiated a Purchase Price of $6.98 per square foot on +/- .75 acres (32,775 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, Buyer desires to assign the Purchase Agreement to Java Ramsey Casey's Outlot, LLC; and

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

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, Java Ramsey Casey's Outlot, LLC is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of May 19, 2021; and

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

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

2) That the City hereby authorizes the sale of the Property to Java Ramsey Casey's Outlot, LLC, for $6.98 per square foot on 75 acres (32,775 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement for the development of a minimum 7,000 square foot retail building. The purchase price is $228,900.

3) That the City authorizes execution of the First Amendment to Purchase Agreement and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

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

The motion for the adoption of the foregoing resolution was duly seconded by 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 25th day of May 2021.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Part of Outlot GG, Ramsey Town Center Addition, Anoka County Minnesota to be platted as

Lot 1, Block 1, Java Auto Parts, Anoka County, Minnesota

Anoka County PID Number: A portion of 28-32-25-41-0020. ("Property") (Approximately .75 acres and 32,775 SF)

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 **Java Companies, LLC** and/or its assigns, a Minnesota Limited Liability Company ("Buyer"), with an Effective Date of September 23, 2020.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains September 23, 2020.

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately .75 acres (32,775 square feet) of vacant land, legally described as follows:

   Part of Outlot GG, Ramsey Town Center Addition, to be platted as:

   Lot 1, Block 1, Java Auto Parts. Anoka County, Minnesota

   PID Number: Portion of 28-32-25-41-0020 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $228,900 (the "Purchase Price").

4. **BUYER.** Buyer desires to assign the Purchase Agreement to Java Ramsey Casey's Outlot, LLC, and Seller agrees to and accepts said assignment.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement 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: City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2021
Mark E, Kuzma, Mayor

By: _____ Dated: _____, 2021
Kurtis G. Ulrich, City Administrator

BUYER: JAVA RAMSEY CASEY'S OUTLOT, LLC

By: _____ Dated: _____, 2021
Mark Krogh, Chief Manager

REVISED TERM SHEET FOR ~~JAVA PROPERTIES~~ Java Ramsey Casey's Outlot LLC (O'Reilly Auto Parts) – ~~9.2.20~~ 5.13.21

Real Estate	Tax ID Number: Portion of 28-32-25-41-0020. Part of Outlot GG, Ramsey Town Center Addition (Part of Parcel 50a) **To be platted as: Lot 1, Block 1, Java Auto Parts**
Acreage	~~Approximately .72 acres or 31,304 SF~~ .**75 acres or 32,775 SF**
Asking Price	$~~250,432~~ **$262,200** ($8.00 / SF) (SF Subject to change based on approved Plat)
Offer Price	$~~250,432~~ **$228,900** ($~~8.00~~ **$6.98** / SF) **(Price Reduction due to Increased Project Costs**
Earnest Money	$5,000 Non-refundable upon **Notice to Proceed** being executed. **$5,000 Received**
Inspection Period	180 days from Effective Date (Date City Council approves) (city requires plat/ site plan approval before sale)
Closing	Within 30 days of Notice to Proceed.
Commission	This was a City generated lead for a CBRE Listed property. Per the terms of the listing agreement, the City will pay 3% of gross sales price to CBRE.
Extensions to Close	Developer will deposit $5,000 in escrow for each 60 day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable. **$5,000 received. Closing date extended to June 22, 2021**
City take care of	Provide existing ALTA Survey and updated Title Work. The Developer will contract to plat the property as part of the site plan process.
Performance	City to require construction of a minimum 7,000 SF commercial/retail building (O'Reilly Auto Parts) compliant with COR Zoning requirements and obtain a Certificate of Occupancy one year after Closing. If this is not done, the City may exercise the Right of Re-Entry.
Assignment	Requires city approval if not same owners / company.
Contingencies	None at this time
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry
	Planning Commission (Tim/Chloe): Land Use, Development Agreement, Site Plan, Plat
	City Council: Final Approval on both items

Cost Share Proposal 5.3.2021

Item	Cost	Developer Responsibility	City Responsibility
Additional Sewer (40/60)	$ 16,600.00	$ 6,640.00	$ 9,960.00
Additional Water (40/60)	$ 16,400.00	$ 6,560.00	$ 9,840.00
Additional Grading (40/60)	$ 5,000.00	$ 2,000.00	$ 3,000.00
Additional Engineering /Design (40/60)	$ 3,000.00	$ 1,200.00	$ 1,800.00
Additional Bituminous (40/60)	$ 14,500.00	$ 5,800.00	$ 8,700.00
	$ 55,500.00	$ 22,200.00	**$ 33,300.00**

*$33,300 proposed to be reduced from the purchase price.

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Java Companies, LLC. & or Assigns**, a Minnesota Limited Liability Company ("Buyer").

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **September 23, 2020** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately .72 acres (31,304 square feet) of vacant land, legally described as follows:

   Part of Outlot GG, Ramsey Town Center Addition, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: Portion of 28-32-25-41-0020 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $250,432 (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, 2, 3, 4, 5, 7A, 8, 11 and 14) for Part of Outlot GG, Ramsey Town Center Addition (the "Survey") from a duly licensed surveyor dated August 11, 2016. 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.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

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 **March 24, 2021** (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 Central 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: Java Companies, LLC & or Assigns.
Mark R. Krogh
879 Scheffer avenue
St Paul, MN 55102
Email: andy@javacompanies.com and mark@javacompanies.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 Five Thousand and 00/100 Dollars ($5,000.00) earnest money with Escrow Agent for each extension. Each $5,000 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;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. 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;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2020-2021 for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 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. Within one year from the Closing Date,** Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 7,000 SF building compliant with COR Zoning requirements to be further defined by an approved Site Plan.. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against 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. Central 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.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 10-01-, 2020
John LeTourneau, Mayor

By: _____ Dated: 10/1/20, 2020
~~Kurt Ulrich~~, City Administrator (ACTING)
TIM GLADHILL

BUYER: JAVA COMPANIES, LLC. & OR ASSIGNS

By: _____ Dated: September 25, 2020

Mark Krogh, Chief Manager

Exhibit A

Legal Description

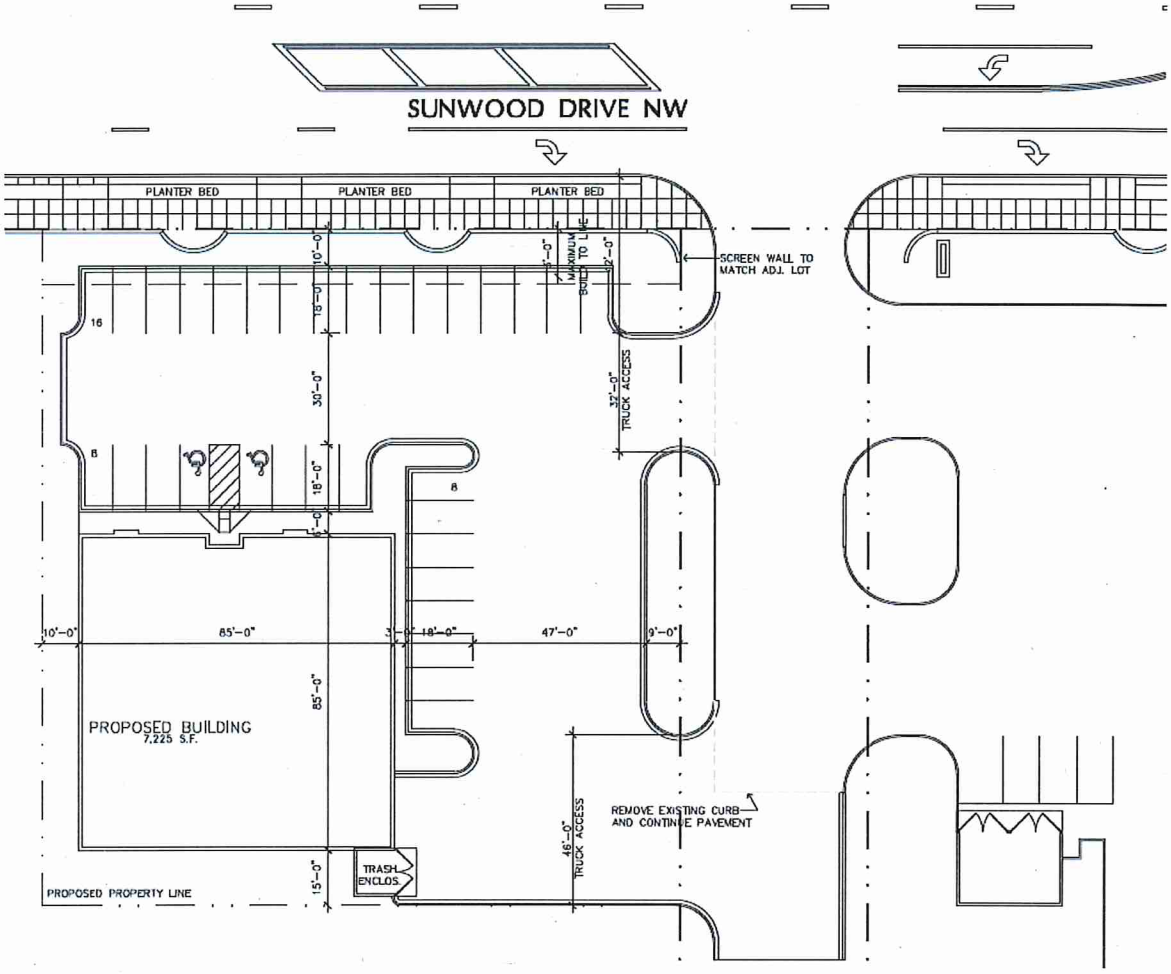
Part of Outlot GG. Ramsey Town Center Addition, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-41-0020 ("Property")

Exhibit B

Concept Plan



ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 13, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Scott Cords Chelsee Howell Rachal Johnson (arrived at 7:33 a.m.) William MacLennan Michael Olson Chris Riley
Members Absent:	None
Also Present:	Sean Sullivan, Economic Development Manager Tim Gladhill, Deputy City Administrator

4.01: Consider First Amendment to Purchase Agreement with Java Properties, LLC (Portions of meeting may be in closed session)

Member Johnson joined the meeting.

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if the buyer has any feelings on the suggested approach from the City.

Economic Development Manager Sullivan commented that the developer approached the City with concern related to these additional costs and this is the solution reached between the parties.

Chairperson Steffen asked if it were out of the ordinary that these additional expenses would come along so late in the process.

Economic Development Manager Sullivan stated that intuitively the connection would come directly from the street for sewer and water rather than running along a future roadway. He stated that this process would avoid disruption to Sunwood Drive, which has become a busy roadway.

Chairperson Steffen asked how the anticipated infrastructure/utility costs are being covered through the process.

Economic Development Manager Sullivan replied that typically those costs come into play when a street is constructed. He stated that this method will provide easier connection for the adjacent

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development lot, which is why the City is asking to cover some of that cost, as this would not be the typical route for utility connection.

Deputy City Administrator Gladhill stated that some of these details had been discussed during the development process. He stated that typically the cost would be born of the developer, but the City agreed to cost share in order to provide utility connection to the adjacent City owned parcel and avoid disruption to Sunwood Drive. He stated that some of these details had been discussed early in the development process, but what had not been known was the exact path they would take to avoid disruption to Sunwood.

Chairperson Steffen asked why the choice was made to reduce the property cost in order to provide the cost-share.

Economic Development Manager Sullivan replied that the developer agreed to this method and it will allow the project to stay on schedule.

Deputy City Administrator Gladhill noted that another benefit would be that the developer would install the utilities, which avoids the City having to go through its own plan prep, bidding, and construction process.

Member Cords stated that he understands the shared access safety concerns. He asked if an additional access would be added or whether people would be blocked from accessing from Casey's.

Economic Development Manager Sullivan replied that the second access is more of a reliever and access still can be gained through Casey's entrance.

Motion by Member Cords, seconded by Member Johnson, to recommend to City Council to approve the First Amendment to Purchase Agreement as presented, subject to City Attorney review.

A roll call vote was performed:

Member MacLennan aye
Member Olson aye
Member Cords aye
Member Johnson aye
Member Riley aye
Member Howell aye
Chairperson Steffen aye

Motion carried.

6. ADJOURNMENT

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Motion by Member Steffen, seconded by Member Cords, to adjourn the meeting.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:56 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session **5. 17.**

Meeting Date: 05/25/2021

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #21-148 Allowing Modified Wall and Considering Maintenance of Wall at O'Reilly Auto Parts

Purpose/Background:

The purpose of this case is to review a request from Java Properties, LLC ("The Applicant") who is building O'Reilly Auto Parts west of Casey's on Sunwood Drive NW. The Subject Property is owned by the City of Ramsey and is approximately 13 acres, of which only a portion will be purchased by the Applicant and platted. The Subject Property is known as PID 28-32-25-41-0020. The site is zoned COR and is accessed off Sunwood Drive. The City Council approved the site plan and final plat on March 23, 2021. The site plan included an architectural wall, consistent with the COR Design Guidelines, along Sunwood Drive (similar to those at Allina and Casey's).

Since that approval, the Applicant has requested a revision to the site plan to include a different type of wall design than typically seen in the COR based on the cost of the required wall. The purpose of this case is to review the request for the revised wall type and discuss the maintenance of the wall.

Notification:

No notification required.

Observations/Alternatives:

Wall Design

The Applicant has proposed a revised wall that is essentially a fancier wood fence with a stone facade, as opposed to the previously approved fully stone wall. This proposal is a significant cost reduction for the Applicant, who will build a wood fence and put a stone veneer on the fencing to provide the illusion of a stone wall. The stone will be required to match the adjacent properties' walls. Staff is open to this revision and appreciates the creativity from the project team on this item.

Full wall design specifications are attached.

Maintenance

Typically, fences are more susceptible to damage and early deterioration compared to fully stone walls, as seen on adjacent properties. Staff proposed a maintenance agreement for the wall, agreeing that the current property owner and future owners agree to promptly repair the fence in the event of damage. As part of a standard maintenance agreement, the City will assess the costs back to the property owner to repair the fence if it is not fixed in a reasonable timeframe. The City of Ramsey uses maintenance agreements for unique situations through the City, most recently for rain gardens and modified sewer system.

The Applicant has stated that the maintenance agreement makes the property difficult to sell and they are not open to a maintenance agreement for the wall at this time.

Alternatives

Alternative 1: Deny request for revised wall design. This would require that the Applicant build a wall consistent with the previously approved site plan, consistent with Casey's, Allina and the other buildings in this area. The Applicant has been creative in their approach to attempt to find a cost-effective solution to still meet the intent of the COR Design Guidelines. Staff could be supportive of this alternative if the City Council is not in favor of the

revised wall plans. *The City Council should pull this item off the consent agenda if they wish to pursue Alternative 1.*

Alternative 2: Compromise scenario. In this scenario, the City Council would approve the revised wall plans, allowing a wall that is a new type for the City of Ramsey. Since this is a new wall type, Staff has proposed a maintenance agreement outlining that the owner is responsible for wall upkeep. The City frequently uses maintenance agreements for deviations from requirements or unique situations where it may be confusing in the future. *Staff has written this case in favor of Alternative 2, the compromise scenario.*

Alternative 3: Approve request for revised wall design and waive the maintenance agreement. This case would allow the revised wall design and would not require a maintenance agreement, which is the Applicant's request. Staff is open to this scenario if the City Council does not feel the maintenance requirement is necessary for the unique wall. *If Council wants to pursue this alternative, they should pull it off the consent agenda.*

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends Alternative 2 or 3. Staff is open to either alternative but has written the case in favor of Alternative 2, the compromise scenario allowing a revised wall design with a maintenance agreement.

Action:

Adopt Resolution #21-148 allowing a modified wall design and directing Staff to complete a standard maintenance agreement on the Subject Property.

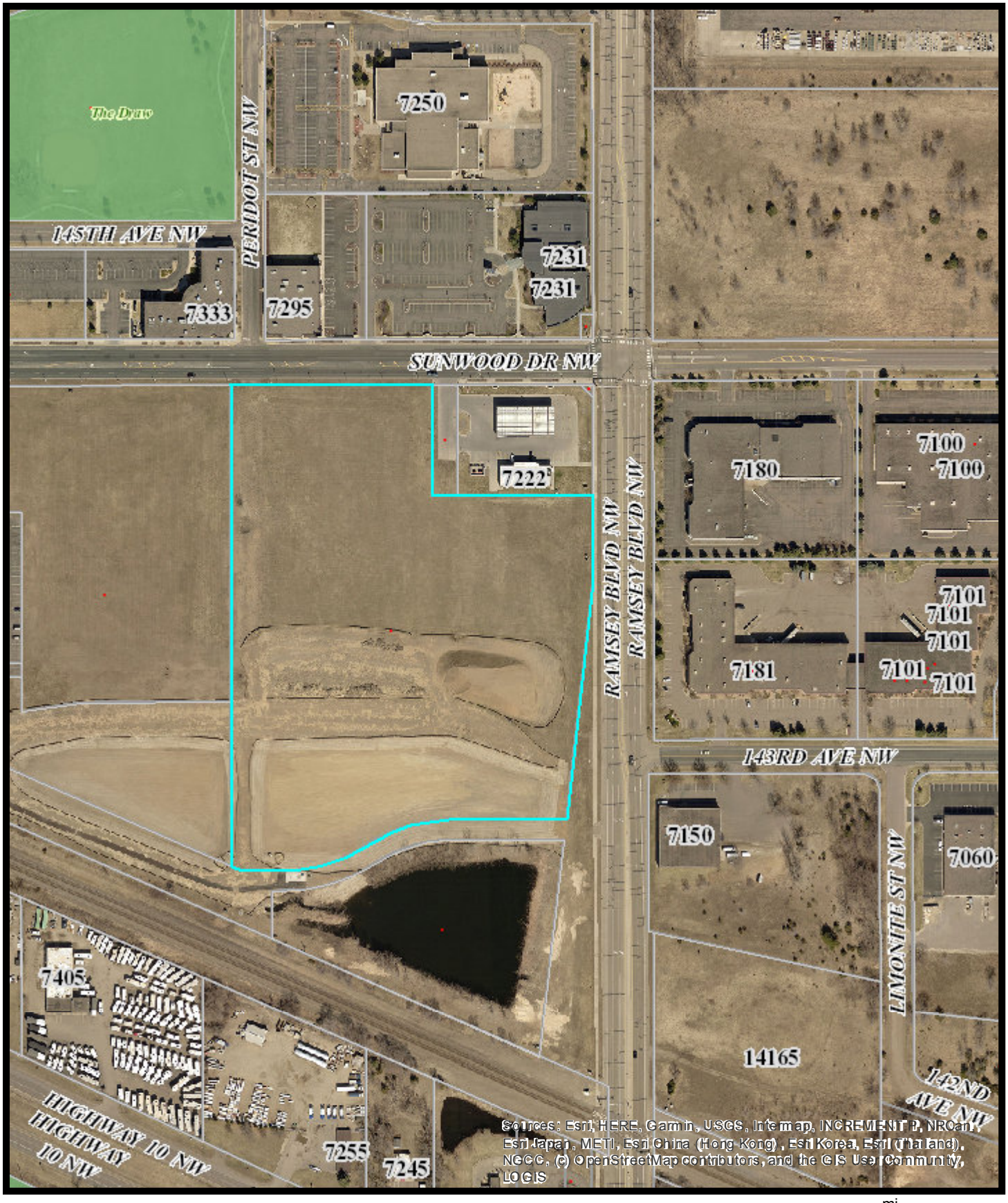
Attachments

Site Location Map
Wall Information (1)
Wall Information (2)
Approved Site Plan
ACTION Resolution #21-148

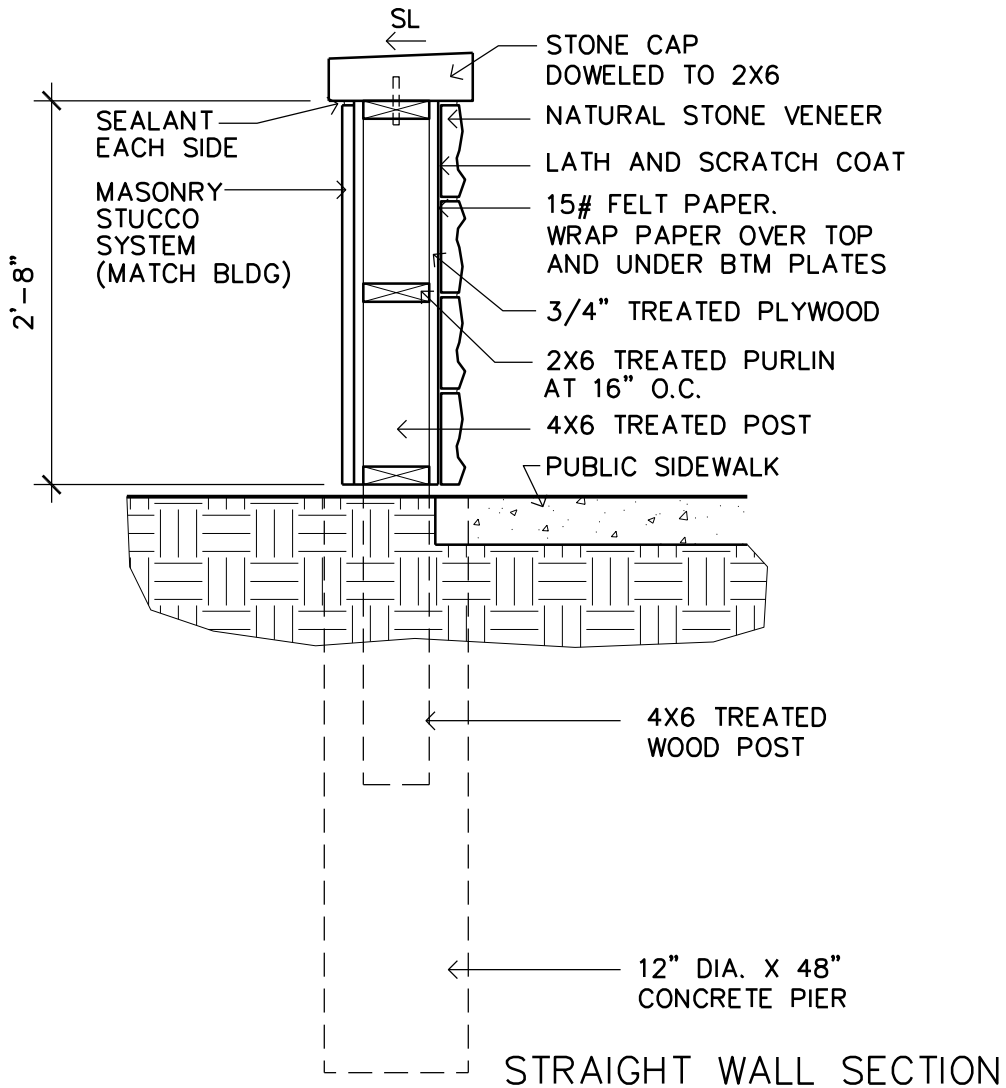
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2021 09:28 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:21 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/19/2021 10:36 AM
Final Approval Date: 05/20/2021		

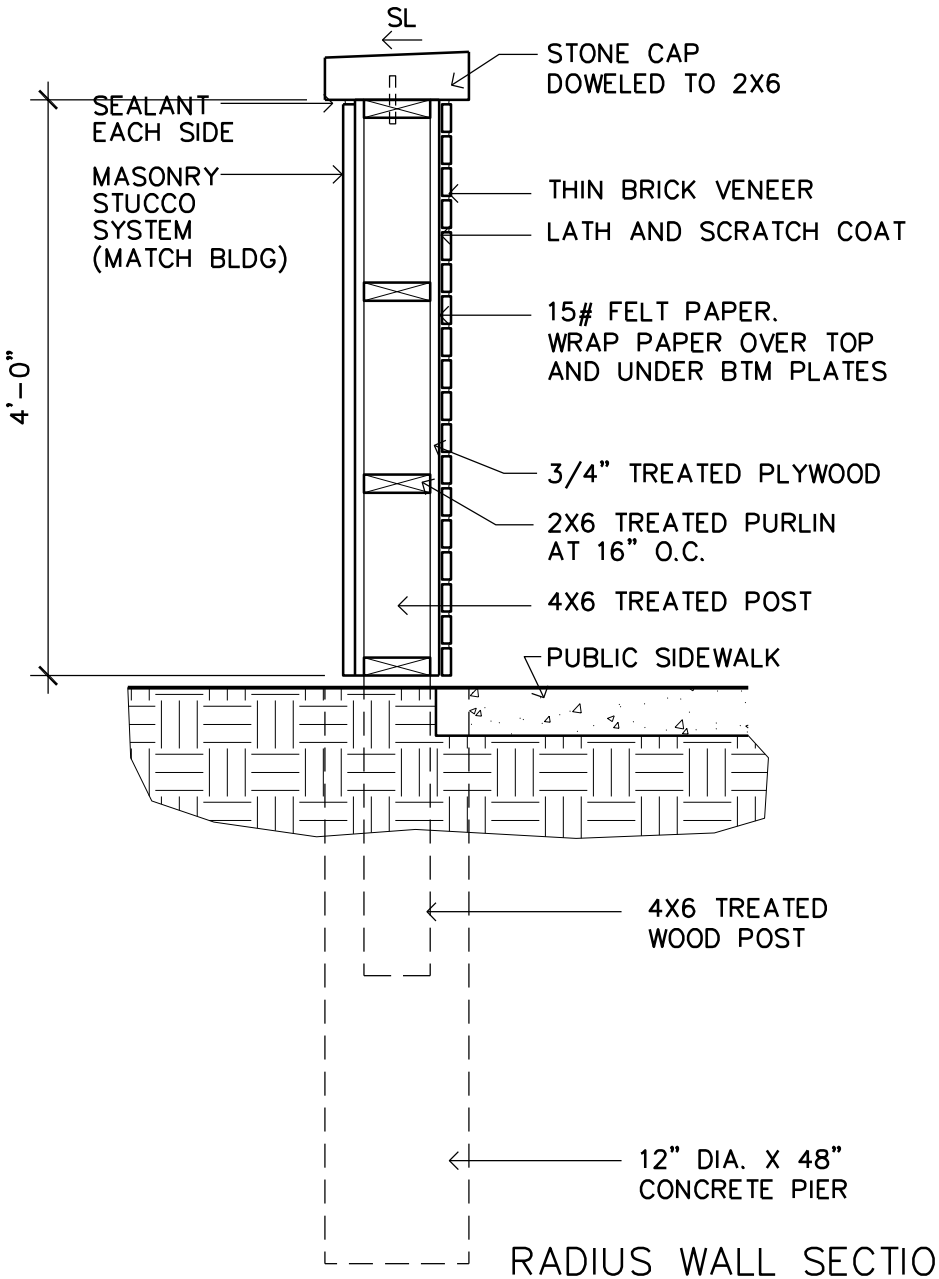
Site Location



Print Date: August 24, 2020



STRAIGHT WALL SECTION



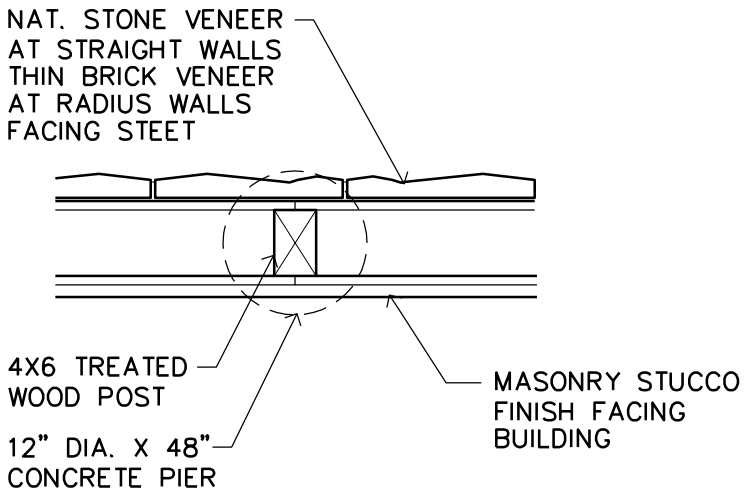
RADIUS WALL SECTION

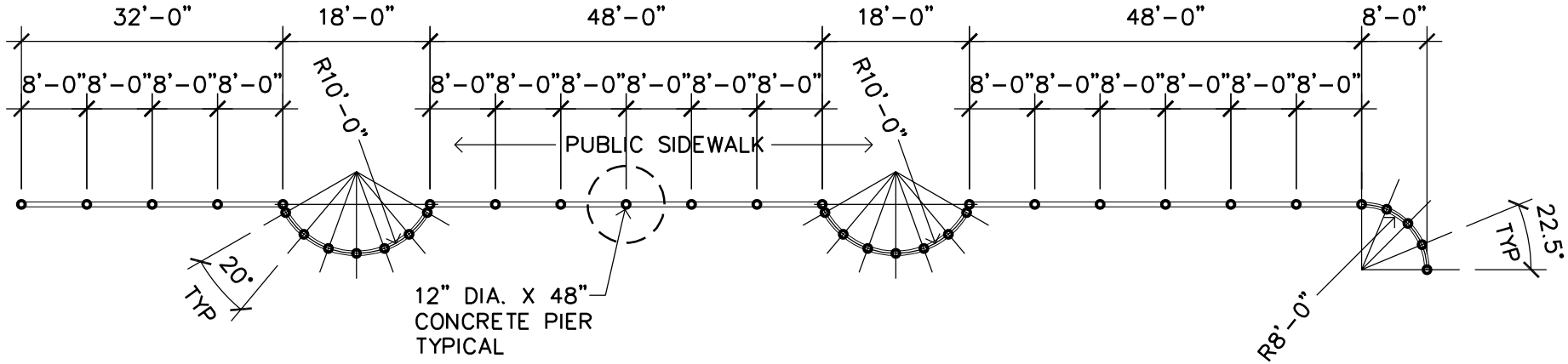
PROJECT NAME:

O'REILLY – RAMSEY
RAMSEY, MINNESOTA
DECORATIVE STONE WALL

DATE:
5/5/21

LAMPERT ARCHITECTS
420 Summit Avenue, St. Paul, MN 55102 Phone: 763.755.1211 Fax: 763.757.2849





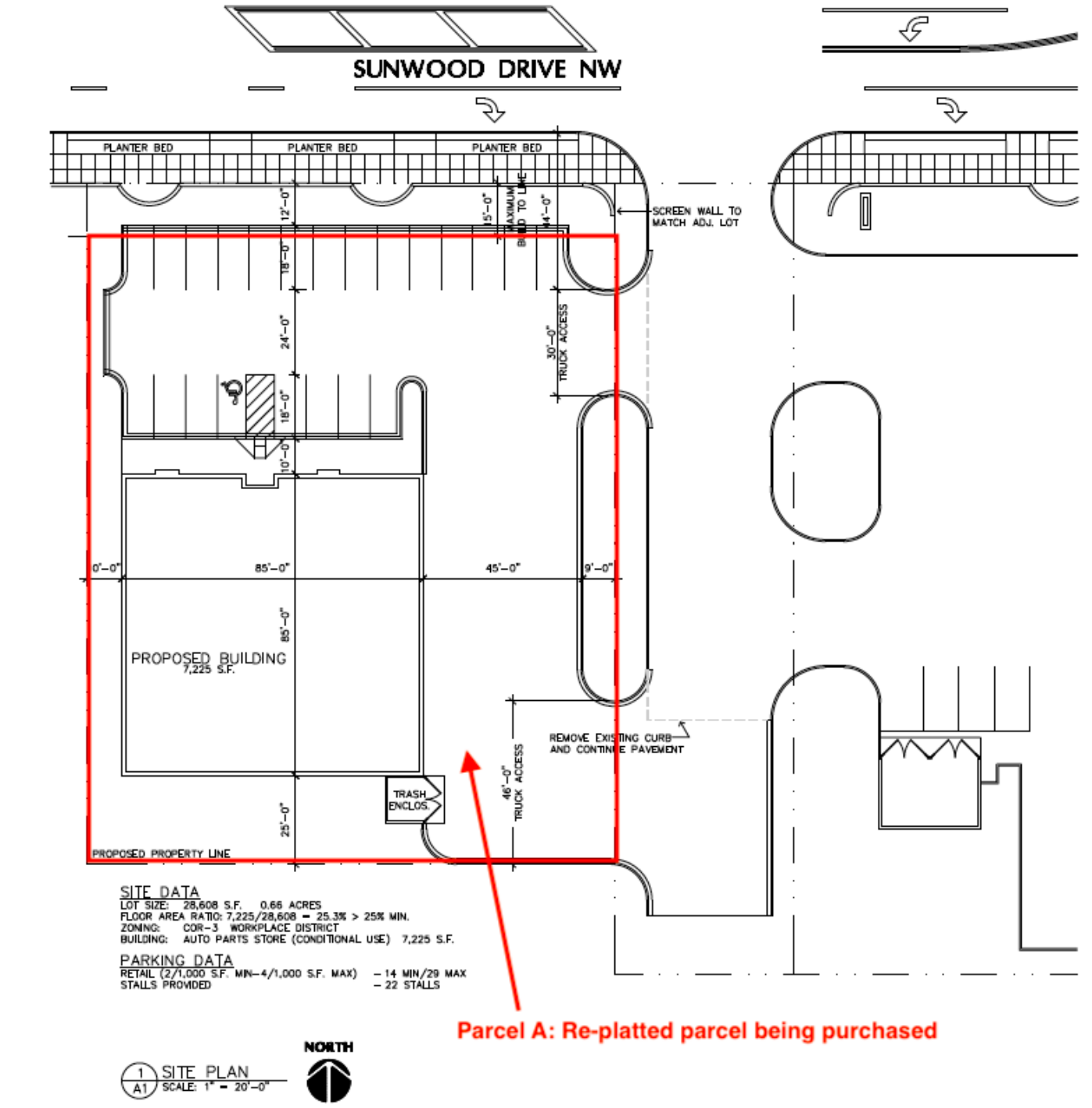
PROJECT NAME:

O'REILLY – RAMSEY
RAMSEY, MINNESOTA
DECORATIVE STONE WALL

DATE:
5/5/21

LAMPERT ARCHITECTS
420 Summit Avenue, St. Paul, MN 55102 Phone: 763.755.1211 Fax: 763.757.2849

Exhibit A: Parcel Being Purchased



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

RESOLUTION #21-055

A RESOLUTION APPROVING REVISED WALL DESIGN AND MAINTENANCE AGREEMENT FOR JAVA PROPERTIES

RECITALS

1. Java Properties, hereinafter referred to as the "Permittee" has properly applied for Site Plan Approval for an auto parts store on the property legally described as follows:

   Outlot GG, Ramsey Town Center Addition, Lying Easterly of Ramsey Town Center 13th Addition and Lying Westerly and Southerly of Casey's Addition, Anoka County, Minnesota

   Or upon platting:

   Lot 1, Block 1, Java Auto Parts, Anoka County, Minnesota

   ("Subject Property")

2. That the Applicant is purchasing the Subject Property from the City of Ramsey.

3. That the Subject Property is zoned COR, which is a mixed use zoning designation and guided as such in the 2040 Comprehensive Plan.

4. That the COR Design Guidelines require an architectural wall along Sunwood Drive for this site if the parking lot abuts Sunwood Drive.

5. That the City Council reviewed and approved the site plan and final plat on March 23, 2021.

6. That the Permittee has requested a revision to the site plan, specifically revising the wall along Sunwood Drive from a stone wall to a wood fence with a stone veneer.

7. That the City of Ramsey has not approved a similar request before, and is recommending a maintenance agreement for the unique approach to the architectural wall.

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 revision to the Site Plan for the wall on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Maintenance Agreement with the City for the wall.
2. Final legal form approved by the City Attorney.
3. The stone veneer must match the adjacent properties.
4. That the Permittee shall obtain all necessary permits to complete any required building modifications.
5. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
6. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
7. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

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 25 day of May, 2021.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mayor Mark E. Kuzma and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and Mark E. Kuzma and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

CC Regular Session **5. 18.**

Meeting Date: 05/25/2021

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #21-149 Authorizing Local Partnership Program Grant Application for Riverdale Drive Extension - Llama Street to Bowers Drive, Improvement Project #20-05

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-149 authorizing a State fiscal year 2023 Local Partnership Program (LPP) grant application for the maximum allowable amount of $710,000 to fund a portion of the costs to extend Riverdale Drive from Llama Street to Bowers Drive, designated as Improvement Project #20-05.

Background:

In September of 2014, the Cities of Ramsey and Anoka, in partnership with the Minnesota Department of Transportation (MnDOT), the Anoka County Highway Department, and the Metropolitan Council, completed the Highway 10 Access Planning Study. This Study included an Implementation Plan that identified 21 proposed improvement projects along the Highway 10 corridor through Anoka and Ramsey. Each of the identified projects were prioritized in the implementation plan as immediate, short-term, mid-term, or opportunity/ development/safety driven projects.

On October 28, 2014, the Ramsey City Council adopted the Highway 10 Access Planning Study, thereby supporting the mutual goals and objectives of the various agencies to improving the operations and safety of Highway 10 in balance with local community values.

Included in the Highway 10 Access Planning Study implementation plan is project #1-1-5, which calls for Riverdale Drive to be extended between Llama Street and Bowers Drive, south of U.S. Highway 10/169, supporting future development in the immediate area. A copy of the Highway 10 Access Planning Study implementation plan is included in the application attached to this case. The application also includes a figure showing the general scope of the proposed improvements, though it is important to note that the alignment of portions of Riverdale Drive and/or Bowers Drive may be revised during final design.

A new residential development located east of Bowers Drive and south of U.S. Highway 10/169 is proposed for construction in 2022. Also, a new commercial development is being proposed in the same area. These developments will require Riverdale Drive to be extended between Llama Street and Bowers Drive. The developers therefore preliminarily agreed to share in these improvement costs as shown in attached Resolution #20-065.

Grant funding in an amount up to $710,000 is currently available through the Minnesota Department of Transportation (MnDOT) Local Partnership Program (LPP) for MnDOT fiscal year 2023. The purpose of the MnDOT LPP grant program is to provide funds to assist local agencies in addressing problems on the Trunk Highway system that are of concern to local agencies but are typically not large-scale or critical enough that they are directly selected as projects in the regular MnDOT Road Program. Selected projects must:

- Provide a clear benefit to the Trunk Highway system as well as to the local community
- Be developed and administered by the local agency
- Have preliminary design, final design, right-of-way and utility relocation costs (as appropriate) paid for by the Local Agency
- Be designed to MnDOT Trunk Highway standards

A copy of the solicitation letter for the MnDOT fiscal year 2023 LPP grant program, which includes more detailed information, is attached to this case. As noted in the letter, local agencies will be notified whether they were awarded the requested LPP funds in late August, 2021. Funds for selected projects will become available July 1, 2022. Projects that are awarded funding must be let by June 30, 2023.

Since LPP funds are only issued to the City at the time the project is substantially complete, the City must carry all project costs to be paid through LPP funds until the project is considered substantially complete and payment can be processed.

Total project costs are estimated at $3,650,000 with the roadway, trail and storm sewer construction costs estimated at $1,693,000. The City is requesting the maximum grant award amount of $710,000.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

Applications for funding under the State fiscal year 2023 Local Partnership Program (LPP) solicitation are due June 2, 2021.

Alternatives:

Adopt Resolution #21-149 authorizing a State fiscal year 2023 Local Partnership Program (LPP) grant application for the maximum allowable amount of $710,000 to fund a portion of the costs to extend Riverdale Drive from Llama Street to Bowers Drive, designated as Improvement Project #20-05.

Funding Source:

As noted in the attached LPP grant application package, the estimated construction costs for the proposed improvements is $2.749 million.

Bolton and Menk, Inc. prepared and submitted the LPP grant application at a not-to-exceed fee of $1,900, which is included in the indirect project costs and will be shared among the project funding partners. Final cost splits have yet to be approved by the funding partners, which includes the City and will therefore require Council approval. The preliminary cost share framework is included in attached Resolution #20-065.

Recommendation:

City staff recommends adopting Resolution #21-149 authorizing a State fiscal year 2023 Local Partnership Program (LPP) grant application for the maximum allowable amount of $710,000 to fund a portion of the costs to extend Riverdale Drive from Llama Street to Bowers Drive, designated as Improvement Project #20-05.

Action:

Adopt Resolution #21-149 authorizing a State fiscal year 2023 Local Partnership Program (LPP) grant application for the maximum allowable amount of $710,000 to fund a portion of the costs to extend Riverdale Drive from Llama Street to Bowers Drive, designated as Improvement Project #20-05.

Attachments

Resolution 21-149

Resolution 20-065

SFY2023 LPP Solicitation

SFY2023 LPP Application

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:24 PM
Form Started By: Bruce Westby		Started On: 05/19/2021 01:20 PM
Final Approval Date: 05/20/2021		

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

RESOLUTION #21-149

RESOLUTION AUTHORIZING LOCAL PARTNERSHIP PROGRAM (LPP) GRANT APPLICATION FOR RIVERDALE DRIVE EXTENSION – LLAMA STREET TO BOWERS DRIVE, IMPROVEMENT PROJECT #20-05

WHEREAS, existing Riverdale Drive between Sunfish Lake Boulevard and Armstrong Boulevard functions as the south frontage road to U.S. Highway 10/169; and

WHEREAS, the City of Ramsey proposes to extend Riverdale Drive between Llama Street and Bowers Drive to extend the south frontage road system south of U.S. Highway 10/169 to Bowers Drive; and

WHEREAS, this improvement project is consistent with the goals and objectives of the Highway 10 Access Planning Study completed in 2014 in partnership between the Minnesota Department of Transportation (MnDOT) and the Anoka County Highway Department, and broadly supported by partnering agencies including the City of Anoka, City of Ramsey, Anoka County, MnDOT, and the Metropolitan Council; and

WHEREAS, the City represents that the proposed extension of Riverdale Drive between Llama Street and Bowers Drive meets the requirements of the Local Partnership Program (LPP) thereby allowing the project to receive LPP grant funding up to the maximum award amount of $710,000; and

WHEREAS, the City has the capability to adequately fund its local cost share for this improvement project; and

WHEREAS, the City agrees to comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City has the necessary capabilities to adequately develop, implement, manage, and maintain this public improvement project.

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

1. That the Ramsey City Council hereby authorizes Staff to apply for up to $710,000 in funding through the FY 2023 Local Partnership Program (LPP) to extend Riverdale Drive between Llama Street and Bowers Drive.

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 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #20-065

RESOLUTION APPROVING PRELIMINARY COST SHARE FRAMEWORK FOR RIVERDALE DRIVE EXTENSION

WHEREAS, the City has received a conceptual land use plan from Capstone Homes for an area generally south of Highway 10 and east of Bowers Drive; and

WHEREAS, the anticipated development listed above has created the need to increase capacity and improve safety on Riverdale Drive; and

WHEREAS, the City acknowledges the role of Puma Street as a Collector Road serving multiple residential neighborhoods and business districts, which has also been noted in Anoka County and MnDOT's 2014 Highway 10 Access Planning Study; and

WHEREAS, the City desires to establish a fair and equitable cost share model for the reconstruction of Riverdale Drive that balances the City's contribution to the Collector Road while also acknowledging the impact created by new development.

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

1) That the Ramsey City Council hereby approves the Preliminary Cost Share Framework for Riverdale Drive as outlined Exhibit A attached hereto.

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

Mayor LeTourneau
Councilmember Musgrove
Councilmember Menth
Councilmember Heinrich
Councilmember Kuzma
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 24th day of March, 2020.

Mayor

ATTEST:

City Clerk

Exhibit A
Preliminary Cost Share Framework

Riverdale Drive Development Initiated Expansion and Safety Improvement Project
Scenario 4d: Time Sensitive (2020 Approval) Scenario w/Public Works Committee Recommendation

Total Project Costs		
Anoka County Parcel	$	639,750
Pearson Properties Parcel	$	1,066,250
Total Project Costs	$	1,706,000

Pearson Properties Parcel	
Pro-Rata Frontage Costs	$1,066,250.00
Potential Funding Sources	
MnDOT LPP Grant Allocation	$188,000.00
Municipal Contribution to Collector Road	$200,000.00
Assessment Amount	**$678,250.00**

Preliminary Assessment Roll			
Property/Party		**Percentage**	**Assessment Amount**
Capstone/Riverstone South		50.00%	$339,125.00
Pearson/Commercial/Industrial		50.00%	$339,125.00
Total		**100.00%**	**$678,250.00**

Anoka County Parcel	
Roadway Costs	$639,750.00
MnDOT LPP Allocation	$522,000.00
Unallocated Public Contribution	$117,750.00

To be split evenly between City, Pearson, Capstone per PWC

Total Contribution by Party: Cost Share with Pearson and Capstone						
	Pearson Frontage		Anoka County Frontage		Total	
Property/Party	**Amount**	**Percentage**	**Amount**	**Percentage**	**Amount**	**Percentage**
City/Public Dollars	$388,000	36.39%	$39,250	33.3%	$427,250	36.1%
Capstone/Riverstone South	$339,125	31.81%	$39,250	33.3%	$378,375	32.0%
Dobbs/Commercial/Industrial	$339,125	31.81%	$39,250	33.3%	$378,375	32.0%
Total	*$1,066,250*	*100.00%*	$117,750	100.0%	$1,184,000	100.0%

Total Project: Public versus Private Dollars			
	Amount	Percentage	
MnDOT Grant	$710,000	42%	
City Dollars (including unallocated from County Parcel)	$239,250	14%	*~56% Public Dollars*
Private Dollars	$756,750	44%	
Total	$1,706,000	100%	

Note: Developer recommends that they should not be responsible for solving for frontage on Anoka County Property. Feels City's contribution should be higher.

DEPARTMENT OF TRANSPORTATION

Office of State Aid – Metro District
1500 West County Rd B2
Roseville, MN 55113-3174

Memo

Date: **April 20, 2021**

To: **METRO DISTRICT COUNTIES and CITIES**

From: **Phillip Bergem, Justin Attipou and Jason Radde**
Metro State Aid

RE: **MnDOT Fiscal Year (FY) 2023 (7/1/22 - 6/30/23)**
Metro Local Partnership Program - Solicitation of Projects

MnDOT Metro District will be accepting candidate projects for the FY 2023 Local Partnership Program (LPP; formerly the Metro Cooperative Agreement Program), due by **June 2, 2021**. The proposed funding currently available for FY 2023 is $2.74 million. The maximum award available for any individual project is $710,000 which can include up to 8% for construction engineering. This solicitation letter is also posted on the Metro State Aid website at: www.dot.state.mn.us/metro/stateaid/2023prog.pdf

The Metro District LPP exists to help fund projects that deliver a benefit to both the local community and the trunk highway system. These funds can pay for Trunk Highway eligible construction costs and up to 8% of the construction engineering costs (for inspection, contract administration, surveying and materials testing as applicable, based on eligible costs). The Right of Way, Utility Relocation, Preliminary Design and Final Design costs are not eligible for funding. Metro District's participation in the projects is based on eligibility as determined in MnDOT's Cost Participation Policy, which in turn is based on Minnesota Statutes. This policy and supporting information can be viewed at the following web addresses:
http://www.dot.state.mn.us/metro/stateaid/Cost_Part_Manual-2017.pdf
http://www.dot.state.mn.us/policy/financial/fm011.html

The purpose of the Metro District LPP is to address problems on the Trunk Highway system that are of concern to Local Agencies, but are typically not large-scale or critical enough that they are directly selected as projects in the regular MnDOT Road Program. Selected projects should:

- Provide a clear benefit to the Trunk Highway system as well as to the local community
- Be developed and administered by the local agency
- Have preliminary design, final design, right-of-way and utility relocation costs (as appropriate) paid for by the Local Agency
- Be designed to MnDOT Trunk Highway standards

Advance planning must occur to ensure that the proposed projects are developed into designs that meet the needs and requirements of all involved parties. Preliminary discussions with the appropriate MnDOT Area Manager or Engineer and the Metro LPP staff are an essential part of this planning.

The *Municipal Agreement Program – Planning and Programming Guide* (**Red Book**) provides **useful information** regarding the Local Partnership process and submittal requirements. It is posted on the Metro State Aid website, Cooperative Agreement page: http://www.dot.state.mn.us/metro/stateaid/cooperat.html. That website also has a link to the *Plan Preparation, Design and Construction Guide* (**Green Book**) which provides required information needed during the design phase.

The anticipated submittal, evaluation and selection process and schedule is:

	Anticipated Dates
• The Local Agency prepares the application submittal package. The contents of the application are identified later in Appendix A.	**Due date: June 2, 2021**
• MnDOT Metro District Functional Areas review the application packets and provide comments to Cooperative Agreement Program staff	(June 3 - July 7)
LPP staff compiles comments and sends them to Local Agencies	Sent out: July 12, 2021
• Local agencies can draft a response to MnDOT review comments or to adjust the submittal packets	**Returned by July 28, 2021**
• Review packets sent to selection committee. (Selection committee typically consists of two representatives from Metro State Aid Cities, a representative from a Metro County and Metro State Aid staff.)	
• Committee meets, projects selected and announced soon afterwards	Late-August 2021

Funds for selected projects will become available July 1, 2022. Projects must be let by June 30, 2023.

Attached is a list of what should be included in the proposal packet. Please submit **an electronic version of the package or a link on a website to an electronic version. Portable Document Format (.pdf) is preferred.**

Please submit all application packages to us no later than Wednesday, June 2, 2021. For questions regarding the Local Partnership Program, please contact Jason (jason.radde@state.mn.us), Justin (justin.attipou@state.mn.us) or Phil (phillip.bergem@state.mn.us).

We look forward to working with you.

Appendix A

Proposal Packet Requirements

Criteria Used in Project Selection

The following Criteria will be used for scoring projects and assisting in section by the selection committee. These are, from more important to less important:

1. Local and Regional Priorities
2. Mobility and Access Improvements
3. Safety
4. Infrastructure Condition
5. Project Readiness

The following numbered items need to be included in the submittal package. Please submit **an electronic version of the package or a link on a website to an electronic version. Portable Document Format (.pdf) is preferred.** (If the pdf is 20 MB in size or smaller it can be emailed to us. If you provide a link, confirm that we can access it through the State's firewall.)

The *Municipal Agreement Program – Planning and Programming Guide* (**Red Book**) provides **useful information** regarding the Local Partnership process and submittal requirements. It is posted on the Metro State Aid website, Cooperative Agreement page: http://www.dot.state.mn.us/metro/stateaid/cooperat.html.

1. **Request letter** from the local agency describing the project and requesting funding from the Local Partnership Program. The request letter should include:
   - Contact information, name, title, email, phone and address for both the person submitting the application and, if different, the person available to answer any questions about the project
   - Reasons for the project
   - A summary of total proposed costs and requested amount of MnDOT funding. (Include all projects planned for the immediate area, including if there are Federal funds that were obtained.)
   - A written narrative the benefits to the Trunk Highway and local roadway systems.
   - A brief narrative or overview of how you expect traffic will be handled. (Detour, constructed under traffic, minor impacts and use of Field Manual, etc.)
   - Whether there is an opportunity to advance the work, if it is possible to leverage local and/or private funding, and other information as applicable

This letter will be used as a **project summary** and quick reference during the actual selection process.

2. **A geometric layout or concept sketch** of the proposed project. Include only the concept that is being used. There is no need for multiple concept sketches. The more detailed and complete the layout or sketch is, the easier it will be for the review committee to understand the proposed project and related benefits when it comes to ranking proposals. A MnDOT staff approved Layout may be required as part of the project development depending on the type and complexity of project. Layout guidance can be found at

http://www.dot.state.mn.us/design/geometric/. Consider starting the Layout development process before project selection because of the time required for Layout review and approval.

3. **A drawing of the existing conditions.** This way the committee can clearly compare the proposed improvements to existing conditions.

4. **Cost estimate**. This should include the total project cost, including estimated design costs, estimated right-of-way costs, the contribution from any partners, and the amount requested from the LPP.
   - Make sure that the LPP funds requested adequately cover the Trunk Highway eligible costs. LPP funds are fully allocated during the selection process and providing additional State money later in the project is difficult, if not impossible.
   - Indicate other funding sources to clearly show that the project is fully funded.
   - If the project involves signals, include MnDOT's share of the State Furnished Materials (SFM).

5. **Supporting Documentation and Additional Materials**

Required Elements

a. Indicate if right-of-way is expected to be acquired (temporary and permanent) and if any will be passed along to MnDOT. (All R/W acquired by and for MnDOT requires Environmental Due Diligence (EDD) forms to be completed and evaluated during design.)
b. Indicate if there will be any excavation deeper than the Class 5. (This determines future involvement of the Environmental Investigative Unit.)
c. If you are submitting applications for more than one project, please rank them in order of priority. The preference will be considered but the committee reserves the right to select any project from those submitted regardless of stated ranking.

Suggested Elements

While these materials are not required for the application, they may help the selection committee understand your project better and increase the likelihood of project selection. Please note that this information may be needed during the design phase if the project is selected.

a. Traffic Study (as applicable)
b. Intersection Control Evaluation (ICE) report or letter if an all-way stop, signal, or roundabout is proposed
c. Environmental studies or documentation, if available, such as the following:
   i. Contaminated Properties/Regulated Waste Screening Checklist
   ii. Phase 1 and/or 2 Environmental Site Assessment
   iii. Clearance Letters from pertinent Regulatory Agencies
   iv. Project Memo, EA, EAW, etc. as applicable or available at time of submittal

Plan review will be completed by MnDOT functional areas (Traffic, Water Resources, etc.) and is different than reviews for State Aid plans. Plans need to be developed to MnDOT standards which are different than State Aid standards. There will be additional coordination with, and input from, various MnDOT groups. Local Agencies are advised to have staff or consultants experienced with MnDOT Trunk Highway projects directly involved with the plan development. Discussion with MnDOT Area Managers or LPP staff will help to minimize surprises during the application and plan development stages.

For projects that are selected, there are requirements for all plans with Trunk Highway impacts. Discuss these with your design staff or include in your RFP/contract if you are using a consulting firm for design. These requirements are:

- Quality Management Process (QMP) – Designers must have quality management procedures that they use during plan development. It does not have to be the same process that MnDOT uses, but it has to follow reasonable quality control guidelines and designers must certify that they are using such a process. A compliance form and more information will be provided during design. Details on MnDOT's process can be found here: http://www.dot.state.mn.us/design/qmp/index.html
- Transportation Management Plan (TMP), if applicable – Projects with significant impacts to Trunk Highway traffic require a TMP that is reviewed and approved by Metro Traffic staff. The complexity of the TMP will depend on the complexity of the project and the level of traffic impact. Contact either the Metro Traffic division or LPP Project Manager for more details.
- Electronic as-builts – This is required for certain elements of projects, is an eligible construction cost item, and should be included in the Statement of Estimated Quantities and Special Provisions.
- Responsible Contractor provision – This is required by Minnesota Law and Statute for projects over $50,000.
- Pedestrian facilities - Guidelines for pedestrian and facilities and the influence of the Americans with Disabilities Act (ADA) provisions continue to be refined. Technical Memoranda No. 18-04-OP-01 provides some additional design requirements. http://techmemos.dot.state.mn.us/techmemo.aspx

Local Partnership projects have received added scrutiny regarding Cost Participation Policy eligibility. If a proposed project is of marginal benefit to the Trunk Highway system, it may be necessary to complete a benefit-cost analysis and have it approved by MnDOT staff in order to secure funding.

Projects that are <u>selected</u> will be required to furnish:

- Cultural and Threatened & Endangered Species Review Request Form: http://www.dot.state.mn.us/stateaid/projectdelivery/environmental/cultural-threatened-endangered-review-request.docx
- Project schedule - Work with the LPP Project Manager to establish a schedule for the project completion. The Project Manager will discuss with you the various review stages and typical time requirements.

City of RAMSEY

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

May 19, 2021

Mr. Phillip Bergem, P.E.
Cooperative Agreements Engineer
MnDOT Metro Office of State Aid
1500 West County Rd B2
Roseville, MN 55113-3174

Re: FY 2023 Metro Local Partnership Program Request
Riverdale Drive Extension – Llama Street to Bowers Drive

Dear Mr. Bergem:

The City of Ramsey requests consideration for funding in the FY 2023 Metro Local Partnership Program solicitation for the Riverdale Drive Extension project. The project proposes to extend Riverdale Drive from Llama Street to Bowers Drive, approximately 0.8 miles, along the south side of Trunk Highway 10. The proposed improvements will complete the frontage road system along the south side of TH 10 from Sunfish Lake Boulevard to Bowers Drive. Benefits of the project include:

Local and Regional Priority – The proposed project is depicted in the *Highway 10 Access Planning Study* as "Opportunity/Development/Safety Driven", indicating this is a regional priority. From the local perspective, there are approximately 250 acres of land adjacent to the proposed roadway that are currently under consideration for development or redevelopment as shown in the attached Concept Sketch. The potential commercial and residential properties would be able to access the Armstrong Boulevard interchange via Riverdale Drive once the new extension is completed.

Mobility and Access Improvements – The proposed project will provide access to new development areas within the City, while reducing direct access to TH 10. The new developments will be able to use the Riverdale Drive frontage road system to access the Armstrong Boulevard interchange, rather than directly accessing TH 10. The 10 ft wide, ADA compliant, multi-use trail will provide accommodations for bicyclists and pedestrians along the corridor.

Safety – As a portion of the project, two direct accesses onto TH 10 will be removed. The accesses will be reconstructed to connect to the new segment of Riverdale Drive. Additionally, a median cross-over along TH 10 will be removed, reducing the potential for severe right-angle crashes. The existing access onto TH 10 at Bowers Drive will be removed, with Bowers Drive terminating in a cul-de-sac. The access onto TH 10 will essentially be shifted approximately 720 feet to the east. The eastbound TH 10 right turn lane at the access location will be extended, reducing the potential for rear-end type collisions.

The project will also extend the functionality, or "reach" of the grade separated crossing of TH 10 and the BNSF railroad at Armstrong Boulevard. This will lead to more reliable emergency response for the area on the south side of TH 10.

Infrastructure Condition – The proposed project extends through an undeveloped portion of the City, where no infrastructure currently exists. The Riverdale Drive extension will ensure these new developments can be accessed via a frontage road system, rather than by TH 10.

Project Readiness – The City of Ramsey has delivered two segments of Riverdale Drive through the Local Partnership Program or its predecessors: the Municipal Agreement program and the Cooperative Agreement program. We are aware of the project and plan requirements and are committed to delivering the project if awarded funding. We are in continual communication with developers and will be able to set the final alignment, obtain right-of-way, and proceed to final design quickly.

CONTACT INFORMATION

For questions related to this proposal, please contact:

Bruce Westby, P.E.
City Engineer
7550 Sunwood Drive NW | Ramsey, MN 55303
763-433-9825 (Direct) | 763-647-4485 (Cell)
bwestby@cityoframsey.com

REASONS FOR THE PROJECT

There are many reasons for completion of the Riverdale Drive extension project. When completed, the proposed project will:

- Complete the frontage road system along the south side of TH 10 from Sunfish Lake Boulevard to Bowers Drive,
- Complete a portion of the improvements detailed in the *Highway 10 Access Planning Study,*
- Remove two accesses and a median cross-over from TH 10, making the area safer for the traveling public,
- Extend the eastbound TH 10 right turn lane at the access near Bowers Drive,
- Extend the functionality, or "reach" of the grade separated crossing of TH 10 and the BNSF railroad at Armstrong Boulevard for emergency response vehicles,
- Provide access to developments being planned in the area of the improvements, and
- Allow infrastructure to be extended into a currently undeveloped portion of the City.

ESTIMATED COST SUMMARY

The proposed project will include costs for extending City infrastructure into the area to serve developments with roadways, sanitary sewer and watermain. The City is requesting funding to assist with roadway, trail and storm sewer components of the project. The total project costs are estimated at $3,650,000, with the roadway, trail and storm sewer construction costs estimated at $1,693,000. The City is requesting $710,000 of the $1,693,000 in eligible construction costs.

The City is committed to preparing a funding package that will include all project costs, including right-of-way, preliminary design, final design, and other City costs required to complete the project. In terms of percentage,

the City is requesting approximately 42% of the eligible roadway and storm sewer construction costs, which also equates to less than 20% of the total project costs.

Improvement Type	Requested Eligible Cost	City Cost
Roadway, Trail, Storm Sewer and TH 10	$ 710,000	$ 983,000
Watermain	$ 0	$ 563,000
Sanitary Sewer	$ 0	$ 493,000
Right-of-Way	$ 0	$ 150,000
Design and Construction Engineering (18% Est)	$ 0	$ 495,000
Other Local Project Delivery Costs	$ 0	$ 256,000
TOTALS	$ 710,000	$2,940,000

BENEFITS TO THE TRUNK HIGHWAY AND LOCAL ROADWAY SYSTEM

The project is intended to improve access, mobility and safety along the TH 10 corridor. This improvement was detailed in the *Highway 10 Access Planning Study*, and will provide benefit to the TH 10 corridor by:

- Removing two accesses to TH 10,
- Removing a median cross-over from TH 10,
- Extending the eastbound TH 10 right turn lane near Bowers Drive,
- Providing access to a new area of development and allowing the new traffic to access TH 10 via the Armstrong Boulevard interchange,
- Allowing better access for emergency vehicles to the area.

TRAFFIC CONTROL DURING CONSTRUCTION

The work along TH 10 will include the removal of two private accesses, removal of a median cross-over and associated left turn lanes, and extension of a right turn lane near Bowers Drive. The work is anticipated to be primarily completed using shoulder closures. No lane closures are anticipated. The frontage road will be constructed along a new alignment, minimizing the need for traffic control on the local roadway system.

SCHEDULE AND STRATEGY

The City has received information from developers indicating there will be a need for the extension of Riverdale Drive in the immediate future. The City will be able to leverage local assessments, State Aid funding, and City trunk utility funding for the project. Those sources, along with Local Partnership Program funding, will allow for a complete financing package to be developed. The project could potentially be designed in 2021, bid in early 2022, and constructed in 2022.

ATTACHMENTS AND OTHER INFORMATION

Concept Sketch - The attached Concept Sketch was originally included in the *Highway 10 Access Planning Study.* The sketch has been shared with developers and the alignment has been refined over the past several years. The sketch also depicts the access closures, the median cross-over closure and the developing area adjacent to the Riverdale Drive Extension.

Existing Conditions - The existing conditions can be seen on the attached figure.

Cost Estimate - A construction cost estimate is attached which aligns with the construction cost summary presented previously in this letter.

Supporting Documentation and Additional Materials - Excerpts from the *Highway 10 Access Planning Study* are attached, including the original concept sketch and the Implementation Plan. The *Highway 10 Access Planning Study* involved strong and effective coordination between the study's project partners:

- MnDOT,
- Anoka County,
- City of Ramsey, and
- City of Anoka.

Letter of Support - A letter is attached from Melissa Barnes, P.E., MnDOT Metro North Area Manager.

Right-of-Way - Right of way will be required for the project. The City is currently working with Anoka County and developers to acquire the right of way. The City intends to acquire the necessary right-of-way for a portion of the proposed Riverdale Drive improvements through the property development process, whereby the necessary right-of-way is conveyed to the City during the platting process. The developers are targeting Preliminary Plat (master plan) approval and Construction Plan approval for Phase 1 of their development in the fall of 2021. The developers then intend to commence construction as soon as conditions allow in the Spring of 2022. However, the City could acquire the necessary right-of-way for the extension of Riverdale Drive earlier, if needed. The right of way will remain dedicated to the City of Ramsey, with none of the property being passed along to MnDOT.

Excavations - Excavation will be required below the Class 5 to allow for installation of public utilities along the corridor.

Maintenance - The frontage road, trail and pond will be maintained by the City of Ramsey after completion of construction.

The attachments to this funding request letter include the Concept Sketch, existing conditions graphic, cost estimate, excerpts from the *Highway 10 Access Planning Study*, and letter of support from Melissa Barnes, MnDOT Metro District North Area Manager.

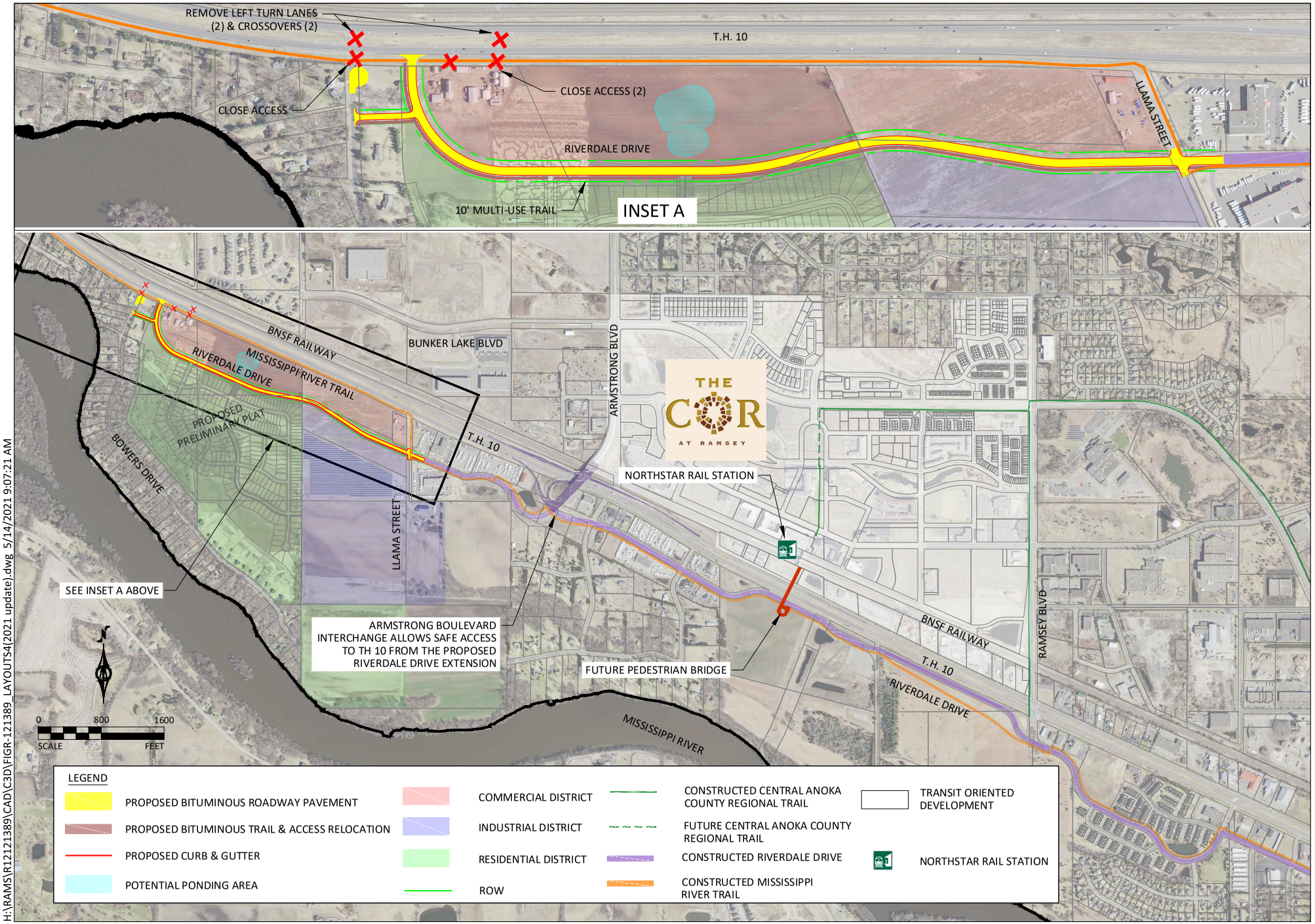
Thank you for the opportunity to submit this project for consideration of funding in the FY 2023 Metro Local Partnership Program. If you have any questions about the project or the information contained in this application, please contact me at (763) 433-9825, or bwestby@cityoframsey.com.

Sincerely,
CITY OF RAMSEY



Bruce Westby, P.E.
City Engineer

Attachments: Concept Sketch
Existing Conditions Graphic
Cost Estimate
Excerpts from the *Highway 10 Access Planning Study* (5 Pages)
Letter of Support, MnDOT



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LOCAL PARTNERSHIP PROGRAM

CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION EXISTING CONDITIONS

MAY 2021

BOLTON & MENK



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PRELIMINARY ENGINEER'S ESTIMATE

LOCAL PARTNERSHIP PROGRAM APPLICATION
RIVERDALE DRIVE EXTENSION
CITY OF RAMSEY, MN
5/14/2021

BOLTON & MENK
Real People. Real Solutions.

					PARTICIPATING				NON-PARTICIPATING			
					ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
MOBILIZATION	1	LUMP SUM	$140,000.00	$140,000.00	0.48	$67,200.00	0.13	$18,200.00	0.18	$25,200.00	0.21	$29,400.00
TRAFFIC CONTROL	1	LUMP SUM	$40,000.00	$40,000.00	0.48	$19,200.00	0.13	$5,200.00	0.18	$7,200.00	0.21	$8,400.00
REMOVE BITUMINOUS PAVEMENT	4,100	SQ YD	$4.00	$16,400.00	4,100	$16,400.00						
COMMON EXCAVATION (P) (EV)	11,810	CU YD	$12.00	$141,720.00	11,810	$141,720.00						
DEWATERING	1	LUMP SUM	$50,000.00	$50,000.00					1	$50,000.00		
AGGREGATE BASE CLASS 5	11,900	TON	$16.00	$190,400.00	11,900	$190,400.00						
BITUMINOUS PAVEMENT (ROADWAY AND TRAIL)	6,600	TON	$75.00	$495,000.00	6,600	$495,000.00						
CONCRETE CURB & GUTTER DES B618	9,300	LIN FT	$14.00	$130,200.00	9,300	$130,200.00						
PEDESTRIAN CURB RAMPS	8	EACH	$6,000.00	$48,000.00	8	$48,000.00						
SIGN PANELS TYPE C	150	SQ FT	$75.00	$11,250.00	150	$11,250.00						
RC PIPE APRON	2	EACH	$2,000.00	$4,000.00			2	$4,000.00				
CHANNNEL & POND EXCAVATION	5,000	CU YD	$10.00	$50,000.00			5,000	$50,000.00				
STORM SEWER RC PIPE	3,900	LIN FT	$50.00	$195,000.00			3,900	$195,000.00				
DRAINAGE STRUCTURE W/ CASTING	28	EACH	$3,080.00	$86,240.00			28	$86,240.00				
RANDOM RIPRAP CL III	50	CU YD	$110.00	$5,500.00			50	$5,500.00				
SANITARY SEWER MANHOLE W/ CASTING	16	EACH	$7,850.00	$125,600.00					16	$125,600.00		
PVC PIPE SEWER	4,500	LIN FT	$62.00	$279,000.00					4,500	$279,000.00		
CONNECT TO EXISTING SANITARY MANHOLE	1	EACH	$5,500.00	$5,500.00					1	$5,500.00		
CONNECT TO EXISTING WATER MAIN	2	EACH	$2,000.00	$4,000.00							2	$4,000.00
6" GATE VALVE & BOX	9	EACH	$3,200.00	$28,800.00							9	$28,800.00
HYDRANT	3	EACH	$4,400.00	$13,200.00							3	$13,200.00
WATERMAIN DUCTILE IRON	6,200	LIN FT	$72.00	$446,400.00							6,200	$446,400.00
WATERMAIN FITTINGS	2,500	POUND	$13.00	$32,500.00							2,500	$32,500.00
EROSION CONTROL AND SITE STABILIZATION	1	LUMP SUM	$64,000.00	$64,000.00	1	$64,000.00						
SEEDING	8	ACRE	$12,500.00	$100,000.00	8.00	$100,000.00						
PAVEMENT STRIPING	4,800	LIN FT	$7.00	$33,600.00	4,800	$33,600.00						
PAVEMENT MARKINGS	500	SQ FT	$25.00	$12,500.00	500	$12,500.00						
		ROUNDED TOTAL AMOUNTS		**$2,749,000**		**$1,329,000**		**$364,000**		**$493,000**		**$563,000**

HIGHWAY 10 ACCESS PLANNING STUDY



Study Report

SEPTEMBER 12, 2014

MINNESOTA DEPARTMENT OF TRANSPORTATION

ANOKA COUNTY

BOLTON & MENK
Engineers & Surveyors

PROJECT MANAGEMENT TEAM

PROJECT MANAGEMENT TEAM

Representative	Agency	Title
Paul Jung	MnDOT	Project Manager/North Area Engineer
Wayne Norris	MnDOT	North Area Manager (through June 3, 2014)
Sheila Kauppi	MnDOT	North Area Manager (after June 3, 2014)
Jim Henricksen	MnDOT	Metro District Program Management
Kevin Schwartz	MnDOT	Traffic Signal Optimization
Paul Czech	MnDOT	Metro District Planning
Tony Fischer	MnDOT	Metro Freeway Operations
Gayle Gedstad	MnDOT	North Area Traffic Engineer
Gina Mitteco	MnDOT	Metro District Planning
Steve Voss	MnDOT	District 3 Planning Director
Mark Filipi	Metropolitan Council	Travel Forecasting
Doug Fischer	Anoka County	County Engineer
Chris Chromy	Bolton & Menk	Project Manager
Eric Johnson	Bolton & Menk	Deputy Project Manager

STUDY ADVISORY COMMITTEE

STUDY ADVISORY COMMITTEE

Representative	Agency	Title
Tim Gladhill	City of Ramsey	Development Services Manager
Bruce Westby	City of Ramsey	Engineer
Carolyn Braun	City of Anoka	Planning Director
Justin Femrite	City of Elk River	Engineer
Arlene McCarthy	Metropolitan Council	Transportation Director
Doug Fischer	Anoka County	County Engineer
Jack Forslund	Anoka County	Multimodal Transportation Director
Andrew Witter	Anoka County	Assistant County Engineer
Jane Rose	Anoka County	Traffic Engineering Manager
Jason Orcutt	Anoka County	Design Engineer
Matthew Parent	Anoka County	Transportation Planner
Steve Voss	MnDOT	District 3 Planning Director
Paul Jung	MnDOT	Project Manager
Wayne Norris	MnDOT	North Area Manager (through June 3, 2014)
Sheila Kauppi	MnDOT	North Area Manager (after June 3, 2014)
Scott McBride	MnDOT	Metro District Engineer
Jim Henricksen	MnDOT	Metro District Program Management
Chris Chromy	Bolton & Menk	Project Manager
Eric Johnson	Bolton & Menk	Deputy Project Manager

Table 3 – Implementation Plan

Priority	Project	Project Description	Potential Funding	Cost				Comments
				ROW Acquisition	RALF Payback	Construction	Total	
Immediate	Subarea 5	Short term pedestrian improvements | Median barrier with fence | Select trail connections (Verndale to Fairoak - north side and Fairoak to Main - south side)	TH / MA	$0	$0	$390,000	$390,000	Immediate pedestrian safety improvements targeting key deficiencies | Temporary (throw away)
	5-1-1	Construct Greenhaven Pkwy from Thurston Ave to Main St | New intersection on Thurston Ave (signal or roundabout) | Remove all-way stop on Thurston Ave	MA / TIF / LOCAL / MSAS	$2,200,000	$100,000	$2,700,000	$5,000,000	Continuous local connection from Thurston to Main on N side of TH 10 | Dependent upon ROW acquisition
	5-1-2a	Reduced conflict intersection at Fairoak Ave | Frontage Road from Cutters Grove to Fairoak Ave | Pedestrian overpass near Verndale Avenue	TAP / TH / HSIP / COC / CIMS / CMAQ / LOCAL / MA / MSAS	$800,000	$0	$8,800,000	$9,600,000	Significant safety and mobility improvements on WB Hwy 10 | Provide pedestrian accommodations prior to Fair Oak signal removal
	4-1-2E	North Frontage Rd from Sunfish Lake Blvd to Anoka Tech	MA / LOCAL / MSAS / RALF	$800,000	$900,000	$1,300,000	$3,000,000	Continuous local connection from Sunfish to Thurston on N side of TH 10 | Closes 11 access points on TH 10
	3-1-4 4-1-2W	Realign TH 10 between Ramsey Blvd and Sunfish Lake Blvd | Construct North Frontage Rd	MA / LOCAL / RALF / MSAS / TH / CIMS	$1,900,000	$3,000,000	$6,700,000	$11,600,000	Continuous local connection from Ramsey to Sunfish on N side of TH 10 | Closes 26 access points on TH 10
	3-1-1	South Frontage Rd extension from Traprock St to Ramsey Blvd	MA / LOCAL / MSAS / PRIV	$300,000	$0	$800,000	$1,100,000	Continuous local connection from Armstrong to Ramsey Blvd on S side of TH 10 | Closes 1 access point on TH 10
			Subtotal		***$29.6 M***			
Short-Term	5-1-3	Extension of south frontage road from Fairoak Ave to Main St | Roundabout at Main St interchange | Removal of TH 10 WBL access at south Fairoak Ave	LOCAL / HSIP / MA / MSAS / TH / CSAH	$100,000	$0	$2,500,000	$2,600,000	Continuous local connection from Cutters Grove to Main | Needs to be complete prior to improvements at Thurston and TH 10
	4-1-3 4-1-4	Extend Riverdale Dr east of Tungsten | New right in/right out access on TH 10 | Remove driveways on eastbound TH 10 between Sunfish Lake Blvd and Tungsten St	MA / LOCAL / MSAS / PRIV / TH	$800,000	$0	$1,500,000	$2,300,000	Dependent upon ROW acquisition, property owner meeting | Closes 11 access points on TH 10
	Subarea 5	Grade separation treatment at Thurston Avenue (westbound flyover, High T, eastbound and westbound flyover, or overpass with RI/RO) | Complete N frontage rd to west	CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF	$16M - $26.2M				$16M for WB Flyover | $26.2 M for Thurston Overpass
			Subtotal		***$20.9 - $31.1 M***			
Mid-term	Subarea 4	Grade separation treatment at Sunfish Lake Blvd (westbound flyover, High T, eastbound and westbound flyover, or Sunfish Lake Blvd overpass with RI/RO)	STP / CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF / CSAH	$11M - $19.2M				$11 for WB Flyover up to $19.2 for EB and WB Flyover
	Subarea 3	Grade separation treatment at Ramsey Blvd (westbound flyover, High T, eastbound and westbound flyover, Ramsey Blvd overpass with RI/RO)	STP / CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF / CSAH	$11.4M - $23.9M				$11.4 for WB Flyover up to $23.9 for High T with Local Overpass with RI/RO
	Subarea 5	Full grade separation conversion at Thurston Ave (if not completed previously)	CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF	$0 or $23M - $26M				EB Flyover or High-T with Local Overpass
			Subtotal		***$22.4 - $69.1 M***			
Opportunity / Development / Safety Driven	3-1-3	Purchase right-of-way along north side of TH 10 between Armstrong Blvd and Ramsey Blvd	RALF / TH	$9,500,000	$2,000,000	$0	$11,500,000	Long term access to properties not viable | Continue to purchase properties as opportunities present themselves
	3-1-2	Veterans Dr extension to Ramsey Blvd	LOCAL / PRIV	$100,000	$0	$500,000	$600,000	Development driven
	Subarea 4	RR Underpass - Sunfish Lake Boulevard	CIMS / CSAH / CTIB / HSIP / LOCAL / MSAS / RR / STP / TIGER	$0	$0	$14,500,000	$14,500,000	County working on plan to grade separate all major at-grade BNSF crossings
	Subarea 3	RR Underpass - Ramsey Boulevard	CIMS / CSAH / CTIB / HSIP / LOCAL / MSAS / RR / STP / TIGER	$0	$0	$11,500,000	$11,500,000	County working on plan to grade separate all major at-grade BNSF crossings
	1-1-1	156th St extension Jarvis St to Alpine St	MA / LOCAL / PRIV	$0	$0	$800,000	$800,000	Continue to monitor the safety of access on TH 10
	1-1-2	South Frontage Rd extension Edison St to Adams St	MA / LOCAL / PRIV	$100,000	$0	$900,000	$1,000,000	Continue to monitor the safety of access on TH 10
	1-1-3	RCUT at Alpine Dr with turn lane improvements and South Frontage Rd to Alpine Dr	HSIP / MA/ LOCAL / TH / MSAS	$200,000	$0	$1,400,000	$1,400,000	Continue to monitor the safety of access on TH 10
	1-1-4	RCUT at Bowers Dr with turn lane improvements	HSIP / MA/ LOCAL / TH / MSAS	$0	$0	$800,000	$800,000	Continue to monitor the safety of access on TH 10
	1-1-5	Riverdale Blvd extension to Bowers Dr	MA/ LOCAL / PRIV / TED	$500,000	$200,000	$1,300,000	$2,000,000	Continue to monitor the safety of access on TH 10
			Subtotal		***$44.1 M***			

CIMS	Corridor Investment Management Strategy Funds (State)
CMAQ	Congestion Mitigation and Air Quality Funds (Federal)
COC	Corridors of Commerce Funds (State)
CSAH	County State Aid Highway Funds (State)
CTIB	RR Grade Separation benefitting Northstar Corridor
HSIP	Highway Safety Improvement Program Funds (Federal)
LOCAL	Local County or City Funding

LRIP	Local Road Improvement Program Funds (State)
MA	Municipal / Cooperative Agreement Funds (State)
MSAS	Municipal State Aid System Funds (State)
PRIV	Private Funding / Development (Private)
RALF	Right-of-Way Acquisition Loan Fund (State)
RR	Railroad Grade Crossing Safety Funds (Federal)
STP	Surface Transportation Program Funds (Federal)

TAP	Transportation Alternatives Program Funds (Federal)
TED	Transportation / Economic Development (State)
TH	Trunk Highway Funds (State)
TIF	Tax Increment Financing Funds (Local)
TIGER	Transportation Investment Generating Economic Recovery Funds (Federal)
TRLF	Transportation Revolving Loan Fund (Federal)

TOTAL INVESTMENT
(2014 dollars)
$115 - $160 M

ANOKA COUNTY

MINNESOTA DEPARTMENT OF TRANSPORTATION

Riverdale Dr Extension

(Bowers Dr to Llama St)

Highway 10 Access Planning Study



Priority: Development Driven

Cost: $2.0M

- **Local Street Extension**

Achieves:

- Critical local system connection along south side of Hwy 10
- Continuous local street along south side of Hwy 10
- Supports city's development goals

OLTON MENK INC

Consultin Engineer ur eyor

DEPARTMENT OF TRANSPORTATION

May 19, 2021

Bruce Westby, PE

Ramsey City Engineer

7550 Sunwood Drive NW

Ramsey, MN 55303

RE: Letter of Support for Riverdale Drive Extension; Llama Street to Bowers Drive

Dear Mr. Westby:

The Minnesota Department of Transportation (MnDOT) understands that the City of Ramsey is preparing to submit a grant application to assist with funding the extension of Riverdale Drive from Llama Street to U.S. Highway 10 through the current Local Partnership Program (LPP) solicitation. It is also our understanding that this project will serve to complete the frontage road connection between Armstrong Boulevard and Bowers Drive south of U.S. Highway 10, and that the project will include the removal of a median crossover and two private accesses to eastbound Highway 10 that serve the property at 8846 Highway 10 NW.

Due to the clear benefits that will be provided to the Trunk Highway system and the local community as a result of this project, MnDOT is pleased to provide this Letter of Support for your LPP grant application for the above-referenced project.

Please contact me at 612.499.8729 or Melissa.barnes@state.mn.us with any questions.

Sincerely,

Melissa Barnes

Digitally signed by Melissa Barnes
Date: 2021.05.19 09:13:41 -05'00'

Melissa Barnes, PE
North Area Manager
MnDOT Metro District

Equal Opportunity Employer

CC Regular Session **5. 19.**

Meeting Date: 05/25/2021

Submitted For: John Nelson, Engineering/Public Works

By: John Nelson, Engineering/Public Works

Information

Title

Adopt Resolution #21-150 Approving Water Treatment Plant Request for Proposals and Authorizing Solicitation of Proposals.

Purpose/Background:

In early 2019, the Minnesota Department of Health detected manganese concentrations above recommended health guidelines in several of Ramsey's city wells. Since then, the following actions have been completed.

- Staff drafted a letter outlining the new manganese issue and the City's short and long-term plans to address the issue and mailed the letter on 5/15/2019 to 5,600 Ramsey households.
- A public meeting was held at city hall to address concerns from residents.
- Wells #5, 6 and 7 are being exclusively utilized since these three wells have the lowest concentrations of manganese (however, these three wells have the largest concentrations of Iron which leads to increased rusty water complaints).
- Wells #1, 3, 4 and 8 all have Manganese concentrations above the MDH guidelines. These wells have only been utilized when water demand increases beyond the capabilities of wells #5, 6 and 7.
- A Manganese hot line was established and Staff spoke to 88 concerned residents regarding Manganese and Iron in Ramsey's municipal water supply.
- Several articles have been published to Facebook, The Ramsey Resident, also monthly updates to the Ramsey web site regarding current Manganese concentrations.
- Staff collects and tests 15 random water samples monthly and publishes the test results on the City web site.
- SEH did a pilot plant study on Wells #3 and #4 to determine the correct filtering process to remove Manganese and Iron from Ramsey's municipal supply.
- SEH was contracted with to prepare a water treatment plant Feasibility Study.
- SEH was contracted to prepare final plans and specifications for the required raw and finished water trunk lines needed to serve the proposed water treatment plant.
- Staff drafted the attached Request for Proposals (RFP) for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for a new municipal water treatment plant designated as City Improvement Project #21-09.
- The RFP has two enclosures including the proposal evaluation form and the approved Feasibility Study, which are also attached.

Notification:

As outlined in the project schedule in the attached RFP, the RFP will be advertised twice in the City's official newspaper, the Anoka Union Herald, and twice in Finance and Commerce. This is the standard process for advertising City improvement projects.

City Staff will also submit RFP's directly to consultants known ot be qualified to complete the requested professional services, all of whom either previously showed interest in or submitted proposals for the Water Treatment Plant Feasibility Study.

Observations/Alternatives:

A 10 million gallon per day (MGD) Water Treatment Plant is recommended to remove the high concentrations of manganese and iron from Ramsey's municipal wells. The Water Treatment Plant would serve Ramsey's municipal water users through 2040.

Funding Source:

The only funds required for this work are the costs required to advertise the RFP, which is estimated to cost $550. These costs will be paid through Water enterprise funds.

Recommendation:

Staff recommends approving and advertising the attached RFP, including the two enclosures.

Action:

Motion to adopt Resolution #21-150 approving the Water Treatment Plant Request for Proposals and authorizing solicitation of proposals.

Attachments

WTP Request for Proposals
proposal evaluation form
Approved Feasibility Study
Resolution 21-150

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/20/2021 07:04 AM
Grant Riemer	Grant Riemer	05/20/2021 07:52 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:33 PM
Form Started By: John Nelson		Started On: 05/18/2021 08:13 AM
Final Approval Date: 05/20/2021		

City of Ramsey, Minnesota

REQUEST FOR PROPOSALS

Professional Engineering Services
Final Design and Construction Administration
Municipal Water Supply Treatment Plant
City Improvement Project #21-09

May 20, 2021

Deadlines / Schedule

Proposals due: July 7, 2021, by 4:30 PM

Professional Services Contract approval: July 27, 2021

Final Plans and Specifications due: February, 16, 2022

Construction Completion: October 27, 2023

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Introduction

The City of Ramsey proposes to construct a new 10 million gallons per day (MGD) iron and manganese Water Treatment Plant (WTP) near the City's new Public Works Facility following a traditional design-bid-build method.

In 2019 the City selected SEH, Inc. to prepare a Feasibility Study for the purpose of selecting the preferred site, developing the preliminary design for the WTP including the selection of treatment processes, developing floor and site plans, developing building elevations, and preparing preliminary cost estimates. A copy of the final Feasibility Study is enclosed.

The City is now soliciting proposals from qualified consultants to provide professional engineering services to complete the final design, to prepare final plans and specifications, to assist with bidding the plans and specifications, and to administer construction of the proposed WTP, pending future City Council approvals.

Background

The City of Ramsey obtains water for its municipal water supply system from the Tunnel City/Wonewoc (TCW) aquifer, formerly known as the Franconia-Ironton-Galesville (FIG) aquifer. Water is drawn from the TCW aquifer through eight (8) groundwater wells, seven (7) of which are currently utilized to provide potable water. The maximum capacity of the combined municipal wells is 10.9 million gallons per day (MGD). Two additional wells are proposed to be constructed in years 2023 and 2028, which will allow the City to supply water to all municipal water system users to the year 2040 based on projected growth.

The City's groundwater supply wells have historically provided groundwater of good quality and in adequate quantity. However, in 2019 the Minnesota Department of Health informed the City that several of its groundwater wells are producing manganese concentrations exceeding the recommended Secondary Drinking Water Standards. The City does not currently treat its municipal water supply for manganese so as a short-term solution the City immediately started pumping water only from the three wells with the lowest concentrations of manganese to maintain manganese concentrations below the recommended Secondary Drinking Water Standards. Unfortunately, these wells also produce the highest concentrations of iron, which has resulted in increased complaints of rust-colored water and will damage system components over time.

To plan for a long-term solution to reduce manganese and iron concentrations in the municipal water supply system, the City requested proposals from qualified consultants in 2019 to develop a GIS-based water model for the existing water supply system and to prepare a Feasibility Study analyzing the long-term viability of continuing to use the TCW aquifer as the City's sole water supply source, to identify all water treatment goals, to evaluate available treatment options, to select preferred treatment processes, to develop a preliminary layout for a centralized WTP, to select a preferred site for the WTP, to estimate construction and operational costs, to explore external funding sources for construction of the WTP, and to develop a public education and engagement plan. The City selected SEH, Inc. to prepare the final Feasibility Study, which is enclosed.

The City is now soliciting proposals from qualified consultants to provide professional engineering services as outlined within this Request for Proposals (RFP). Questions regarding this RFP shall be directed to Utilities Superintendent John Nelson at 763-433-9861 or jnelson@cityoframsey.com.

Scope of Services

The selected consultant must provide all professional engineering services needed to design and prepare final plans and specifications, administer bids, and administer construction of a new water treatment plant as outlined within the three professional service areas scoped below, and as otherwise noted within the remainder of this RFP.

1. ***Prepare Final Plans and Specifications***
    a. Prepare final plans and specifications for the proposed WTP consistent with the findings and recommendations of the approved Feasibility Study, and per additional City Council direction. This task shall include;
        i. Collecting all required survey data,
        ii. Obtaining all required geotechnical evaluations,
        iii. Testing existing utilities to confirm conditions,
        iv. Estimating final construction and project costs, and
        v. Estimating operations costs over the anticipated life of the WTP.
    b. Final plans and specifications must provide for connecting the proposed WTP to the existing trunk watermain infrastructure constructed under City Improvement Project #21-08.
    c. Meet with City Staff every two weeks during final design process to address any outstanding issues, to coordinate plan and specification reviews, and to review the project schedule. Virtual meetings will be considered acceptable, except at project kick-off and prior to submittal of 30-percent plans, 60-percent plans, 95-percent plans, and final plans, resulting in a minimum of five (5) in-person meetings, assuming in-person meetings are allowable at the time based on the current health and safety laws.
    d. Apply for and secure all required permits from regulatory agencies.
    e. Present 30-percent plans to City Council to obtain input on accommodations for educational tours, acceptable design aesthetics, and construction materials.
    f. Present final plans and specifications to City Council for approval and authorization to advertise bids.
    g. Final plans and specifications must be ready for bidding by February 16, 2022.
2. ***Administer Bid Process***
    a. Prepare and publish advertisements for bids in accordance with applicable State laws pertaining to competitive bids.
    b. Publish and administer advertisements for bids on QuestCDN.
    c. Receive and respond to questions from all plan holders.
    d. Issue required bid addenda.
    e. Open bids.
    f. Check bids for errors and omissions.
    g. Tabulate all bids and provide tabulation to the City.
    h. Provide a letter of recommendation for awarding the bid.

3. ***Administer Construction***

    a. Prepare and execute contract documents.

    b. Prepare and issue Notice of Award.

    c. Prepare and issue Notice to Proceed.

    d. Schedule and manage the pre-construction conference, including meeting minutes.

    e. Review shop drawings and other submittals and communicate required revisions in writing in a timely manner.

    f. Provide construction staking.

    g. Revise plans as needed during construction.

    h. Administer and conduct special inspections in accordance with local building codes.

    i. Plan, direct and monitor special inspections to test concrete, steel, welds, etc.

    j. Coordinate and attend weekly construction meetings on-site with appropriate Staff.

    k. Assist with processing partial and final payment applications.

    l. Perform final inspection and develop/manage punch list for required corrective work.

    m. Coordinate plant startup with City staff and document all plant startup operations including chemical feed rates, HVAC operations, dehumidification operations, emergency power operations, SCADA integration and operations, etc.

    n. Schedule training for City Staff for all aspects of the WTP.

    o. Complete as-built survey work.

    p. Prepare and submit record drawings in an approved electronic format within six months of construction completion.

Special Considerations

I. ***Aesthetics/Construction Materials.*** The final design shall incorporate aesthetic treatments and construction materials similar to the adjacent Public Works Facility based on input received from the City Council.

II. ***Educational Tour Accommodations.*** The final design shall contemplate the construction of additional improvements required to accommodate educational tours of the WTP based on future direction received from the City Council after considering the benefits of providing educational tours versus the associated increase in project costs.

III. ***External Funding Opportunities.*** The selected consultant shall provide the City with information and recommendations on applicable external funding opportunities available to help fund construction of the new WTP.

General Requirements

Qualified consultant teams shall submit eight (8) sealed copies of their proposal by **4:30 p.m.** on **Wednesday, July 7, 2021**. Address sealed proposals to Utilities Superintendent John Nelson, 7550 Sunwood Drive NW, Ramsey, MN 55303. Clearly label envelopes "City of Ramsey Water Treatment Plant Proposal".

Submitted proposals shall conform to the following requirements:

1. Proposals shall not exceed 16 pages in length, excluding exhibits, firm/personnel experience/qualification narratives and personnel resumes, and shall not contain promotional materials not applicable to the project.
2. If proposing to team with other consultants or individuals, the other project team personnel shall be clearly identified, along with their specific role(s) in the project.
3. Proposals shall include the names, titles, experiences and qualifications of all project team personnel assigned to the project.
4. Proposals shall clearly identify proposed hours and hourly billing rates for all project team personnel assigned to the project.
5. Proposals shall include individual lump sum fee proposals for each of the three (3) service areas (prepare final plans and specifications, administer bid process, and administer construction). Compensation shall not exceed proposed fees without prior City Council authorization.
6. If a proposal recommends or requires tasks that fall outside the scope of this RFP, such tasks shall be clearly identified in the proposal with the associated costs.

Other Requirements

I. ***Project Schedule.*** A detailed schedule of required project tasks shall be provided and shall clearly identify all necessary tasks with their respective duration and completion dates.

2. ***Project Personnel.*** The proposal shall clearly identify all project team personnel and shall define their respective backgrounds along with their key responsibilities and descriptions of their roles and duties on the project. It is expected that key personnel assigned to the project will remain available for the duration of the project.

3. ***Relative Experience and Qualifications.*** The proposal shall demonstrate the experience and qualifications of the firm and all assigned project team personnel relative to their past experience with projects of similar scope and magnitude, and any related qualifications.

4. ***Performance.*** The proposal shall clearly demonstrate the ability of the firm and all assigned project team personnel to perform the requested professional services in a timely and cost effective manner.

5. ***Proposed Fees.*** The proposal shall contain three (3) separate lump sum fee proposals for each of the three (3) professional service areas.

6. ***References.*** The proposal shall contain a minimum of three (3) references that may be contacted relative to the projects identified in the experience and performance areas of the proposal.

7. ***Addenda.*** The proposal shall include a statement that all addenda were received and understood, and that all requirements are addressed within the proposal. No addenda will be issued after 12:00 PM on July 2, 2021. Questions received after July 1, 2021, will not be answered, regardless of format.

Proposal Selection Process

The selection committee will consist of four City staff members including the City Administrator, Public Works Superintendent, Utilities Superintendent, and City Engineer. This committee will evaluate all proposals received. Members of the selection committee will independently review, score and rank each proposal using the attached Proposal Ranking Form, which considers the following criteria:

1. Understanding of project and services required.
2. Experience and qualifications of key personnel assigned to project.
3. Experience and qualifications of the firm applicable to project.
4. Performance and references regarding similar work performed.
5. Overall responsiveness to the RFP.

The selection committee will develop a composite ranking, which indicates the committee's collective ranking of proposals. Interviews will be conducted with up to three of the top-ranked consultants on July 20, 2021 between 6:00 and 8:00 PM. Interviews with short-listed consultant teams will be limited to 30 minutes. The selection committee will independently score and rank each consultant team based on interviews, then a composite ranking will be developed indicating the collective ranking of the interviewed consultant teams using the following criteria:

1. Ability to communicate a clear understanding of each service area.
2. Related experience and qualifications of key project personnel.
3. Related experience and qualifications of the firm.
4. Overall interview performance.

The selection committee will provide a recommendation to the City Council to hire one firm to provide the professional services defined in the RFP based on the short-listed consultants responsiveness to the RFP, their composite interview rankings, and their proposed fees.

The City will endeavor to execute a contract with the selected firm. In the event that a mutually agreeable contract cannot be executed with said firm, the City will enter into contract negotiations with the next highest ranked firm, and so on until a mutually agreeable contract can be executed.

Project Schedule

City Council approves advertising Request for Proposals	May 25, 2021
Request for Proposals advertised	May 28 & June 4, 2021
Proposals available/posted on QuestCDN	May 28, 2021
Proposals due to City	July 7, 2021 by 4:30 PM
Interview up to three short-listed firms	July 20, 2021
City Council approves selected firm	July 27, 2021
Issue Notice to Proceed	August 10, 2021
Complete final Plans and Specifications	February 16, 2022
City Council approves Plans/Specifications & authorizes Bids	February 22, 2022
Ads for Bids advertised	February 25 & March 4, 2022
Bids Opened Publicly	March 18, 2022
City Council accepts Bids & awards Contract	March 22, 2022
Issue Notice to Proceed	April 4, 2022
Construction Completion	October 27, 2023

Enclosures

Approved Feasibility Study

Proposal Evaluation Form

Proposal Evaluation Form

City of Ramsey Water Treatment Plant RFP

Firm Name: _____

Proposal Scoring Guidelines

Excellent to Outstanding	**75% to 100% of Maximum Points**
Acceptable to Excellent	**50% to 74% of Maximum Points**
Marginal to Acceptable	**25% to 49% of Maximum Points**
Incomplete to Marginal	**0% to 24% of Maximum Points**

	Maximum Points	Score
Understanding of Services Required: Firm indicates a clear understanding of the services required for the project and clearly identifies all project requirements in their proposal and schedule.	**25**	
Personnel Experience and Qualifications: Based upon resumes of key personnel assigned to the project, personnel appear to have applicable experience analyzing source water, developing water models and preparing design reports for water supply systems.	**25**	
Firm Experience and Qualifications: Firm appears to have applicable experience analyzing source water, developing water models and preparing design reports for water supply systems.	**25**	
Performance and References: Firm appears to be able to perform the project in a timely and cost effective manner. The proposal includes references to be contacted.	**20**	
Proposal Responsiveness: Information provided in the proposal is complete, organized and presented in a professional manner.	**5**	
Technical Proposal Total Points:	**100**	
Technical Proposal Ranking:		

Ranked by:_____ Date:_____

Feasibility Study

Water Treatment Plant

City of Ramsey, Minnesota

RAMSY 154354 | March 4, 2021

SEH

Building a Better World for All of Us®

Engineers | Architects | Planners | Scientists

Feasibility Study

Water Treatment Plant
City of Ramsey, Minnesota

SEH No. RAMSY 154354

March 4, 2021

I hereby certify that this 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.

Miles B. Jensen, P.E.

Date: March 4, 2021 License No.: 19869

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-3507
651.490.2000

Executive Summary

The City of Ramsey has eight water supply wells with concentrations of manganese ranging from 0.02 mg/L to 0.37 mg/L. The Minnesota Department of Health (MDH) has established a Health Based Value (HBV) for manganese of 0.100 mg/L. Four of Ramsey's eight water supply wells exceed the MDH HBV for manganese. MDH has recommended to the City that they develop plans to address the manganese. In addition to the potential health concerns with manganese, Ramsey's drinking water also exceeds the Secondary Standards for iron and manganese. Water with concentrations of iron and manganese above the Secondary Standard causes aesthetic problems including red and black staining of plumbing fixtures and laundry and taste complaints.

The City of Ramsey currently utilizes groundwater from the Tunnel City-Wonewoc (TCW) aquifer as its exclusive source of drinking water. An evaluation was conducted of the TCW aquifer which determined that the TCW should be able to continue to produce potable water to meet present and foreseeable future demands.

The most cost-effective method for removing manganese and iron from drinking water is chemical oxidation followed by sand filtration. These processes require construction of a water treatment plant. Based upon an analysis of Ramsey's 2040 water demand, the initial capacity of the water treatment plant should be 10 million gallons per day (MGD), with the ability to expand to 20 MGD.

Four water treatment plant sites were evaluated including the Fire Station site, Public Works site, Water Shop site, and Vacant City property site. The Public Works site would be the least expensive to construct because it could share garage space, a generator, and security infrastructure with the onsite Public Works facility. The Public Works site also offers operational efficiencies because it is on the same site as the new Public Works facility. In January of 2020, the City of Ramsey's Planning Commission, Economic Development Authority, and Public Works Committee all voted unanimously to recommend City Council approval to construct the water treatment plant on the Public Works site.

This study evaluated two treatment process alternatives including gravity filtration and pressure filtration. With gravity filtration, the water flows by gravity through concrete filter cells into a holding tank (clearwell). The water is then pumped into the distribution system. With pressure filtration, the water is pumped from the wells through steel pressure filters and directly into the distribution system.

Report level project and life cycle cost opinions for the two alternatives are included below. The project costs include the capital cost plus 10-percent contingency, 1-percent administration, and 12-percent engineering costs. Life cycle costs represent the total cost of owning and operating the water treatment plant for 50 years and include capital cost, equipment replacement, labor, gas, chemicals, insurance, electricity, and annual equipment repair.

	Project Cost	**50 Year Life Cycle Cost**
Gravity Filter Treatment Plant	$32,400,000	$71,880,000
Pressure Filter Treatment Plant	$30,780,000	$75,440,000

As the table indicates, the gravity filter treatment plant has a slightly higher project cost, but a lower overall life cycle cost. The pressure filter treatment plant has a higher life cycle cost due to the expense of painting and maintaining the steel filters; whereas concrete gravity filters require very little maintenance.

Executive Summary (continued)

In addition to having lower life cycle costs, gravity filters have other advantages over pressure filters including: (1) more treatment options including aeration and detention without requiring another pumping step, (2) water from the gravity filters does not go immediately into the distribution system so if problems occur with treatment processes operators have time to react, (3) gravity filters are open to view and access, and (4) gravity filtration systems have a greater amount of operational flexibility including the ability to treat surface water.

A gravity filter treatment plant is the recommended alternative due to the advantages it offers at a comparable cost.

If the City elects to proceed with a water treatment plant project, the proposed project schedule could be as follows:

Item	Completion Date
Public Involvement	March 2021 – April 2021
Preparation of Plans	May 2021 – September 2021
Ad for Bid	October 2021
Bid Opening	November 2021
Construction Start	December 2021
Construction Complete	June 2023

However, Anoka County is planning “interim” improvements to Bunker Lake Boulevard between Armstrong Boulevard and Sunfish Lake Boulevard in 2021 to improve operations and safety in anticipation of traffic volumes doubling while planned improvements to Highway 10 are constructed between 2022 and 2025. Therefore, to construct the raw and finished watermain associated with the water treatment plant project as cost-effectively as possible, plans and specifications for the raw and finished watermain improvements are recommended to be prepared and bid in conjunction with Anoka County’s proposed improvements to Bunker Lake Boulevard.

Operating the water treatment plant is not anticipated to require additional Staff. While Staff will need to visit the plant on a daily basis to operate and maintain it, this time will generally be offset by the time Staff currently spends operating and maintaining the six municipal wells and three pump houses within The COR.

If a water treatment plant project is pursued, immediate distribution water quality improvements should not be expected. The water treatment plant will produce water free of iron and manganese; however, it takes time for the iron and manganese deposits in the distribution system to dissipate and overall water quality to improve.

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Feasibility Study

Water Treatment Plant

Prepared for City of Ramsey

1 Existing Water Infrastructure

1.1 Overall System Description

The City of Ramsey's water system dates back to 1985 when a well, pressure tank storage, and distribution piping was constructed. Today, Ramsey's water system provides drinking water to approximately 4,400 residences and approximately 340 businesses. The existing water system consists of the following major components:

- Eight municipal wells
- Four pump houses
- Chemical feed systems in each pump house to add chlorine, fluoride, and polyphosphate
- Over 83 miles of watermain
- Over 900 fire hydrants
- Three water towers with a combined storage of 4 million gallons (MG)

The wells pump water to their respective pump houses, with Wells No. 1 and 2 pumping to Pump House 1, Wells No. 3 and 4 pumping to Pump House 2, Wells No. 5 and 6 pumping to Pump House 3, and Wells No. 7 and 8 pumping to Pump House 4. Following chemical addition at the Pump Houses, water is pumped directly into the distribution system.

1.2 Raw Water Supply

The City of Ramsey operates eight (8) municipal wells finished in the Tunnel City-Wonewoc (TWC) aquifer. Table 1 provides a summary of each well. Figure 1 in Appendix A shows the Ramsey distribution system map that identifies the locations of the wells, as well as the towers.

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Table 1 – Well Data

Well No.	Year Constructed	Formation	Depth	Casing Depth (ft)	Casing Size (in)	Capacity (gpm)
1	1984	Ironton-Galesville	320	243	14	700
2	1987	Ironton-Galesville	320	240	14	220
3	1997	Ironton-Galesville	345	222	30	1,450
4	1998	Ironton-Galesville	321	191	30	850
5	2000	Ironton-Galesville	316	215	30	850
6	2005	Ironton-Galesville	390	282	30	900
7	2007	Ironton-Galesville	332	216	30	850
8	2007	Ironton-Galesville	354	245	30	1,400

Notes: Well No. 2 used exclusively for irrigation of River's Bend Park.

The combined capacity of all of the wells is 7,220 gallons per minute (gpm) which is equivalent to 10.4 million gallons per day (MGD). The firm capacity (capacity with the largest well out of service) is 5,770 gpm or 8.3 MGD.

If a centralized water treatment plant is constructed, Wells No. 1 and 2 would not initially be connected to the water treatment plant due to the significant expense required to extend trunk watermain to the water treatment plant. The firm capacity without considering Wells No. 1 and 2 is 4,850 gpm or 7.0 MGD.

All of the wells are located in the southern part of the City north of U.S. Highway 10, with Wells No. 1 and 2 located in the south-eastern portion of Ramsey, and Wells No. 3 through 8 located in the south-central portion of Ramsey.

Maintenance records indicate that the wells, pumps, and motors are inspected and repaired on a routine basis. The condition of the wells, pumps, and motors system-wide appears to be good.

1.3 Current Water Treatment

Chlorine is added to the well water to provide a disinfectant residual in the distribution system. The City utilizes a free chlorine residual in the distribution system rather than chloramine, which is a less powerful disinfecting agent created when chlorine is mixed with ammonia. The City does have low levels of naturally occurring ammonia in their well water, although chlorine is fed past the breakpoint to completely oxidize the ammonia.

Polyphosphate is added to the water to sequester iron and manganese. Sequestering of iron and manganese keeps the metals in solution and prevents them from precipitating to form oxides, and thus preventing aesthetic water quality issues such as color, taste, and sedimentation. Sequestration does not remove iron or manganese, and polyphosphate degrades over time which may cause aesthetic issues at dead-ends and outer ends of the distribution system.

In accordance with Minnesota State Statute, fluoride is also added to the treatment process to promote strong teeth.

The chemicals are added to the raw water from the wells in each of the pump houses prior to being pumped into the distribution system.

1.4 Existing Water Towers

The City of Ramsey currently has three water towers with storage capacities of 0.5 MG (tower 1), 1.5 MG (tower 2), and 2.0 MG (tower 3). Towers 1 and 2 are located in the south-eastern and south-central parts of the City respectively, while tower 3 is located in the north-eastern part of the City. The 0.5 MG tower is a spheroid style steel water tower constructed in 1989, while the 1.5 MG and 2.0 MG towers are fluted column steel water towers constructed in 2000 and 2010, respectively.

2 Distribution System Modeling

A hydraulic computer model was generated to evaluate the performance of the City's current water distribution system, as well as evaluate the system into the future as the water system expands, experiences increasing demands, and utilizes a water treatment plant instead of individual wells pumping into the system. The model used the most recent GIS information for the City's water system assets, and was created using WaterGEMS®, a pipe network program developed by Bentley®. Flow testing was conducted within the distribution system in October 2019 to calibrate and help verify the accuracy of the computer model. A summary of the flow test results and locations are listed in Table 2.

The water model allows the water system to be examined, while adding proposed features to the system. This provides an indication as to what pressures and flows would be available in the water system with the various proposed features. The model also allows for the examination of component operation within the system such as water tank filling cycles. There are many other exercises that the model can be used for in the future in relation to water system operations and planning. The water model can continue to be an operations and planning tool for the expanding water system.

Table 2 – Hydrant Flow Test Results

Flow Test	Location	Field Hydrant Flow (gpm)	Pressure Differential Field Results (psi)	Pressure Differential Model Results (psi)	Pressure Differential (psi)
1	Olivine St. NW south off of 147th Ln. NW	1,171	2	1	-1
2	Dead-end on Vanadium St. NW	1,123	4	2	-2
3	Dead-end on 140th Ave. NW	1,205	8	10	2
4	Dead-end on 142nd Ln. NW	984	26	42	16
5	Corner of Tonto St. NW and Alpine Dr. NW	1,188	4	6	2
6	Dead-end on 152nd Ave. NW	1,047	9	7	-2
7	Corner of 157th Ave. NW and Krypton St. NW	1,152	7	9	2
8	Dead-end on Lithium St. NW	1,047	7	8	1
9	Dead-end of east end of 167th Ln. NW	1,197	4	2	-2
10	Dead-end of new cul-de-sac off of 159th Ave. NW	1,078	6	7	1

Flow Test	Location	Field Hydrant Flow (gpm)	Pressure Differential Field Results (psi)	Pressure Differential Model Results (psi)	Pressure Differential (psi)
11	Current dead-end on 149th Ave. NW	1,234	5	5	0
12	West dead-end on 147th Ln. NW	1,123	3	8	5
13	Dead-end on 137th Ave. NW	1,188	11	10	-1
14	East dead-end on Rivlyn Ave. NW	1,031	10	10	0

During the calibration process of the Ramsey water system hydraulic model, pumping rates, customer demands, and tower water levels were set to the conditions recorded during the field testing. Individual pipe roughness coefficients (C-factors) were adjusted until the calibrated system model closely simulated field test data as indicated in Table 2. As indicated from Tests 4 and 12, the model was unable to be calibrated to match the field tests. For Test 4, it is believed there was an error when measuring during the field test. The age and size of the pipe on 142nd Ln. NW is the same as the pipe on 140th Ave. NW (Test 3), which the model calibrated closely with. It is believed that the pipe roughness coefficient used for the pipe on 142nd Ln. NW is accurate. For Test 12, it is believed that there is another pipe off of Bunker Lake Blvd. that connects to the new development along 147th Ln. NW that is not yet geo-located, because when adding an additional pipe, the model calibrates closely with the field data. The pipe along 147th Ln. NW is a new 8" pipe, so it is believed that the pipe roughness coefficient used for the pipe is accurate. Additionally, Test 10 was conducted on hydrants in a new development. Previously, this area was at a lower elevation than it is currently. This caused the model to not correlate well with the field-testing data. The elevations of the hydrants in the model were adjusted to more closely correlate with the field data, and as the pipe in the development is new, it is believed that the pipe roughness coefficient used for the pipe is accurate.

Once the computer water model was constructed and calibrated, the model was used to calculate the operating conditions in the water distribution system.

2.1 Existing System Static Pressures

Water system pressure is primarily a function of elevation with some degree of pressure loss as water flows across the system. Static pressures throughout the distribution system as determined by the water model are shown in Figures 1-3 in Appendix B for average day demand (ADD), maximum day demand (MDD), and Peak Hour Demand. Low pressures generally occur in areas where the elevations are relatively high compared to the overflow elevation or hydraulic grade line (HGL) of the system.

As you can see in Figures 1-3 in Appendix B, the pressures across the system are generally consistent, and are approximately the same between the three demand scenarios. All areas of the system are within the range of 50 to 80 psi as you can see in Table 3.

Table 3 – Water System Static Pressures

	Average Day Demand	Maximum Day Demand	Peak Hour Demand
Minimum Pressure (psi)	56	56	56
Average Pressure (psi)	68.5	68.1	67.5
Maximum Pressure (psi)	77	77	76
Demand (gpm)	1,221	3,330	5,498

All three demand scenarios were done with the towers at an HGL of 1,031 feet. No wells were running during the model simulation.

2.2 Existing System 24-Hour Simulation

A 24-hour extended period simulation was run for average day demand (ADD) and maximum day demand MDD to model how the existing system performs in terms of pressure, velocity, and tank levels. System pressures are recommended to be in the range of 35 psi to 80 psi, and pipe velocities are recommended to not exceed 5 feet per second. For an average day demand, 1.72 MGD was assumed, and for maximum day demand, a maximum day peaking factor of 2.73 was assumed to get a maximum day demand of 4.7 MGD. For both demand scenarios, diurnal demand curves were used, and were developed by analyzing SCADA operation data documenting system water tower levels, as well as using industry standards and previous experience. These diurnal demand curves are shown in Figures 1 and 2 and were used for all modeling simulations. The operating range of Tower 1 was assumed to be 6 feet where wells would initially turn on when the HGL of Tower 1 went below 1,025 feet, and the wells would turn off when the HGL of Tower 1 went above 1,031 feet. Figures 4-5 in Appendix B show the operation of the wells and towers for both demand scenarios.

The pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios. As can be seen in Figures 6-7 in Appendix B, at no point did pressures drop below 50 psi, and at no point did pipe velocities exceed 3 feet per second for the ADD simulation or exceed 5 feet per second for the MDD simulation. In fact, only one segment of pipe exceeded 4 feet per second during the MDD simulation.

Figure 1 – ADD Diurnal Curve

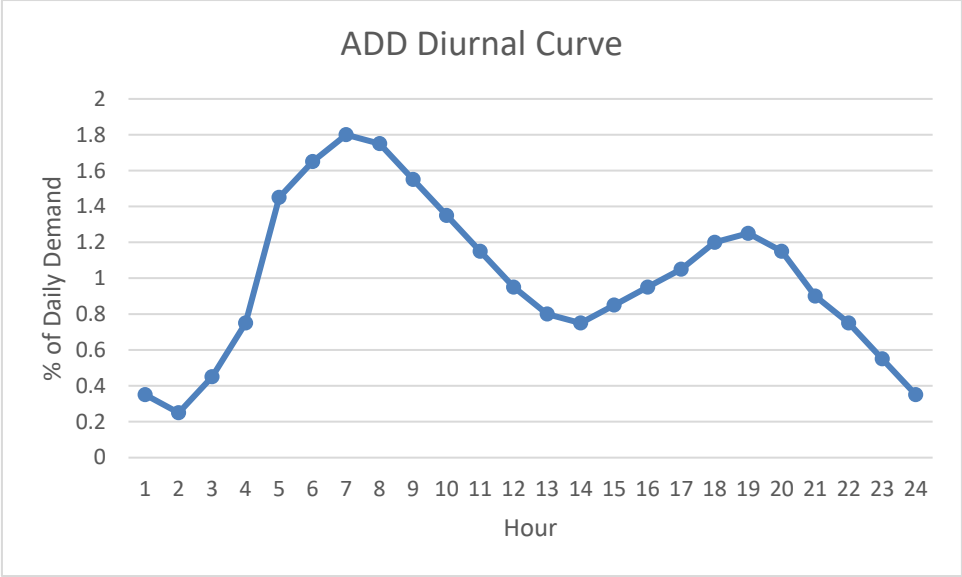
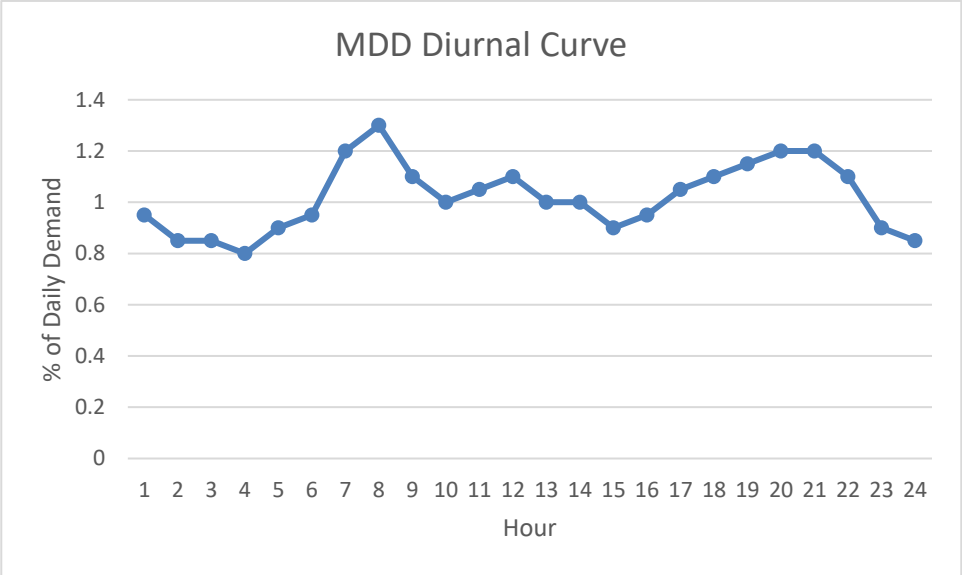


Figure 2 – MDD Diurnal Curve



2.3 Existing System Available Flow for Fire Protection

Designing a water system to provide adequate fire protection is an important consideration. Adequately sized watermain is an important consideration to supply desired fire flows. Guidelines for determining fire flow requirements are provided by the ISO. ISO is the insurance service organization responsible for evaluating and classifying municipalities for fire insurance rating purposes. Available fire flow for fire protection (fire flow) in this report is defined as the flow capacity at a point in the water distribution system which causes the pressure to fall to 20 psi (residual pressure). A map of the fire flow analysis for the distribution system under a maximum day demand is shown in Figure 8 in Appendix B. Note that the fire flow analysis for the

distribution system was done for junctions (watermain intersections and at dead-ends) instead of hydrants, so the fire protection in some areas may be better than shown as a hydrant may be nearby on a larger sized watermain. In general, low fire flows occur where normal pressures are already low, and in areas with small diameter watermains, or in areas with older watermains. Dead-ends typically have noticeably weaker fire flows than looped watermain as well.

To determine if the water system is deficient in available fire flow, a basis for fire protection must be established. For planning purposes, the minimum fire protection requirement can be based on land use according to Table 4.

Table 4 – Minimum Fire Flows

Land Use	Flow (gpm)
Park	500
Single-Family	1,000
R-1 Low-Density Single Family	1,000
Two-Family	1,000
Multi-Family	1,500
High-Density Multi-Family	1,500
Service Office	1,500
Community Commercial	2,500
General Commercial	2,500
Industrial	3,500
Mixed Use-Neighborhood	2,000
Mixed Use-Community	2,000
Mixed Use-Regional	2,000

In general, the City is well protected with over 98% of the distribution system having fire flows of 1,500 gpm or higher. When comparing available fire flows with the City's existing land use map there are a few areas where the available fire flow may be deficient. Specifically, a small industrial land use area north of Highway 10 and south of the southern dead-end of Jaspar Street NW, as well as the dead-end of 142nd Lane NW in the southeastern part of the City.

2.4 Existing System 24-Hour Simulation – Treatment Plant

Similar to the existing system 24-Hour simulation, a 24-hour extended period simulation was run for ADD and MDD demands to model how the existing system performs in terms of pressure, velocity, and tank levels with a treatment plant as the sole source of water. With a single source versus wells spaced throughout town, the worry is that the furthest points from the treatment plant may experience lower pressures due to headloss through the distribution system. An ADD of 1.72 MGD and a MDD of 4.7 MGD were assumed.

Figures 9-10 in Appendix B show the operation of the treatment plant high service pumps and towers for both demand scenarios, and Figures 11-12 in Appendix B show the minimum pressures for both demands scenarios. Pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios, and at no point did the pressure drop below 50 psi during both demand scenarios, and at no point did velocities exceed 5 feet per

second. Modeling of both demand scenarios show that the existing system performs very well with a treatment plant as the sole source of water.

2.5 2040 System 24-Hour Simulation

By 2040, Ramsey's estimated average day demand is expected to increase to 3.5 MGD, and the maximum day demand is expected to increase to 10.3 MGD. With this increased demand, it is important to ensure that the distribution system and storage facilities are adequately sized to meet the future demand. The storage capacity of the current water system is 4 MG, which will still meet the Minnesota Department of Health's recommendation of having enough storage to meet or exceed the ADD, so additional storage will not be required through 2040.

Although it is impossible to know where future watermain will be required, future watermain was added and sized according to previous reports, which can be seen in Figures 15-16 in Appendix B. Future demands were allocated based on locations future pipes and future development areas.

Figures 13-14 in Appendix B show the operation of the treatment plant and towers for both demand scenarios, and Figures 15-16 in Appendix B show the minimum pressures for both demands scenarios of the 2040 24-hour simulation. Again, the pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios, and at no point did the pressure drop below 50 psi during the ADD scenario. Pressures did drop to as low as 37 psi during the MDD scenario in some areas in the future north development between 173rd Ave NW and 181st Ave NW due to the higher elevations, although this can be alleviated by keeping the towers at a higher level. Velocities were kept below 5 feet per second, although a short segment of 16" pipe on Bunker Lake Blvd NW approached around 5.5 feet per second during the MDD scenario for a short period of time, although this is not a concern.

2.6 Distribution Modeling Conclusions and Recommendations

Modeling of Ramsey's water system shows that it performs well currently and with a treatment plant now and in the future. If the City chooses to build a water treatment plant, raw watermain will be needed to bring the well water to the treatment plant. Currently there is raw watermain for bringing well water to the pumphouses, which can be utilized for the treatment plant, although additional and bigger sized raw watermain will be required. The raw watermain required is shown in Figure 1 in Appendix I and was assumed in the modeling. Of note, the 16" watermain along Bunker Lake Blvd NW should be used as finished watermain and was assumed to be in the modeling.

As the population grows, and thus the water demand, there are a few recommendations for improving the water system to be able to operate efficiently with 2040 demands. First, it is recommended that the 16" watermain along Bunker Lake Blvd NW be tied into the 12" watermain along E Town Center Drive. Modeling did not assume this, although it may be advantageous to do so beyond 2040 if the private well owners in the center of town go on city water. The models did assume that the 16" watermain along Bunker Lake Blvd NW ties into the 8" and 12" watermain along Rhinestone Street NW.

Second, with the proposed treatment plant location being on the west side of town, it may be beneficial depending on future demands to extend the 12" watermain along Armstrong Blvd NW to Bunker Lake Blvd, and to extend the 16" watermain along Bunker Lake Blvd NW to E Town

Center Drive. The extensions of those pipes was assumed in the 2040 modeling analysis and prevented additional pipes in the area from exceeding a velocity of 5 feet per second.

Third, as can be seen in Figure 19 in Appendix B, the water level in Tower 2 approached and stayed at an HGL of 1,033 feet. This was done by utilizing an altitude valve in the model for the tower. Due to Tower 2's close proximity to the treatment plant, there is a risk of the tower to overflow, especially during a MDD scenario, as the treatment plant pumps into the system to fill Tower 1. Because of this, an altitude may have to be installed in the future

3 Drinking Water Quality

The City of Ramsey's water is tested on a regular basis by the City and by Minnesota Department of Health (MDH). The following sections discuss Primary and Secondary test results for the City's wells and distribution system.

3.1 Primary Drinking Water Standards

Primary Standards are legally enforceable standards that public water suppliers are required to meet. Primary standards protect public health by regulating the levels of certain contaminants in public water supplies. The United States Environmental Protection Agency (US EPA) establishes maximum contaminant levels (MCLs) for primary standard constituents. Regulated constituents include microorganisms, disinfectants, disinfection byproducts, inorganic chemicals, organic chemicals and radionuclides. A few primary contaminants have been detected in Ramsey's water as shown on Table 5; however, the contaminants detected well below their respective MCLs.

Table 5 – Water Quality - Primary Drinking Water Standards

Contaminant	Highest Average or Highest Single Test Result	Range of Detected Test Results	MCL	90% of Results Were Less Than	EPA Action Level
Lead	-	-	-	1.9 ppb	90% of homes less than 15 ppb
Copper	-	-	-	0.82 ppm	90% of homes less than 1.3 ppm
Barium	0.11 ppm	-	2 ppm	-	-
Arsenic	1.49 ppb	-	10.4 ppb	-	-
2,4-D	0.03 ppb	-	70 ppb	-	-
Combined Radium	2.2 pCi/l	-	5.4 pCi/l	-	-
Total Trihalomethanes (TTHMs)	2.1 ppb	1.70 – 2.10 ppb	80 ppb	-	-
Total Chlorine	1.14 ppm	0.77 – 1.64 ppm	4.0 ppm	-	-
Fluoride	0.81 ppm	0.59 – 1.00 ppm	4.0 ppm	-	-

Notes: Data from Ramsey's Consumer Confidence Report

3.2 Manganese

According to the Minnesota Department of Health (MDH), too much manganese in drinking water can have negative health effects for babies under one year old. At high concentrations, manganese can also have negative health effects for children and adults. To protect bottle-fed infants, MDH recommends manganese levels of less than 0.100 mg/L. To protect children and adults, a manganese level of less than 0.300 mg/L is recommended. To ensure that all residents are protected, MDH has established a Health Based Value (HBV) for Manganese of 0.100 mg/L.

Manganese also has a secondary standard of 0.05 mg/L where levels above can cause color, staining, and taste issues.

Recently, manganese was included as a contaminant to be monitored under the Fourth Unregulated Contaminant Monitoring Rule (UCMR4), which is discussed in later in this chapter. The City of Ramsey conducted UCMR4 sampling in 2019 which included sampling for manganese. As shown in Table 6, Wells No. 1, 3, 4, and 8 tested above the MDH HBV. Due to the high levels of manganese, MDH has recommended to the City that they develop short-, mid-, and long-term plans to address the high levels. In response to the high levels, the City began using wells with the lowest levels of manganese, and when required to use more wells during higher demand times, the City developed a plan to mix the water from the low level wells with the

high-level wells. As a long-term plan, the City is in the process of determining the best option, but are considering:

- Mixing water from different wells to lower manganese wells;
- Drilling new drinking water wells;
- Installing City filtration systems;
- Constructing a water treatment plant; and
- Using water from neighboring municipal water systems.

Table 6 – Manganese in Ramsey Wells

Well	Manganese (mg/L)	MDH HBV (mg/L)
Well 1	**0.320**	0.100
Well 3	**0.229**	0.100
Well 4	**0.371**	0.100
Well 5	0.022	0.100
Well 6	0.023	0.100
Well 7	0.052	0.100
Well 8	**0.223**	0.100
Note: Well 2 used exclusively for irrigation		

3.3 Secondary Drinking Water Standards

Secondary Standards are non-enforceable guidelines for contaminants that cause aesthetic or cosmetic effects, such as taste, odor and color, and can cause problems with piping. The Secondary Standard for manganese is discussed in Section 3.2. Table 7 presents the iron and hardness data for Ramsey's wells.

Table 7 – Iron and Hardness in Ramsey Wells

Well	Iron (mg/L)	Hardness (mg/L $CaCO_3$)
Well 1	0.551	256
Well 3	0.529	280
Well 4	0.240	-
Well 5	0.801	-
Well 6	0.787	211
Well 7	0.818	225
Well 8	0.704	-

3.3.1 Iron

The secondary standard for iron is 0.3 mg/L where iron concentrations above the secondary standard can cause a rusty color to the water, sediment build-up, a metallic taste, and reddish or orange staining. As shown on Table 2, the drinking water from the Ramsey wells consistently

exceeds the Secondary Standard for iron with concentrations ranging from 0.240 mg/L to 0.818 mg/L.

3.3.2 Hardness

Hardness, which is a measurement of multivalent cations, such as calcium and magnesium, is an aesthetic issue due to its ability to cause scaling and build-up on fixtures, as well as its reaction with soaps producing a sticky and gummy deposit. Although not included as a secondary standard, water with a hardness above 120 mg/L as $CaCO_3$ is considered hard water.

As shown on Table 2, the drinking water from Ramsey's wells is considered hard with a hardness ranging from 211 mg/L to 280 mg/L.

3.4 Emerging Contaminants

The US EPA uses the Contaminant Candidate List (CCL) and the Unregulated Contaminant Monitoring Rule (UCMR) to screen potential contaminants for further regulation. The CCL and UCMR are discussed in the following sections.

3.4.1 Contaminant Candidate List

The US EPA maintains a Contaminant Candidate List (CCL) for contaminants that may need to be regulated, which is published every five years. The current CCL includes 97 chemicals or chemical groups and 12 microbiological contaminants and can be seen in Appendix C along with the other published CCLs. The list includes chemicals used in commerce, pesticides, biological toxins, disinfection byproducts, and waterborne pathogens. The contaminants on the list are not currently regulated by existing Primary drinking water standards. It should also be noted that the US EPA reviews existing regulated contaminants. If existing standards are modified, they are typically lowered (i.e. arsenic) and not raised.

3.4.2 Unregulated Contaminant Monitoring Rule

Along with the CCL, UCMR is used by the EPA to collect data for contaminants that are suspected to be present in drinking water, but do not have health-based standards set under SDWA. Occurrence data are then used to determine whether particular contaminants should be regulated in the interest of protecting public health. Monitoring under UCMR is conducted every five years for no more than 30 contaminants and is required for all community water systems over 10,000 people, and for a representative sample of systems with populations less than or equal to 10,000 people. Selection of contaminants to be monitored is determined through existing prioritization processes, including contaminants previously monitored under UCMR, and the CCL. Other contaminants of interest may also be chosen. Since the promulgation of UCMR, there have been four rounds of sampling with the fourth round (UCMR4) currently underway. Among the four rounds of UCMR sampling, some of the contaminants include:

- Pesticides
- Volatile Organic Compounds (VOCs)
- Synthetic Organic Compounds (SOCs)
- Metals
- Hormones
- Flame Retardants

- Perfluorinated Compounds (PFAS)
- Disinfection Byproducts
- Cyanotoxin Chemicals
- Other chemicals used in industrial and manufacturing practices

The majority of these contaminants are from anthropogenic, or human activity, sources, and thus necessitates the need to be vigilant in protecting City wells from pollution. As discussed further in Chapter 5, the City's wells are well protected from anthropogenic pollution, but continued safeguarding of the wells will be crucial in preventing a new contaminant in the City's drinking water supply that requires treatment.

Although it isn't possible to predict what contaminants will be regulated in the future, having flexibility in a treatment system is important to provide treatment options for possible future contaminations, new regulations for contaminants, and as testing abilities continue to improve.

4 Water Demand

Ramsey's average daily water demand from 2009 to 2019 ranged from 1.6 to 1.9 million gallons (MGD). The maximum daily demand, usually occurring during summer months due to lawn watering and other non-consumptive use, ranged from 4.1 to 5.5 MGD.

The projected annual average water demand for the City is expected to increase to 3.5 MGD and up to a projected daily maximum of 10.3 MGD in the year 2040. A list of future water projections from the City's Water Supply Plan is included below.

Table 8 – Projected Water Demands

Year	Projected Total Population	Projected Population Served	Projected Average Daily Demand (MGD)	Projected Maximum Daily Demand (MGD)
2020	27,550	13,921	1.8	5.3
2025	30,450	18,547	2.4	7.0
2030	33,350	22,987	3.0	8.7
2040	39,150	26,988	3.5	10.3

4.1 Adequacy of Existing Water Supply

As discussed in Section 1.2, if a centralized water treatment plant is constructed, Wells No. 1 and 2 would not initially be connected to the water treatment plant due to the significant expense required to extend trunk watermain to the water treatment plant. The existing firm capacity without considering Wells No. 1 and 2 is 4,850 gpm or 7.0 MGD. Table 8 predicts that Ramsey has sufficient firm capacity without Wells No. 1 and 2 through the year 2025. When maximum day demands reach 7.0 MGD, Ramsey should consider drilling another well.

By the year 2040, Ramsey will need 10.3 MGD in firm capacity. To provide this capacity without using Wells 1 and 2, an additional 3 wells will be needed by 2040 (assuming 850 gpm per well).

5 Groundwater Availability

The City of Ramsey currently utilizes groundwater as its exclusive source of drinking water. For planning purposes, the City needs to understand whether groundwater can continue to provide existing and future water demands.

5.1 Description of the Hydrogeological Setting

The following sections describe the hydrogeology (groundwater) in Ramsey.

5.1.1 Surficial Hydrogeological Setting

The surficial geology in the region is primarily associated with erosional and depositional glacial events during the Quaternary Period. Surficial aquifers throughout this region have highly variable aquifer properties. The Metropolitan Council classifies these as having a moderate to high water yield for potable use; however, it is often challenging to identify the locations for the most productive units with some areas providing little or no yield for water supply. Depending on the location, the presence of finer grained units that can act as confining layer will affect water recharge rates to these aquifers and limit the quantity of water these aquifers can supply. Surficial aquifers are often the first aquifer to be recharged and thus can be more vulnerable to contamination. Therefore, the overall water quantity and quality is described by the Metropolitan Council as variable.

5.1.2 Bedrock Hydrogeologic Setting

The bedrock underlying the City of Ramsey and surrounding areas consists of Precambrian to Ordovician age Paleozoic sedimentary strata overlying Precambrian age basement rock. While variation and extent of bedrock aquifers occur, in general five regional aquifers are described and support much of the potable water for the Twin Cities region, from oldest to youngest: (1) Mt Simon-Hinckley (2) Tunnel City-Wonewoc (3) Prairie du Chien-Jordan (4) St. Peter, and (5) Quaternary aquifers. These aquifers are hydrologically disconnected by a variety of interbedded confining layers. Regional aquifers can also be subdivided further; for example, the Tunnel City-Wonewoc Aquifer maybe be hydraulically disconnected if the Lone Rock Formation (of the Tunnel City Group) acts as a confining unit. Primary lithology, and hydrogeologic designations are summarized in the table below, from oldest to youngest, for the area.

Table 9 – Bedrock Aquifers

Geologic Formation	Age	Primary Hydrogeologic Designation	Approximate Thickness	Primary Regional Lithology
Hinckley Sandstone	Pre-Cambrian	Aquifer	Not Available	Quartzose sandstone overlying the Precambrian bedrock
Mt Simon Sandstone	Middle Cambrian	Aquifer	~200 to 336 ft	Quartz sandstone that contains interbedded siltstone and very fine sand.
Eau Claire Formation	Middle to Upper Cambrian	Confining	~60 to 90 ft	Fine grained sandstone, siltstone and shale.
Wonewoc Sandstone	Upper Cambrian	Aquifer	~ 50 to 60 ft	Very fine to very coarse grained Sandstone.
Tunnel City Group	Upper Cambrian	Aquifer / Confining	~ 150 to 180 ft	Lower is massively bedded very fine to fine-grained sandstone; upper is coarse grained sandstone.
St Lawrence Formation	Upper Cambrian	Confining	~ 38 to 59 ft	Dolomitic siltstone with interbedded very fine-grained sandstone and shale.
Jordan Sandstone	Upper Cambrian	Aquifer	~ 85 to 100 ft	Upward sequence of fine to coarser grained sandstone.

Regionally other bedrock aquifers exist that are not listed above, the following are aquifers present within the City of Ramsey area. These aquifers are discussed in detail in the following sections. Throughout the City of Ramsey, The Tunnel City group is the uppermost Bedrock unit meaning the St Lawrence and Jordan Sandstone is only sparsely present. Above these Bedrock units are unconsolidated sediment discussed in sections above.

5.1.2.1 Jordan Aquifer

The Jordan Aquifer is generally considered to be hydrologically connected to the Prairie Du Chien Unit. However, as evident from the geologic bedrock map (Figure 2 in Appendix D) the Prairie Du Chien Unit was either not deposited or has been entirely eroded through much of this area. The thickness and presence of this aquifer through this area is scarce and laterally disconnected. Where present, Within the City of Ramsey, the Jordan Sandstone thickness is minimal at around 20-30 feet and appears heavily eroded. Quaternary deposits directly overlay this unit and the Jordan Sandstone is likely recharged by these deposits.

5.1.2.2 Wonewoc / Tunnel City Group

The Tunnel City Group and the underlying Wonewoc Sandstone (formerly known as the Franconia-Ironton-Galesville Aquifer) supply water for much of the Northwest Metro region. Presence and thickness of the Tunnel City is depicted on Figure 6 in Appendix D, and for the Wonewoc on Figure 8 in Appendix D. Areas where the Aquifer is not present primarily occur within bedrock valleys where previous streams and surface water features carved away the bedrock unit. A large unconformity of the Wonewoc Sandstone is depicted within Anoka County where heavy erosion of this unit appears to have taken place prior to the deposition of the Tunnel City Aquifer. This area is depicted where the Wonewoc aquifer thickness thins or is not present

(Figure 8 in Appendix D). Potentiometric surfaces of this units are depicted on Figures 7 in Appendix D for the Tunnel City and Figure 9 in Appendix D for the Wonewoc Sandstone. Potentiometric surfaces were created by the Minnesota Geologic Survey and provide a rough estimate for water elevations for a proposed well within these units and their groundwater flow direction.

The Metropolitan Council generally describes the productivity of the Tunnel City – Wonewoc Aquifer as variable. Yields tend to be moderate to low with some of the highest yields reported where bedrock units are highly fractured.

5.1.2.3 Mt. Simon-Hinckley Aquifer

The Mount Simon-Hinckley Aquifer is generally described by the Metropolitan Council as a high to moderate yield aquifer. New high-capacity wells are generally not permitted by the Minnesota Department of Natural Resources as use has been restricted by Minnesota Law, therefore it is not discussed in this report in greater detail.

5.1.3 Ramsey Municipal Wells

The City of Ramsey wellfields are comprised of 8 wells. Wells 1 and 2 are located in the southeastern portion of city limits, while Wells 3 through 8 are located in the south-central portion of the City. The City of Ramsey currently receives all of its potable water from the Tunnel City-Wonewoc aquifer. The well locations are depicted on Figure 1 in Appendix D. These wells are detailed in the table below.

Table 10 – Ramsey Well Data

Well No.	Unique Well No.	Date Constructed	Aquifer	Total Depth (ft)	Casing Depth (ft)	Casing Diameter (in)
1	161441	1984	Tunnel City Group	323	243	14
2	416183	1987	Tunnel City Group	320	240	14
3	580306	1997	Tunnel City-Wonewoc	345	222	30 x 24
4	580313	1998	Tunnel City-Wonewoc	321	191	30 x 24
5	593672	2000	Tunnel City-Wonewoc	316	215	30 x 24
6	706840	2005	Tunnel City-Wonewoc	390	282	30 x 24
7	743832	2007	Tunnel City-Wonewoc	332	216	30 x 24
8	743833	2007	Tunnel City-Wonewoc	354	245	30 x 24

5.1.4 Daily Volume of Water Pumped

The Minnesota Department of Natural Resources (MnDNR) permits high-capacity wells and records total water use within wells deemed to be high capacity. All of the City of Ramsey wells are considered high-capacity wells with an approved MnDNR appropriation permit. All yearly water use is recorded within MnDNR's Water Permitting and reporting system (MPARS). Additionally, The City of Ramsey has an approved Water Supply Plan (Third Generation for 2018-2028).

The City of Ramsey currently preferentially utilizes wells from their south-central well field that includes wells 3 through 8. City Wells 1 and 2 are to the southeast of the primary well field and has a decreasing utilization rate. Well locations are depicted on Figure 1 in Appendix D.

As discussed in Section 4, the average daily water demand from 2007 to 2017 ranged from 1.62 to 1.92 million gallons (MGD). The maximum daily demand ranged from 4.1 to 5.5 MGD. The projected annual average water demand for the City is expected to increase to 3.5 MGD and up to a projected daily maximum of 10.2 MGD in the year 2040.

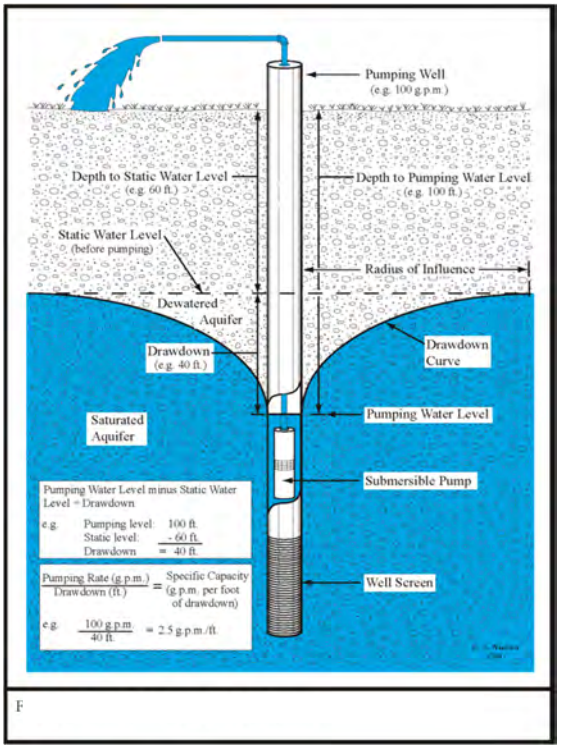
5.1.5 Aquifer Response to Well Pumping

Aquifer response to well pumping can be measured in many ways. The most common and observable measurement within a well is through measurement of the drawdown, or change in static water levels, and also through calculating the well specific capacity. These measurements help to quantify water use within a well. As a well continues to pump it creates a radius of influence where nearby water is drawn down into what is called a cone of depression. This correlates to well interference and can have a combining effect when multiple high capacity wells are pumping. These terms are discussed in the Minnesota Department of Health publication, "A Guide to the Rules Relating to Wells and Borings" (Minnesota Rules, Chapter 4725). The adjacent image from the handbook describes this terminology. The following sections will discuss these terms in detail.

5.1.5.1 Well Drawdown

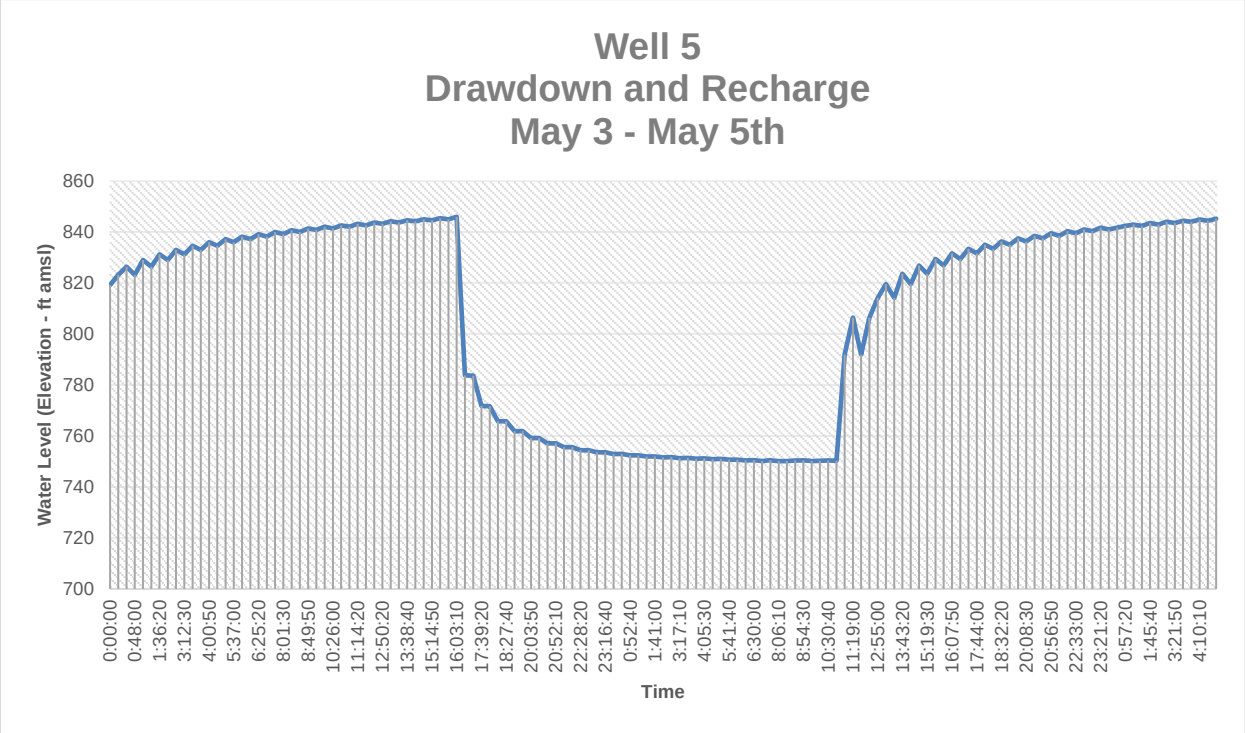
Well drawdown is the decrease of water from the baseline static water level. It can also be described as a decrease in water elevation, potentiometric surface, or water head. As a well is pumped, drawdown is induced by the removal of a volume of water from the aquifer. As the well continues to operate it can also create an area around the well where water is drawdown. This area of drawdown is known as a cone of depression or the area of Influence from a pumping well.

Figure 3 – Terms Relating to Well Performance



When a well discontinues pumping, water from surrounding aquifers will flow into the area and bring water levels back to static levels. Pumping temporary creates an area of low potentiometric water pressure, and when the well is shut off water will flow into the area to balance out that change in potentiometric surface. This is known as recharge, or recovery. The recovery period like the drawdown is determined by the hydrogeological properties of the aquifer. Drawdown observed in the City of Ramsey wells are typical for Twin Cities bedrock aquifers. The following chart depicts a drawdown and recover of Well 5 during a 2-day period starting May 3rd to May 5th in 2019.

Figure 4 – Well 5 Drawdown and Recharge



At the start of this period, Well 5 water levels were recovering to static at approximately 23 feet below ground surface. Pumping commenced at 15:15 on May 3rd and continued for the next 18 hours. Initial drawdown or instantaneous drawdown is depicted by the step increase in drawdown from 16:51 to 18:27. Water levels over this period fell 80 feet. Water levels over the following 18 hours decreased another 40 feet. The well ceased pumping at 10:30 on May 3rd and recharge to the aquifer took 17 hours to return to static water levels.

Current well pumping and rates of recharge appear good with the aquifer being able to recharge water to static in a relatively low period of time.

5.1.5.2 Well Drawdown and Available Head

Water levels from the source water aquifer, the Tunnel City-Wonewoc Aquifer, are much higher than the topographic elevation of the top of bedrock. This scenario is known as a confined aquifer, where the potentiometric surface, or water head, is higher than the topographic location of the aquifer.

Presently, water quantity throughout the region is good and there are no regulations actively being enforced on pumping levels within a well. Well interference and long-term groundwater trends through pumping/drawdown is conducted on a case by case basis by the Minnesota DNR if a problem arises.

Typically, it is not a good idea to drawdown water levels in a confined aquifer below the top of bedrock as it can introduce oxygen into the formation. Additionally, water levels should stay sufficiently above the specifications of the water pump design.

For confined aquifers, the Minnesota DNR has established a two-tiered aquifer protection threshold system to ensure the long-term viability of the pumped aquifer and to prevent exceedance of the aquifer safe yield as defined by MN Rule 6115.0630 Definitions Subps.15 and 16. These thresholds allow for appropriation from the aquifer but establishes minimum water level elevations to be maintained as a safeguard to protect the structural integrity of the aquifer itself. Threshold elevations are set in observation wells completed in the source aquifer and not pumped wells.

- The first threshold is set at an elevation that is 50% of the pre-pumping available head above the top of the aquifer. If water levels drop to the 50% threshold, pumping will need to be evaluated and a possible reduction in rate and volume may be required.
- The second is a water level elevation associated with 25% of the pre-pumping available head above the aquifer. At the 25% threshold, pumping would need to cease to prevent exceeding the safe yield for the artesian aquifer.
- If more than one aquifer is impacted by pumping, then thresholds are set similarly in the other aquifers.

The table below depicts the static water level and the approximate available head above top of aquifer in the City of Ramsey's current municipal wells taking account the Minnesota DNR 50% and 25% thresholds.

Table 11 – Drawdown in Ramsey Wells

Well No.	Unique Well No.	Total Depth (ft)	Casing Depth (ft)	Static Water Level Depth (ft)	Approximate Drawdown to Top of Aquifer (ft)	Approximate Drawdown to 50% threshold (ft)	Approximate Drawdown to 25% threshold (ft)
1	161441	323	243	9.5	233.5	116.75	175.1
2	416183	320	240	9.5	230.5	115.25	172.8
3	580306	345	222	26	196	98	147
4	580313	321	191	18	173	86.5	129.7
5	593672	316	215	25	190	95	142.5
6	706840	390	282	37	245	122.5	183.7
7	743832	332	216	25	191	95.5	143.2
8	743833	354	245	15	230	115	172.5

These MnDNR threshold values are approximate as an observation well has to be established by the MnDNR for baseline water elevations; however, the table above provides an estimate for which the city should manage water levels.

5.1.5.3 Well Specific Capacity

Well specific capacity is the rate of pumping per unit of drawdown expected. This is generally expressed as gallons per minute (GPM) per foot of drawdown. All of the City of Ramsey wills experience a sharp initial displacement of water as the wells are turned on (as seen in Well 5 drawdown examples above). For the purpose of this report, this initial displacement was not considered in the calculations for Well Specific Capacity in order to give a more accurate depiction of how the aquifer will respond once stabilized to various pumping rates.

Well Specific Capacity for the City of Ramsey was determined to be approximately 30 to 40 GPM / ft after initial displacement. This indicates a 30 to 40 GPM increase in pumping rate will increase total drawdown by 1 foot. The Specific Capacity was established analyzing the following recent results from pumping.

5.1.6 Bedrock Hydrogeologic Sensitivity to Pollution

Water quality for bedrock aquifers are generally a function of recharge rates for water originating from surficial waters, or percolation from direct precipitation, that may carry contaminants. Aquifers generally flow from areas of high potentiometric conditions to areas of low potentiometric conditions which can be influenced by surface topography, bedrock topography, Well Influence, and the hydraulic properties of the geologic units.

The areas of higher potentiometric conditions often correspond to recharge areas or where water enters the aquifer and, as a result, are the most susceptible to distributing such contamination to the bedrock aquifer. Recharge areas may have variable recharge rates and may even decrease because of the properties of the material in which it flows. Confining units, formations primarily made up of fine-grained material, reduce groundwater flow rates and provide more geologic protection. Geologic protection can be described in categories as to how quickly water can percolate from the surface to the bedrock from ‘Low’ to ‘High’.

Figure 4 in Appendix D depict bedrock protection ‘Geologic Sensitivity’ for Anoka County. While the majority of the bedrock aquifers exhibit a low geologic sensitivity, some areas are depicted with a high sensitivity. The areas of high sensitivity do not appear to correspond to specific bedrock geologic conditions. Instead, high sensitivity is more likely related to where confining units have been removed and where coarse-grained Quaternary sediment overlies the bedrock surface.

Figure 5 in Appendix D depicts tritium samples taken within the City of Ramsey. Tritium is a radioactive isotope of hydrogen that can be used to indicate water age. MDH classifies young (post-1953) water, as indicated by the presence of 1 TU or greater in the well water. Tritium results for these samples depict a mixed result. This mixed result reflects uncertainty about the pathway for young water (containing tritium) to reach the deeper bedrock aquifers. Although the presence of tritium may be the result of a compromised well casing allowing surface water seepage, conservatively, it is assumed that some pathways may exist.

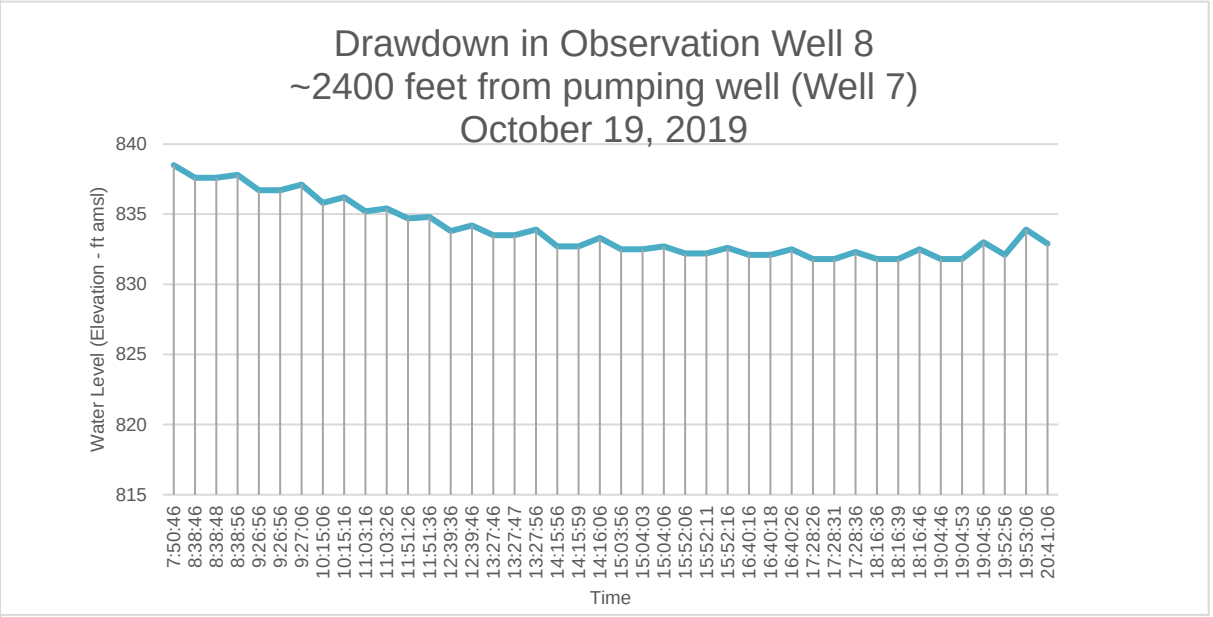
5.1.7 Well Spacing

Determining the proper spacing of wells in Artesian Aquifers is a balance of well drawdown, the ability of the surrounding formation to recharge, and further economic considerations (USGS 1961). In general, the farther apart high-capacity wells are from one another, the less mutual interference will occur on the wells. Additionally, the economics of well spacing needs to be weighed against the potential drawdown of the wells.

The USGS in 1961 developed a method utilizing the Theis equation for hydraulics to determine expected well drawdown and the surrounding cone of depression. Calculations using this equation were completed to understand the hydrogeology of this aquifer system.

The following example depicts drawdown in well 8 over the course of 12-hour period while well 7 was pumping at an Average of 800 GPM.

Figure 5 – Drawdown in Observation Well 8



During the course of Well 7 pumping, Well 8 at a distance of 2,400 feet observed approximately 6 to 9 feet of drawdown.

The Theis equation predicts a cone of depression approximately 2,448 feet from pumping well 7.

Theis Equation for the City of Ramsey		
Time =	0.5	days
Theis W(u) Function	0.752	unitless
Drawdown =	6	ft
Transmissivity =	11493	gpd/ft
Pumping Rate =	800	gpm
Theis u variable =	0.390	unitless
$r^2 = 4Ttu\ 4S$		
Storativity =	0.0002	unitless
Radius rounded for map	2400	ft

These results indicate that a single well pumping at current well field spacing does not induce mutual well interference. This 6-foot cone of depression is depicted on Figure 11.

However, complexities arise as present-day conditions see the use of 3 to 5 concurrent wells, and a 2040 demand increasing up to a projected 500% daily maximum demand. In order to model these scenarios and their resulting cone of depressions a groundwater model was developed.

5.1.8 Model

The groundwater flow and cone of depression calculation for the City of Ramsey were determined using an existing regional MODFLOW model that was developed by Barr Engineering Company for the Metropolitan Council (Metro Council, 2014). MODFLOW is a 3D, cell-centered, finite difference, saturated flow model developed by the U.S. Geological Survey (McDonald and Harbaugh, 1988; Harbaugh et al., 2000).

MODFLOW was developed by the United States Geological Survey and is publicly available. The specific software code used for this delineation was MODFLOW-2005 (Harbaugh, 2005). The program has been thoroughly documented, is widely used by consultants, government agencies, and researchers and consistently accepted in regulatory proceedings. MODFLOW is also an extremely versatile program capable of simulating groundwater flow in up to three dimensions while offering a variety of boundary condition options, confined or unconfined aquifer conditions and allowing for vertical discretization through the use of layering.

The Metro Model consists of nine layers that represent the major aquifers and aquitards within the seven-county metropolitan area. These layers represent, from top to bottom (youngest to oldest), the following units: (1) surficial aquifer of glacial deposits; (2) St. Peter Sandstone or Quaternary Buried Artesian Aquifer; (3) Prairie du Chien Group; (4) Jordan Sandstone; (5) St. Lawrence Formation (aquitard); (6) Tunnel City Group; (7) Wonewoc Aquifer, (8) Eau Claire Formation (aquitard); and (9) Mt. Simon Sandstone. The regional groundwater model was calibrated to steady-state water levels and river base flows. Model parameter development and error is discussed in the Metro Model report.

A local model limited to an approximate radius around the city limits was extracted from the regional seven-county model using telescopic mesh refinement with the Groundwater Vistas software. Constant and general head boundaries around the limits of the model along with wells, rivers and lakes, and infiltration, provided the model boundary conditions.

The model grid was refined around the City of Ramsey wells. Variable grid spacing was used, ranging from approximately 2 meters near the City of Ramsey wells to approximately 500 meters at the edge of the grid.

Prior to their use in the delineations, the following modifications were incorporated in the refined models:

- Local areas of modified horizontal conductivity were included in the model.
- The pumping rates for baseline (no pumping), maximum present-day use, and projected 2040 demand were inputted into scenarios of the model.

To determine the water contours of the aquifer and the resulting cone of depressions multiple model runs using multiple flow rates were inputted into the city wells. Baseline conditions were established creating a model that input no pumping from the City wells. This represents static aquifer water levels without influence of the City wells. Water elevations from this baseline condition is depicted on Figure 12 in Appendix D. The results from this model run are verified and match MnDNR hydrogeologic atlas potentiometric surface predictions depicted in Figure 7 and Figure 9 in Appendix D.

The second model run input pumping values from June 12, 2019 to predict the cone of depression caused from 8 hours of pumping 4 wells. The resulting head values from this model

were subtracted from the baseline model. Results from this calculation are shown in Figure 13 in Appendix D. This Figure depicts the cone of depression created on June 12, 2019. To check accuracy of the model results Well 3 a non-pumping observation well saw water levels drop approximate 12-15 feet from baseline conditions, essentially matching modeled results.

The third model run adjusted June 12, 2019 pumping wells to be increased to projected 2040 demand. The resulting cone of depression is depicted on Figure 14 in Appendix D. Results indicated almost double the drawdown depicted from the second model run. Well 3 was again input as a non-pumping observation well and would observe 40 feet of drawdown under these conditions.

5.1.8.1 Model Calibration

A qualitative evaluation of the calibration can be made by comparing the simulated potentiometric surface (Figure 12 in Appendix D) with observed water level targets obtained from the MWI database and Minnesota Department of Natural Resources Potentiometric Surfaces (Figure 7 and Figure 9 in Appendix D). Upon review, the calibrated flow model generally captures the major features of the groundwater flow system along with the elevation, shape, magnitude, and gradient of the MWI database observed flow field.

A quantitative measure by which to evaluate the success obtained during calibration is to compare the root mean square of the residuals (RMS) and the maximum observed head difference of the calibration dataset. The calibration dataset included water level information from wells in an approximate 16-mile radius of the city's wells. The root mean square residual of the calibration for layers 6 and 7 for the model was approximately 5.15 meters with a Normalized Root Mean Squared of 5.0 percent. It is noted that this error is less than the calibration target of 15 percent (Anderson et al., 2015).

5.2 Groundwater Modeling Conclusions

The Source water aquifer that the City of Ramsey currently utilizes is a deep-confined aquifer comprised of two geologic units, the Tunnel City and Wonewoc Aquifers. Throughout the region, numerous other unconsolidated and bedrock aquifers exist along with substantial surface water bodies such as the Mississippi River. Overall, the area surrounding the Twin Cities has substantial surface and groundwater resources to support present and long term portable water.

At present, there is no reason to assume that the current source water aquifer for the City of Ramsey will not be able to supply potable water for the foreseeable future. The City of Ramsey's source water aquifer and wells are able to meet present day demand and appear to have a noticeable but temporary radius of influence on the surrounding aquifer. The wells are able to support high pumping rates with specific capacity showing acceptable drawdown alongside the aquifer's ability to recharge to static levels within a day of pumping.

The City of Ramsey will need to balance water demand with drawdown to meet Minnesota Department of Natural Resources drawdown thresholds described in MN Rule 6115.0630 Definitions Subps.15 and 16. Two thresholds are in place and regulate that wells must not drawdown MnDNR assigned static water levels to within 50-percent and 25-percent to the top of aquifer. These threshold values are set by a MnDNR observation well and would typically be enforced if long term issues are observed. Thresholds for the City of Ramsey could become a concern if there is extended pumping within a single well or pumping by multiple wells in close proximity.

In summary, it is SEH's opinion that there is a 95% to 99% certainty that the source water aquifer for the City of Ramsey will continue to produce potable water to meet present and foreseeable future demands; however, the City of Ramsey should plan additional well sites to ensure static water levels remain sufficiently above top of aquifers to meet MnDNR thresholds.

Single well pumping for the City of Ramsey, as depicted by Well 5 in May, 2019 saw approximately 90 to 100 feet of temporary drawdown. This observed drawdown nears the MnDNR 50-percent threshold; however, the pumping extended multiple days and recharged within the same time period back to static levels. This supports the ability of the wells to supply continued water and ability to stay within prescribed State Statute.

A single well also creates a radius of influence drawing down adjacent water levels. The zone of influence for a single well was observed and modeled to be approximately two to three thousand feet, meaning that a single well pumping at approximately 800 feet will not cause a significant drawdown in another well. When multiple wells are being utilized such as under heavy day demand or under 2040 conditions the modeled and observed drawdown in nearby wells sees a substantial drop in static water levels from that of a single well pumping. Modeled drawdown during present heavy day conditions depict 30-40 feet of drawdown approximately 1,500 feet around the wellfield. After pumping stops, the aquifer will recharge to static levels within one or two days. In general, it appears new well sites should be spaced at least 1,500 to 2,000 feet away from existing wells to ensure a pumping scheme that gives the aquifer sufficient time to recharge.

Future well sites should attempt to balance the City's current economics, well spacing, and take into account the underlying geology. The City of Ramsey should continue to utilize the current source water aquifer for both a water quantity and a water quality standpoint. The source water aquifer is underneath protective "confining" units that appear to inhibit the influence of new water from brining contaminants to the City's wells and will likely produce consistent water quality unlikely unconfined sources such as surface water that may have a highly variable water quality.

Additional considerations for well Sites should take into account the thickness of the two hydrogeologic units that make up the source water aquifer. The Tunnel City aquifer is not as prolific an aquifer as the Wonewoc aquifer, meaning that the Wonewoc aquifer is a more economical source of water. Figure 15 in Appendix D depicts three potential well sites taking into account these issues. Well Site Area A has Tunnel City aquifer thickness ranging from 100 to 150 feet and Wonewoc thickness ranging from 45 to 60 feet. Well Site Area B has Tunnel City aquifer thickness ranging from 0 to 80 feet and Wonewoc thickness ranging from 35 to 100 feet. Well Site Area C has Tunnel City aquifer thickness ranging from 90 to 100 feet and Wonewoc thickness ranging from 15 to 35 feet. All of these sites have potential for potable water sources, but a test well will need to be installed to confirm their viability. As opportunities to investigate these well sites present themselves the City should consider these as potential well sites.

6 Regional Water Supply Study

Metropolitan Council Environmental Services in conjunction with the Cities of Ramsey, Dayton, Rogers, and Corcoran prepared a study in 2020 that looked at various options for a regional water system. SEH was the consulting engineer on the project. The *Northwest Metro Area Regional Water Supply System Study* (Study) evaluated four approaches to water supply:

- Approach 1: Regional Surface Water Treatment Plant
- Approach 2: Regional Lime Softening Groundwater Treatment Plant
- Approach 3: Regional Conjunctive Use System (Surface Water Augmented with Groundwater)
- Approach 4: Status Quo (communities construct individual lime softening groundwater treatment plants)

So that similar treated water qualities were being evaluated, Approach 2 and Approach 4 assumed that the communities would construct lime softening groundwater treatment plants. A potential driver ultimately requiring lime softened groundwater or the use of surface water is a chloride discharge limit in wastewater.

A finding in the report as it relates to surface water treatment in the vicinity of Ramsey was that *"The Mississippi River has sufficient water quantity to serve the Northwest Metro communities. The water quality in the Mississippi River appears to be acceptable for a conventional surface water treatment plant. St. Could, St. Paul, and Minneapolis utilize the Mississippi River as their source of drinking water."*

The capital cost of a surface water treatment plant is significantly higher than an iron and manganese groundwater treatment plant. Based on costs presented in the report, the project cost for a 10 MGD surface water treatment plant would be $50 million or more. In addition, the Operation and Maintenance costs of treating surface water is approximately twice as high as iron and manganese treatment.

It should be noted that a surface water treatment plant could provide softened water to the residents of Ramsey; whereas an iron and manganese treatment plant would not provide softened water. However, residents that are concerned about hard water are likely already softening their water with a home softener.

As of the preparation of this report, the Study was still in draft form. When the Study is complete, it will be available to the public on the MCES website. The citation for the report is: *Metropolitan Council. 2020. Northwest Metro Area Regional Water Supply System Study. Prepared by Short Elliott Hendrickson Inc. Metropolitan Council: Saint Paul*.

Because it has been demonstrated that Ramsey should have sufficient groundwater available to meet future demands, a surface water treatment plant is not recommended at this time. A potential Ramsey groundwater treatment plant will be located close enough to the Mississippi River that it could be converted to a surface water treatment plant in the future if it became necessary. It is recommended that surface water features be designed into a potential water treatment plant. The additional cost of the surface water features is approximately $250,000.

7 Water Treatment

To remove manganese, iron, or hardness from Ramsey's drinking water, a centralized water treatment plant should be constructed. Adding the necessary processes to treat the water supply at each pump house would not be cost-effective.

7.1 Current and Future Treatment Needs

Many of Ramsey's wells are high in manganese, which has necessitated a solution to reduce the levels due to its health concerns. Ramsey's water is also high in iron and hardness. Ramsey's water otherwise meets all of the primary and aesthetic drinking water standards.

Manganese and iron can be removed with oxidation and sand filtration as discussed in the pilot study in Appendix E. Hardness removal options are discussed in Section 7.5.

Future treatment requirements will depend upon the class of contaminant being treated. Volatile chemicals can typically be removed using an aerator (i.e. gasoline constituents, trichloroethylene [TCE], radon, hydrogen sulfide, etc.). Some organic chemical may be removed using granular activated carbon (potential taste and odor causing contaminants). It may also be possible to add chemical feed systems to remove new contaminants using sand filters (i.e. arsenic, radium). If it is not possible to remove the contaminants by volatilization, carbon filtration, or sand filtration, membrane filters could be necessary (i.e. reverse osmosis). It should be noted that sand filtration is typically required ahead of membrane filters because iron and manganese causes fouling on the membranes.

In addition to potential future contaminants, a water treatment plant could be designed with features that would allow it to be converted to a surface water treatment plant in the future. One of these features would be filter-to-waste piping and valves. Filter-to-waste piping is required for surface water treatment, but is not generally used with groundwater treatment.

Ultimately, having a treatment facility that is flexible and can be retrofitted to meet new potential requirements is very important.

7.2 Treatment Capacity

As discussed in Chapter 4, the maximum day demand ranged from 4.1 to 5.5. MGD in the last 10 years. While the overall maximum day water demand has been flat in the last 10 years, the maximum day demand nearly triples the average day demand. The projected 2040 maximum day water demand is 10.3 MGD.

The recommended capacity of a water treatment plant for Ramsey is 10 MGD under normal conditions with the ability to operate up to 15 MGD for shorter periods. This will allow the City to comfortably treat maximum days through 2040 and possibly beyond.

7.3 Manganese and Iron Removal Options

The most common and most cost effective option for manganese and iron removal is chemical oxidation followed by sand filtration. In groundwater, the manganese and iron ions are in solution. When a strong oxidant is added to the water, it converts the manganese and iron to filterable solids.

The oxidant that is added for iron oxidation is typically oxygen via aeration or chlorine. The chemical oxidant that is added for manganese oxidation is typically sodium permanganate. Chlorine is a less expensive chemical oxidant, but the reaction with manganese is too slow to be used in a filtration process. Options for gravity and pressure filtration are presented later in this chapter.

Other options for iron and manganese removal are chemical oxidation followed by membrane filtration or reverse osmosis. Both of these options are very expensive from a capital cost and operations and maintenance standpoint and are not being considered further.

7.4 Hardness Removal

Hardness in water is caused by excess calcium and magnesium ions in the water. Hard water causes scaling on fixtures and can plug pipes. Hardness can be removed from water on a municipal scale by lime softening or ion exchange softening.

7.4.1 Lime Softening

Lime softening involves adding lime to water to raise the pH to a point where the calcium carbonate is no longer soluble in the water. By forming calcium carbonate precipitate; the calcium can be removed by filtration. A lime softening water treatment plant requires sedimentation, clarification, and filtration and is very expensive. The capital cost of a lime softening water treatment facility for Ramsey could be as much as $50 million. The operation and maintenance (O&M) of a lime softening water treatment facility would also be significantly more than an iron and manganese removal water treatment facility. Higher O&M for a lime softening plant is due to a larger facility and more chemical processes. It should be noted that a lime softening water treatment plant would also remove manganese and iron, and would not require a separate treatment process.

Due to the high capital and O&M costs associated with a lime softening water treatment plant, it is not recommended for the City of Ramsey.

7.4.2 Ion Exchange Softening

Ion exchange softening involves exchanging calcium and magnesium ions for sodium ions with an ion exchange resin. This is exactly the same process that is used in a home water softener. To regenerate an ion exchange softener, the resin is flushed with a concentrated solution of brine. This regeneration process uses large quantities of salt. A municipal ion exchange water softening system treating 3.5 MGD (Ramsey's 2040 average day demand) would use as much as 6 tons of salt every day.

The capital cost of adding an ion exchange water softening treatment process to a new water treatment facility would be approximately $5 million. This cost would be in addition to an iron and manganese removal water treatment plant.

The operation cost for salt and wasted water for an ion exchange softening process is approximately $500 per million gallons of water treated. This is independent of whether it is done by the City or by a resident.

An ion-exchange softening process would add approximately 3 tons of chloride to the wastewater system which is ultimately discharged to the Mississippi River. While the MCES Metro Wastewater Treatment Plant currently meets its discharge limits, chlorides have received more regulatory scrutiny recently. Operating a municipal scale ion exchange softening process may become less feasible in the future due to chlorides in wastewater. In addition, municipal scale ion exchange softening might not be considered environmentally responsible. Due to the higher operation and maintenance costs, potential future regulations, and environmental responsibility, an ion-exchange softening process is not recommended.

7.5 Pilot Study Results

A pilot study was performed by John Thom of SEH of Ramsey's water in January 2020. The Pilot Study Report is included in Appendix E. The objectives of the pilot study were to evaluate the effectiveness of detention time prior to filtration, and to determine the optimal filter media.

The pilot study found no significant difference between direct filtration and utilizing 30 minutes of detention time prior to filtration, and found no significant difference between the silica sand/anthracite and greensand/anthracite filter media. Because the manganese oxide coating on manganese greensand filters is helpful for manganese removal, greensand/anthracite filter media is recommended.

7.6 Filter Sizing

The required filter area is determined by dividing the nominal filtration capacity by a flux rate (filtration rate). Ten States Standards requires sand filtration rates from 2 to 4 gpm / ft^2. Because the required filtration capacity is 10 MGD under normal operating conditions, the facility will be designed for 10 MGD at 2 gpm / ft^2. Therefore, if 15 MGD is necessary for short periods of time, the filtration rate will still be in the acceptable range. With a capacity of 10 MGD and a filtration rate of 2 gpm / ft^2, it is necessary to have 3,200 ft^2 of filter media. To have reasonable backwash rates and operational flexibility, this will be broken into eight filters.

7.7 Operator Input

Ramsey operators and City Staff toured existing water treatment plants in Andover and Brooklyn Center as part of this feasibility study. Operator feedback from the tours was gathered and incorporated into the building layouts discussed in the following sections.

7.8 Treatment Alternative 1 - Gravity Filter Layout

7.8.1 General

In an iron and manganese gravity filtration system, water to be filtered is pumped, under low pressure, to the treatment facility where it flows by gravity through the various treatment processes. Following the oxidation process, the water flows through the filter cells from top to bottom. As the water passes through the filter media, the insoluble particles of iron and manganese are removed.

As more and more water is filtered, the restriction to flow, created by the accumulation of iron and manganese solids on the media, steadily increases. In a gravity facility, this restriction to flow, called head, is measured in feet of water depth in the filter cells. As the solids accumulate, the depth of water in the filter cells increases. Due to the physical nature of a gravity filter, when the depth of water in a cell reaches its maximum designed head (high water level) backwashing is required. Failure to backwash at the proper time could result in the filter overflowing or poor effluent water quality being produced. Gravity filters are typically constructed of concrete or steel. Steel filters are generally found in smaller water systems. Because of the large size of the filters required for Ramsey, steel filters are not being considered.

The advantages to gravity filtration systems are:

1. Gravity filters provide for more treatment options including aeration and detention without requiring another pumping step. If regulations change or the water becomes contaminated, additional treatment steps can be added to gravity filters.
2. Water from the gravity filters does not go immediately into the distribution system. If problems with the filters occur or if sodium permanganate is overfed (causing pink water), operators have time to react and correct the problem.
3. Gravity filters are open to view and access. This is advantageous in that it enhances the observation, operation and maintenance of the filter functions and components.
4. Gravity filtration systems have a greater amount of flexibility with less disruption during normal maintenance procedures.

The disadvantages to gravity filtration systems are:

1. The facilities tend to have more capital cost than pressure type facilities.
2. Typically requires the facility to be constructed on two floor levels.
3. Provides for less available headloss than pressure facilities which can result in shorter filter run times. Shorter filter run times result in more backwashing which takes a filter out of service.

7.8.2 Building Layout/General Sequence

Gravity filter building layouts are included in Appendix F. The chemical rooms are located on the east side of the building, with exterior doors accessible for deliveries. The electrical, mechanical, high service pump room, and generator rooms are located in close proximity to each other to allow for short conduit runs to motor controls.

The gravity filter layout occurs on two levels to allow for filter height to provide head for the filtering process. The raw water enters the building through the high service pump room where chlorine and potassium permanganate are added. The water travels through the filters by gravity to the clearwell. The water travels from the clearwell to the high service pump chamber where it is pumped into the distribution system. Fluoride, chlorine, and phosphate will be added to the finished water.

7.8.3 Main Level

7.8.3.1 Chemical Rooms

Chemical rooms are clustered on the east side of the building with exterior doors to allow easy access for chemical deliveries. It is expected that chemical rooms will be required for chlorine gas, sodium permanganate, fluoride, phosphate, and possibly polymer to aid in backwash settling.

7.8.3.2 High Service Pump Room

The high service pump room contains the pumps that pump treated water from the clearwell into the distribution system. Because most of the electrical load is located in the high service pump room, it is in close proximity to the electrical room and generator room.

7.8.3.3 Electrical Room

The electrical room contains the motor control equipment and electrical panels. The location of this room in close proximity to the high service pump room, mechanical room, and generator room provide for short conduit and wire runs.

7.8.3.4 Mechanical Room

This room contains the make-up air, dehumidification, and HVAC equipment. The location of this room on an outside wall provides space for air louvers.

7.8.3.5 Blower Room

The blower room contains the filter backwash blower. The backwash blower provides air which is used to help clean the filter media during a backwash.

7.8.3.6 Office/Control Room/Lab

An office/control room/lab is provided for operators to have a SCADA computer to monitor and control the water system. A lab sink and desktop analyzer will be provided to allow operators to monitor water quality. The office is located in the front of the building next to the entrance, and has lots of windows for natural light.

7.8.3.7 Generator Room

A standby generator will be located in the generator room. The generator is capable of running the water treatment plant in the event of a power outage or possibly for peak shaving (peak shaving requires additional emissions compliance). The service entrance and automatic transfer switch are located in this room. Two exterior walls are provided for intake and exhaust louvers.

7.8.4 Upper Level

The upper level is depicted on the Upper Level Floor Plan in Appendix F. The upper level consists of filters and walkways. Windows will be provided in the filter room to allow for natural lighting. Walkways will be provided around the filters to allow the plant operator to inspect the operating conditions of the filters. Control panels (fixed or mobile) will be provided to allow the operators to manually initiate backwashes from the upper level.

7.8.5 Clearwell

A clearwell is located adjacent to the gravity filter treatment facility. The clearwell provides storage and operational flexibility (the box shown on Figure 1A in Appendix F represents 1 million gallons of underground storage). This storage is necessary to (1) maintain a volume of water for backwashing filter cells, (2) to provide the flexibility to treat water at a rate different than the raw water pumping rate, and (3) to provide additional storage for the distribution system.

To provide operational flexibility and to supplement system storage, a 1 million gallon clearwell is the minimum size recommended.

7.9 Treatment Alternative 2 – Pressure Filter Layout

7.9.1 General

In an iron and manganese pressure filtration system, water to be filtered is pumped directly to, and through, the facility's components under pressure. Oxidation occurs inside the pipelines and filter vessels upstream of the filter media. Following the oxidation process, the water flows through the filter vessels from top to bottom. As the water passes through the filter media, the insoluble particles of iron and manganese are removed from the flow.

As more and more water is filtered, the restriction to flow, created by the accumulation of iron and manganese solids on the media, steadily increases. In a pressure facility, this restriction to flow, called head, is measured in pounds per square inch (psi). As the solids accumulate, the headloss, or difference in pressures between the top and bottom sides of the filter media, increases. Due to the design and construction of pressure filters, headloss can be driven as high as 15 psi, although 5 to 6 psi is the preferred upper limit to ensure water quality.

The advantages to pressure filtration systems are:

1. The facilities tend to have less capital cost than gravity facilities.
2. Plants are typically constructed on one floor level.
3. Provide for greater available headloss than gravity facilities which can result in longer filter run times than a comparably sized gravity facility. Longer filter run times require less backwashing which keeps a filter in service longer.

The disadvantages to pressure filtration systems are:

1. Pressure filter systems have less ability to add additional treatment processes (aeration, detention) if regulations or water quality changes.
2. Closed from view and difficult to access internally. This prevents observation of the systems operation. Condition of the filter media and flow distribution during a backwash cycle cannot be readily monitored.
3. Pressure filters are constructed out of steel and require periodic blasting and painting.
4. Inspection of the pressure filters requires entry into a confined space which is a safety hazard.

7.9.2 Building Layout/General Sequence

Pressure filter building layouts are included in Appendix G. The chemical rooms are located on the east side of the building, with exterior doors accessible for deliveries. The electrical, mechanical, and generator rooms are located in close proximity to each other to allow for short conduit runs and motor controls.

The pressure filter layout occurs on one level. The raw water enters the building in pressure pipe and chlorine and permanganate are added. The water goes directly through the filters under pressure where the iron and manganese are removed. Fluoride, chlorine, and phosphate will be added to the finished water.

7.9.3 Main Level

7.9.3.1 Chemical Rooms

Chemical rooms are clustered on the east side of the building with exterior doors to allow easy access for chemical deliveries. It is expected that chemical rooms will be required for chlorine gas, sodium permanganate, fluoride, phosphate, and possibly polymer to aid in backwash settling.

7.9.3.2 Electrical Room

The electrical room contains the motor control equipment and electrical panels. The location of this room in close proximity to the mechanical room and generator room provide for short conduit and wire runs.

7.9.3.3 Mechanical Room

This room contains the make-up air, dehumidification, and HVAC equipment. The location of this room on an outside wall provides space for air louvers.

7.9.3.4 Blower Room

The blower room contains the filter backwash blower. The backwash blower provides air which is used to help clean the filter media during a backwash.

7.9.3.5 Office/Control Room/Lab

An office/control room/lab is provided for operators to have a SCADA computer to monitor and control the water system. A lab sink and desktop analyzer will be provided to allow operators to monitor water quality. The office is located in the front of the building next to the entrance, and has lots of windows for natural light.

7.9.3.6 Generator Room

A standby generator will be located in the generator room. The generator is capable of running the water treatment plant in the event of a power outage or possibly for peak shaving (peak shaving requires additional emissions compliance). The service entrance and automatic transfer switch are located in this room. Two exterior walls are provided for intake and exhaust louvers.

7.10 Backwash Alternatives

Sand filters (gravity and pressure) require periodic backwashing to remove solids from the filters. Backwashing one of the filters (either gravity or pressure) will consume between 40,000 and 70,000 gallons of water. After a backwash, the solids are allowed to settle and the clear water is recycled back to the filters. This can be done with backwash tanks or lamella plate settlers as discussed below.

7.10.1 Backwash Alternative 1 – Backwash Tanks

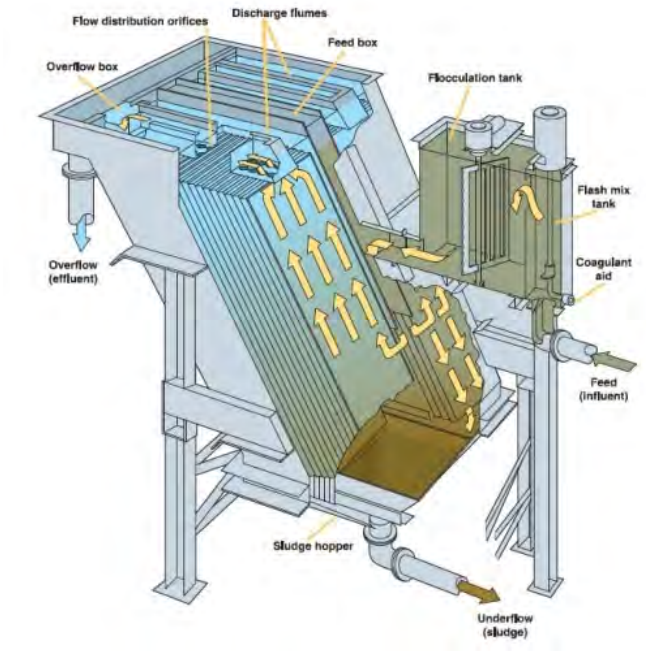
Backwash tanks simply involve discharging the backwash water to a tank where the water is allowed to settle for a period of time (typically 8 hours). Clear water is decanted from the backwash tank and recycled to the beginning of the treatment process. A backwash polymer may be utilized to increase settling efficiency.

To allow for more than one filter to be backwashed in one day, multiple backwash tanks are required. To provide for efficient operation, three backwash tanks are recommended.

7.10.2 Backwash Alternative 2 – Lamella Plate Settlers

Lamella settling is a process that receives continuous flow from the backwash tank, and provides high rate thickening of the sludge, and reclaims decanted clear water to the beginning of the treatment train. High rate inclined plate settlers typically thicken backwash sludge to approximately 0.5 to 1.5% solids prior to discharging to either a sludge storage tank for further thickening, or directly to the sanitary sewer.

Backwash waste water is pumped from the backwash tank directly into the gravity settler, alleviating settling time. A coagulant is added immediately, as the water flows through a flash mixer and into a flocculation tank. The coagulated sludge then flows into a series of inclined plates, the surfaces which collect the sludge and direct it to a sludge hopper. The clear effluent flows out the overflow and is recycled to the raw water. The inclined orientation of the plates allows for more surface area for the solids to settle upon, while limiting the total space taken up by the equipment.



As with treatment process equipment in general, redundancy is recommended so that in the event that one lamella settler is down, settling operations can continue seamlessly. Therefore, one single lamella settler is not recommended.

7.10.3 Backwash Alternative Comparison

The advantages of lamella plate settlers is that they do not require settling time prior to recycling the backwash water. This eliminates the need for batch processing of backwash water from backwash tanks and provide significant operational flexibility. Backwash tanks can dictate when and if a filter can be backwashed.

Lamella plate settlers waste between 60 and 900 gallons per million gallons of water treated, depending upon whether a sludge holding tank is utilized. Backwash tanks waste between 750 and 5,000 gallons of water per million gallons of water treated.

Because lamella plate settlers provide significantly more operational flexibility and waste less water, lamella plate settlers are recommended for Ramsey.

8 Architectural Design

The City of Ramsey's goal for the water treatment facility is to provide a building that fits with adjacent structures, includes cost effective sustainable design features, is operator friendly, and provides a civic presence to the public.

The water treatment functions of the building will be constructed of poured in-place concrete foundations with masonry, brick, and stone façade. A glass atrium is proposed as an architectural feature and to provide additional natural light. Architectural features from adjacent structures will be incorporated into the design.

For walls that are less visible to the public, cost-effective insulated load bearing precast wall panels will be use. The roof will be constructed of precast concrete double 'T's for the roof structure of the filter room which allows for a greater clear spans and more daylighting.

Sustainable architectural features will include natural daylighting throughout including the filter room, low maintenance poured-in-place and plant precast concrete structure and wall panels, building insulation which surpasses the current energy code. Rain gardens and low maintenance landscaping features can be included in the site design.

An architectural rendering that further demonstrates the design concept for the Fire Station Site is included in Appendix H. If the water treatment plant is constructed elsewhere the architectural treatments will be modified to fit with the adjacent structures.

9 Utility Space Needs Evaluation

City staff was solicited for additional space needs and features in the water treatment plant building in addition to the necessary filters and process rooms. The additional features requested in the building included a training room, and a separate laboratory. An optional 8,000 square foot garage is also included in some of the building layouts.

10 Water Treatment Plant Site Alternatives and Evaluation

Four alternatives for a new water treatment plant site were provided by the City. These alternatives include the Fire Station Site, Public Works Site, Water Shop Site, and Vacant City Property Site. These sites are shown on Figure 1 in Appendix I and are discussed below.

The watermain costs in the following sections assume that watermain is primarily installed within public utility easements, City-owned properties, or in County/City right-of-way next to roads, either in the boulevard or under paved trails.

The costs shown in this section are for purposes of comparing alternatives and do not contain contingency or indirect costs. The costs for the selected alternative are incorporated into the overall project costs presented in Section 12 where contingency and indirect costs are added.

10.1 Fire Station Site

The Fire Station Site is currently private property and would need to be acquired by the City. It was determined that a 3.2-acre site would be sufficient for the water treatment plant and a future

expansion to 20 MGD. Portions of the water treatment plant would be constructed on the existing City-owned Fire Station property. A water treatment plant layout for the Fire Station Site is shown on Figure 4 in Appendix I.

10.1.1 Raw Watermain and Costs – Fire Station Site

The raw watermain required to construct a water treatment plant at the Fire Station Site is shown on Figure 2 in Appendix I. The water main and site acquisition costs are included in Table 12. Because the Fire Station Site is remote from other City garage facilities, it is assumed that a water treatment plant garage is needed.

Table 12 – Fire Station Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	3950	$230	$908,500
24" Road Crossing (Armstrong and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
16" Raw Watermain (Bunker Lake Blvd) - Jacked Casing	LF	100	$425	$42,500
12" Raw Watermain	LF	1850	$125	$231,250
Land Purchase	LS	1	$750,000	$750,000
Garage	LS	1	$1,450,000	$1,450,000
			Total	**$3,592,250**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.2 Public Work Site

The City is in the process of constructing a new Public Works Facility on a 19.9-acre parcel shown on Figure 1 in Appendix I. The proposed water treatment plant site is a 3.5-acre portion in the northeast corner of the Public Works Site. The northwest corner of the Public Works Site will remain available for other uses or development as it offers the best visibility and has access to both 143rd Avenue and Jasper Street. In addition, constructing the water treatment plant in the northeast corner of the Public Works Site will allow the City to control access to the existing cemetery on the site. A water treatment plant layout for the Public Works Site is shown on Figure 5 in Appendix I.

10.2.1 Raw and Finished Watermain Costs – Public Works Site

The raw and finished watermain required to construct a water treatment plant at the Public Works Site is shown on Figure 3 in Appendix I. The watermain costs are included in Table 13. Because a new Public Works building is being constructed on the Public Work Site, it is assumed that a new garage is not needed with the water treatment plant.

Table 13 – Public Works Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	7300	$230	$1,679,000
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
			Total	**$3,424,750**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.3 Water Shop Site

The Water Shop Site for the water treatment plant is City-owned property on the west side of Jasper Street, across the street from the new Public Works Facility. The water treatment plant would require approximately 3.5 acres of land. The current City water operations shop is located on this site. Construction of the water treatment plant on the Water Shop Site would require demolition of the existing water operations shop and abandonment of 142nd Ave NW. A water treatment plant layout for the Water Shop Site is shown on Figure 6 in Appendix I.

10.3.1 Raw and Finished Watermain Costs – Water Shop Site

The raw and finished watermain required to construct a water treatment plant at the Water Shop Site is shown on Figure 3 in Appendix I. The water main costs are included in Table 14. Because a new Public Works building is being constructed across the street from the Water Shop Site, it is assumed that a new garage is not needed with the water treatment plant. Costs to demolish the existing water operations shop are not included in Table 14.

Table 14 – Water Shop Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	8627	$230	$1,984,210
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
			Total	**$3,729,960**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.4 Vacant City Property Site

The City owns a vacant 4.1-acre parcel located on the east side of Ramsey Blvd NW, west of the Public Works Site shown on Figure 1 in Appendix I. The 4.1-acre parcel would be sufficient to construct Ramsey's water treatment plant. A water treatment plant layout for the Vacant City Property Site is shown on Figure 7 in Appendix I.

10.4.1 Raw and Finished Watermain Costs – Vacant City Property Site

The raw and finished watermain required to construct a water treatment plant at the Vacant City Property Site is shown on Figure 3 in Appendix I. The water main and garage costs are included in Table 15. Because the Vacant City Property Site is not on or adjacent to the new Public Works Site, it is assumed that a garage is needed.

Table 15 – Vacant City Property Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	9288	$230	$2,136,240
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
Garage	LS	1	$1,450,000	$1,450,000
			Total	**$5,331,990**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.5 Water Treatment Plant Site Evaluation and Recommendation

The City had previously planned to locate a surface water treatment plant at the Fire Station site. Some of the raw watermain is in place and it is convenient for metering Well 8. However, the Fire Station site is remote from other Public Works facilities, would have operational inefficiencies, and would require building a garage. The Fire Station site would also require the City to purchase land. Due to the construction of the garage and purchasing land, the Fire Station site is more expensive than the Public Works site.

The Public Works site requires more new raw and finished watermain than the Fire Station site, but because it is on the site of the Public Works Facility that is currently under construction it would not require a garage and could share an emergency generator and security infrastructure with the Public Works Facility. Having multiple public works facilities on the same site also increases operational efficiencies. The Public Works Site is already owned by the City and doesn't require the purchase of private property. If a garage is not included with the water treatment plant, the Public Works Site is the least expensive option.

The Water Shop site requires more new raw and finished watermain than the Fire Station or Public Works sites. It also requires that the existing water operations shop be demolished and 142nd Ave NW be removed and abandoned. Because it is adjacent to the Public Works Site, a garage would not be necessary at the Water Shop Site. Due to the additional watermain and a reduced ability to share an emergency generator and security infrastructure, the Water Shop site is more expensive than the Public Works Site.

The Vacant City Property Site requires more new finished and raw watermain than the Water Shop Site, and more yet than the Public Works Site. In addition, the Vacant Property Site doesn't offer the ability to share an emergency generator or security infrastructure as the Public Works Site does, and doesn't offer operational efficiencies. A garage would also be necessary. The Vacant City Property Site is the most expensive of the four sites evaluated.

Table 16 – Alternate Site Cost Comparison

Alternate WTP Sites Considered	Cost[1]
Fire Station Site	$3,592,250
Public Works Site	$3,424,750
Water Shop Site	$3,729,960
Vacant Property Site	$5,331,990

[1] Costs are for comparison of alternatives and are not meant to represent full project costs.

In January of 2020, the City of Ramsey's Planning Commission, Economic Development Authority, and Public Works Committee all voted unanimously to recommend City Council approval to construct the water treatment plant on the Public Works site. Stall also recommends the Public Works Site because it offers the least expensive overall construction cost, and also offers the greatest operational efficiencies, which in turn will reduce future operational costs.

11 Impacts to Nearby Properties

The water treatment plant is proposed to be constructed on the new Public Works Site as shown on Figure 5 in Appendix I. The Public Works site is in an industrial area of Ramsey and will already be used for a municipal public works building. Opposition from the neighboring properties to a new water treatment plant is not anticipated.

Water treatment plants are quiet neighbors with relatively little traffic. A standby generator will be part of the water treatment plant project, but it is proposed to be located inside the building and will have sound attenuation. Sound complaints from neighbors are not anticipated.

The operators will visit the plant daily and chemical deliveries will likely be made approximately once per week. Construction complaints are not expected since the water treatment plant is in an industrial neighborhood.

12 Capital Cost Opinions

Feasibility level opinions of probable cost (OPC) broken down by construction category were prepared for the gravity and pressure filtration alternatives. A breakdown of these costs by

division are included in Appendix J. Tables 17 and 18 present the capital costs for the gravity and pressure filter treatment plants.

Table 17 – Capital Cost Opinion Summary
Gravity Filter Water Treatment Plant

Item	Cost
Water Treatment Plant:	$26,060,000
Construction Contingency (10%):	$2,606,000
Preliminary Construction Cost:	**$28,670,000**
Engineering/Construction Admin (12%)	$3,440,000
Legal/Admin (1%)	$287,000
Total Estimated Project Cost:	**$32,400,000**

Table 18 – Capital Cost Opinion Summary
Pressure Filter Water Treatment Plant

Item	Cost
Water Treatment Plant:	$24,766,000
Construction Contingency (10%):	$2,477,000
Preliminary Construction Cost:	**$27,240,000**
Engineering/Construction Admin (12%)	$3,268,800
Legal/Admin (1%)	$272,000
Total Estimated Project Cost:	**$30,780,000**

An optional 8,000 square foot garage could be added to either water treatment plant alternative for a project cost of approximately $1.64 million.

13 Life Cycle Cost Opinions

Life cycle costs represent the total cost of owning the treatment plants for 50 years and include capital cost, equipment replacement, labor, gas, chemicals, insurance, electricity, and annual equipment repair. Detailed life cycle cost tables are included in Appendix K.

The life cycle costs presented in Table 19 and Table 20 assume a 20-year financing period on the capital costs with 2% interest rates and 2.75% inflation.

Operating the water treatment plant is not anticipated to require additional Staff. While Staff will need to visit the plant on a daily basis to operate and maintain it, this time will generally be offset by the time Staff currently spends operating and maintaining the six municipal wells and three pump houses within The COR.

Table 19 – 50-Year Life Cycle Cost Summary
Gravity Filter Water Treatment Plant

Item	50-Year Life Cycle Cost	Annual Cost
Capital Project Costs	$32,400,000	$1,981,478
Equipment Replacement	$9,694,858	$308,522
Labor	$6,488,398	$110,000
Gas	$1,179,709	$20,000
Chemicals	$6,488,398	$110,000
Insurance	$1,769,563	$30,000
Electricity	$6,783,325	$115,000
Equipment Repair	$7,078,253	$120,000
Total 50 Year Life Cycle Cost	**$71,880,000**	

Table 20 – 50-Year Life Cycle Cost Summary
Pressure Filter Water Treatment Plant

Item	50-Year Life Cycle Cost	Annual Cost
Capital Project Costs	$30,780,000	$1,882,404
Equipment Replacement	$13,985,687	$445,069
Labor	$6,488,398	$110,000
Gas	$1,179,709	$20,000
Chemicals	$6,488,398	$110,000
Insurance	$589,854	$10,000
Electricity	$6,193,471	$105,000
Equipment Repair	$9,732,597	$165,000
Total 50 Year Life Cycle Cost	**$75,440,000**	

14 Alternative Evaluation & Recommendation

The two options for removing manganese from Ramsey's drinking water that have been evaluated include gravity filters and pressure filters.

The capital cost of the pressure filter treatment plant is slightly less than the gravity filter treatment plant ($30.8 million versus $32.4 million). However, the life cycle cost of the pressure filter treatment plant is more than the gravity filter treatment plant ($75.4 million versus $71.9 million). The pressure filter treatment plant has a higher life cycle cost due to the expense of painting and maintaining the steel filters; whereas concrete gravity filters require very little maintenance.

In addition to having lower life cycle costs, gravity filters have other advantages over pressure filters including:

- Gravity filters provide for more treatment options including aeration and detention without requiring another pumping step. If regulations change or the water becomes contaminated, additional treatment steps can more easily be added to gravity filters.
- Water from the gravity filters does not go immediately into the distribution system. If problems with the filters occur or if sodium permanganate is overfed (causing pink water), operators have time to react and correct the problem.
- Gravity filters are open to view and access. This enhances the observation, operation and maintenance of the filter functions and components.
- Gravity filtration systems have a greater amount of flexibility with less disruption during normal maintenance procedures.
- Gravity filters could potentially be converted from groundwater to surface water in the future if it became necessary.

A gravity filter treatment plant is the recommended alternative due to the advantages it offers at a comparable construction cost and reduced life-cycle cost.

15 Funding

Water treatment plant projects are commonly funded using general obligation bonds or loans and paid for using water rates. The following sections describe a low interest loan program and example grants opportunities. Another option would be to request bonding through the State.

15.1 Drinking Water Revolving Fund Loan

The Minnesota Drinking Water Revolving Fund (DWRF) loan program provides low interest loans to communities that qualify. DWRF loans typically have interest rates that are lower than other loans or bonds available to communities.

To qualify for a drinking water revolving fund loan, a proposal is written to place the project on the Project Priority List (PPL). The PPL ranks projects by factors including the type of project, a community's financial need, and primary contaminant exceedances. Once a City has a project on the PPL and intends to proceed with construction, the project is placed on the Intended Use Plan (IUP). Projects on the IUP are funded based upon their ranking. Not all projects on the IUP are funded.

Based upon Ramsey's financial status discussed in Section 16, the DWRF program may not be desirable based upon the fact that the City could likely receive a lower interest rate on its own, and due to the administrative requirements and loan restrictions.

15.2 Grants

Grants are available for some water projects but are most commonly given to communities that have a financial hardship. The City of Ramsey would likely not qualify.

One potential grant program that is not tied to financial need is the Clean Water Fund Grant administered through the Minnesota Board of Water and Soil Resources. Clean Water funds may only be spent to protect, enhance, and restore water quality in lakes, rivers, and streams and to protect groundwater from degradation. A total of $2,158,000 in grants was

awarded in FY2020 for 10 projects related to source water protection. All of the recipient organizations were counties, watershed districts, or conservation districts.

A smaller grant opportunity through the Clean Water Fund is a Source Water Protection grant that is administered through the Minnesota Department of Health. A Source Water Protection Grant is typically tied to a goal in a Community's Wellhead Protection Plan. A Source Water Protection Grant has a maximum value of $10,000.

16 Effect on Water Rates

The City of Ramsey currently has a minimum quarterly water rate of $42.15. This rate covers the first 15,000 gallons of water used per quarter. After the first 15,000, the cost per 1,000 of water used gets progressively more expensive. This is referred to as a conservation water rate because it discourages the use of more water.

According to the Ramsey Finance Director, the City of Ramsey has approximately $25 million set aside for a water treatment plant project, which was collected from Municipal water users for this specific purpose. The City of Ramsey currently raises its water rates 2.5% per year. If the City were to bond for the remainder of the water treatment plant project costs, the City would need to explore water rate impacts. For instance, if water rates were raised at a rate of 5% per year for 4 years, the resulting minimum quarterly rate in 2025 would be $51.23. This could also pay for additional operation and maintenance costs.

17 Public Involvement

Having informed and engaged residents is important to the success of a major municipal project. To engage residents, the following public involvement activities are recommended:

- Publish information describing the water issues and proposed water treatment plant project on the City's website in March 2020, and in the March-April edition of the Ramsey Resident.
- Send information mailers to residents in March 2020 describing the water issues and proposed water treatment plant project. Consider including discussion about municipal scale water softening, the respective costs to the public, and the fact that many people already own in-home water softeners.

18 Schedule

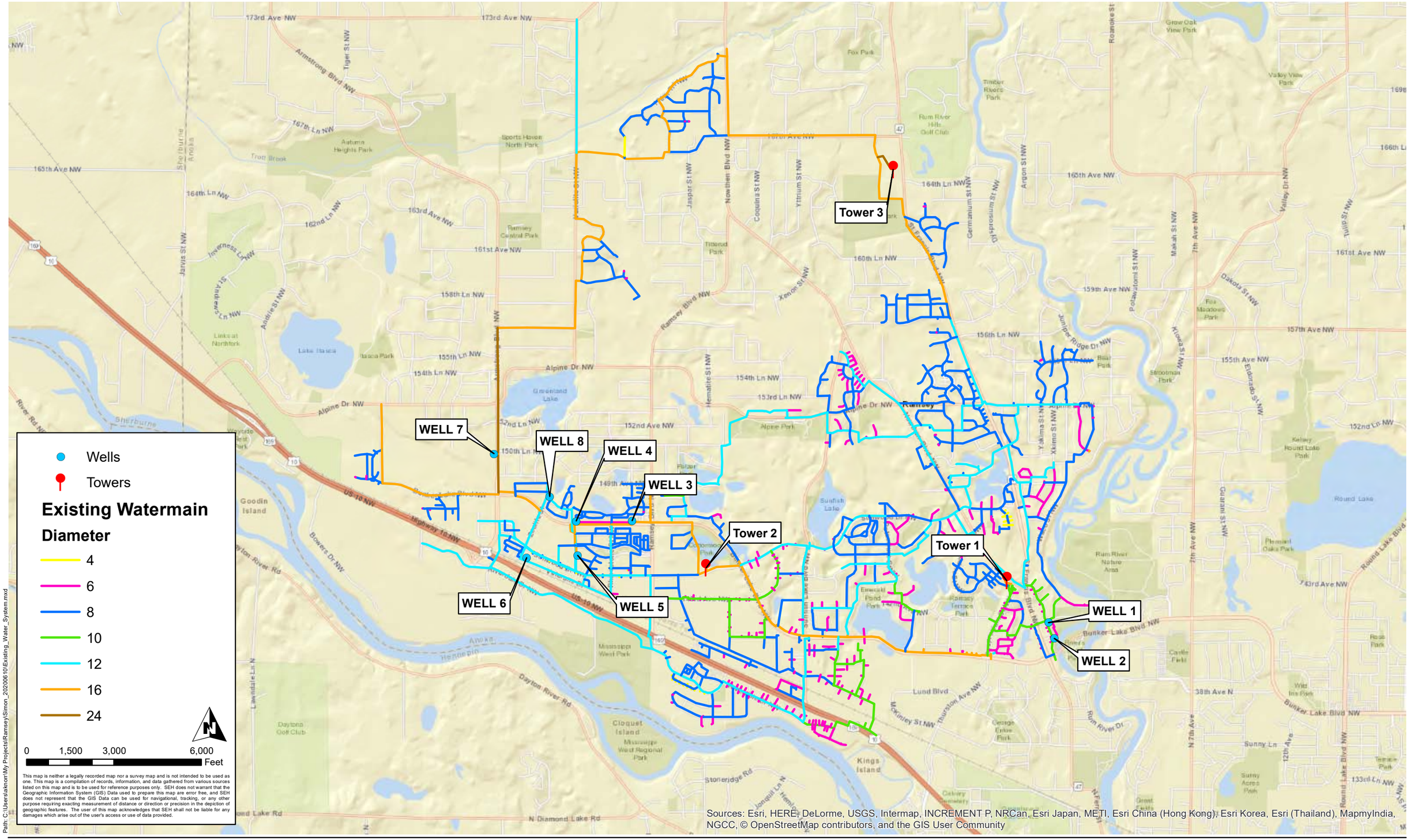
If the City elects to proceed with a water treatment plant project, the proposed project schedule could be as follows:

Item	Completion Date
Public Involvement	March 2021 – April 2021
Preparation of Plans	May 2021 – September 2021
Ad for Bid	October 2021
Bid Opening	November 2021
Construction Start	December 2021
Construction Complete	June 2023

However, Anoka County is planning “interim” improvements to Bunker Lake Boulevard between Armstrong Boulevard and Sunfish Lake Boulevard in 2021 to improve operations and safety in anticipation of traffic volumes doubling while planned improvements to Highway 10 are constructed between 2022 and 2025. Therefore, to construct the raw and finished watermain associated with the water treatment plant project as cost-effectively as possible, plans and specifications for the raw and finished watermain improvements are recommended to be prepared and bid in conjunction with Anoka County’s proposed improvements to Bunker Lake Boulevard.

Appendix A

Existing Water System Map



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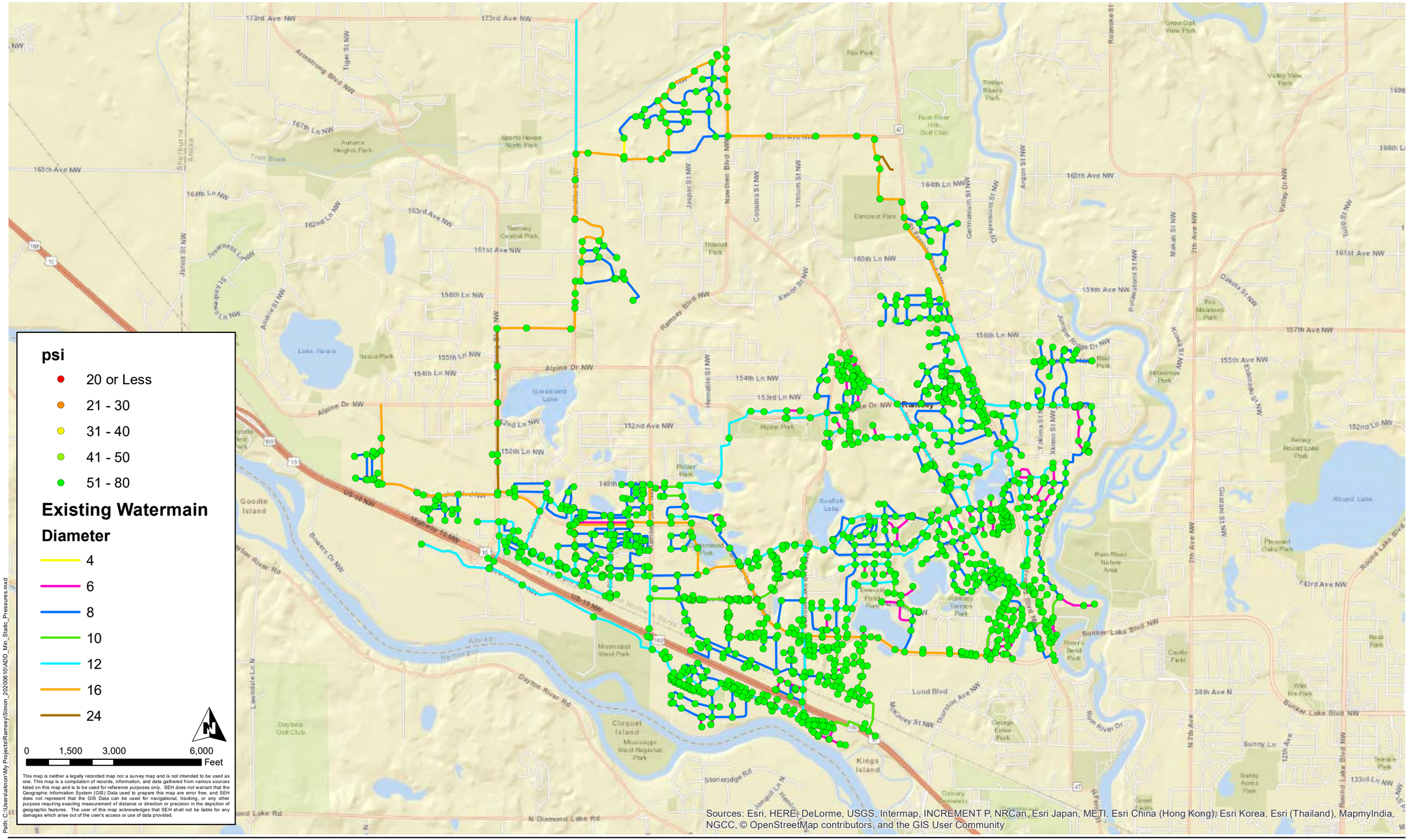
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EXISTING WATER SYSTEM
Ramsey, Minnesota

FIGURE 1
Existing Water System

Appendix B

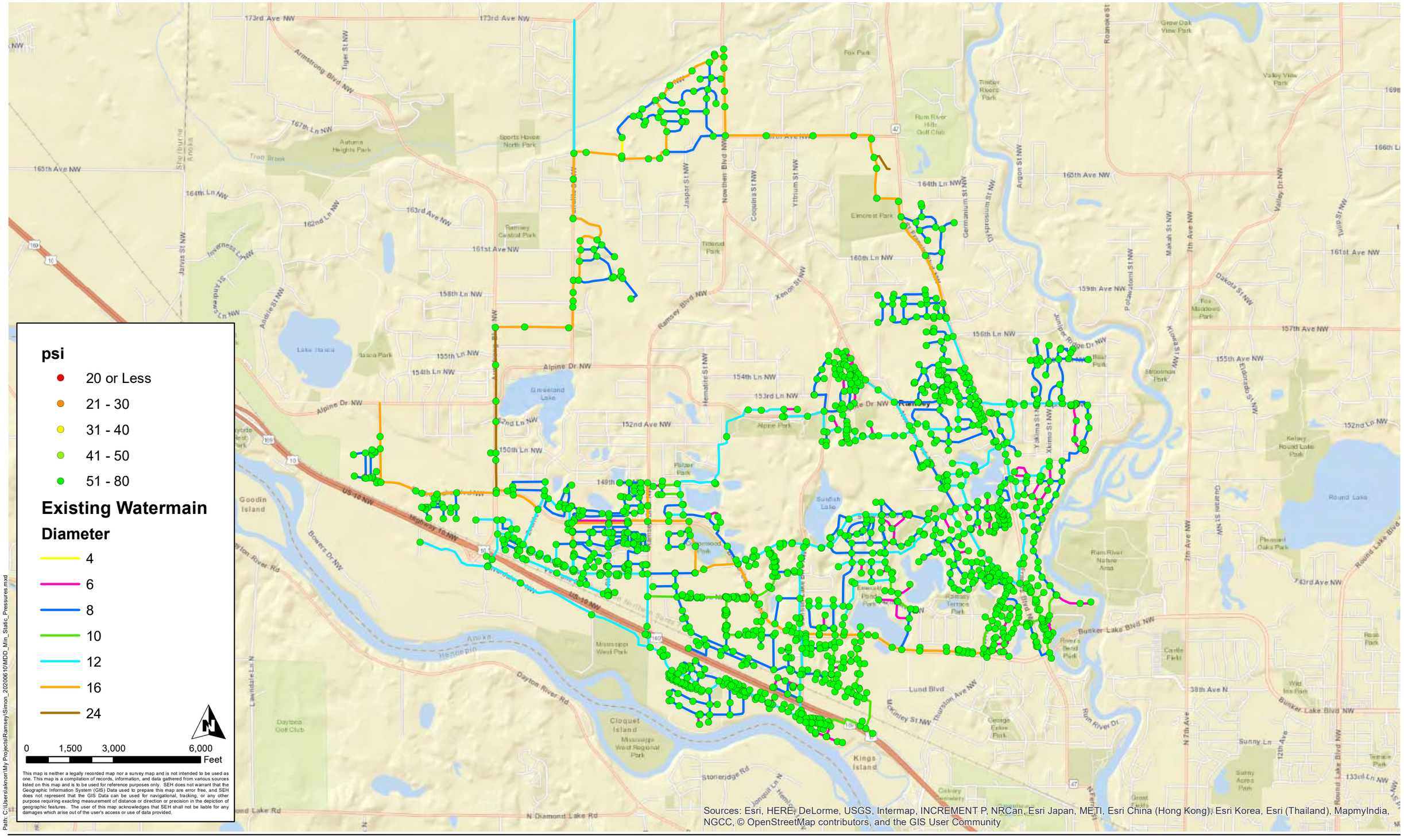
Modeling



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING ADD STATIC PRESSURE
Ramsey, Minnesota

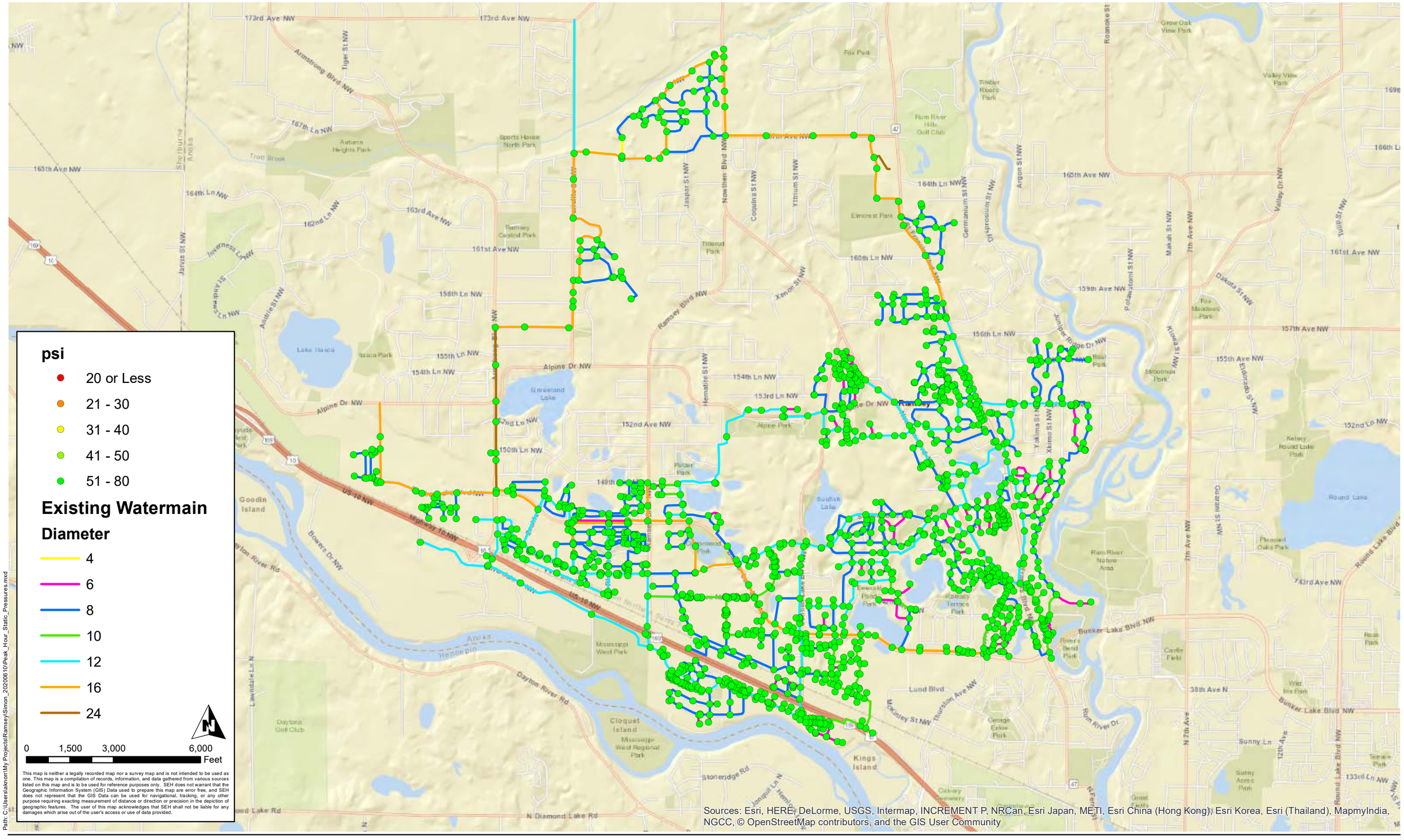
FIGURE 1
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING MDD STATIC PRESSURE
Ramsey, Minnesota

FIGURE 2
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING PEAK HOUR STATIC PRESSURE
Ramsey, Minnesota

FIGURE 3
Minimum Pressures

FIGURE 4

Existing System ADD 24-Hour Simulation

Well and Tower Operation

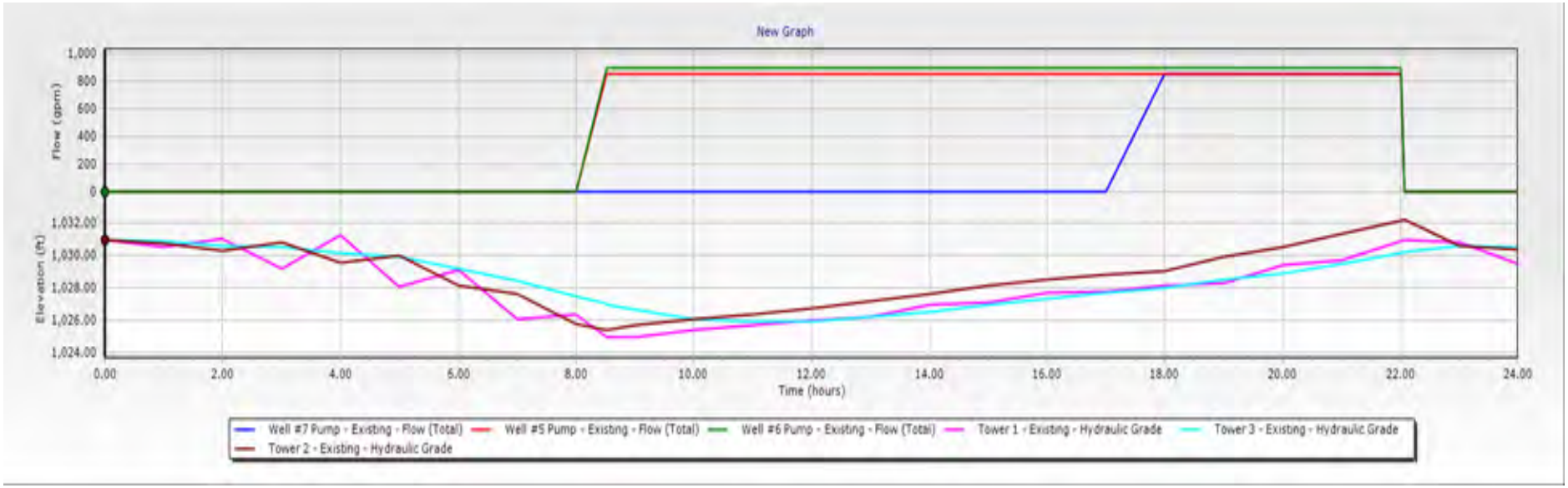
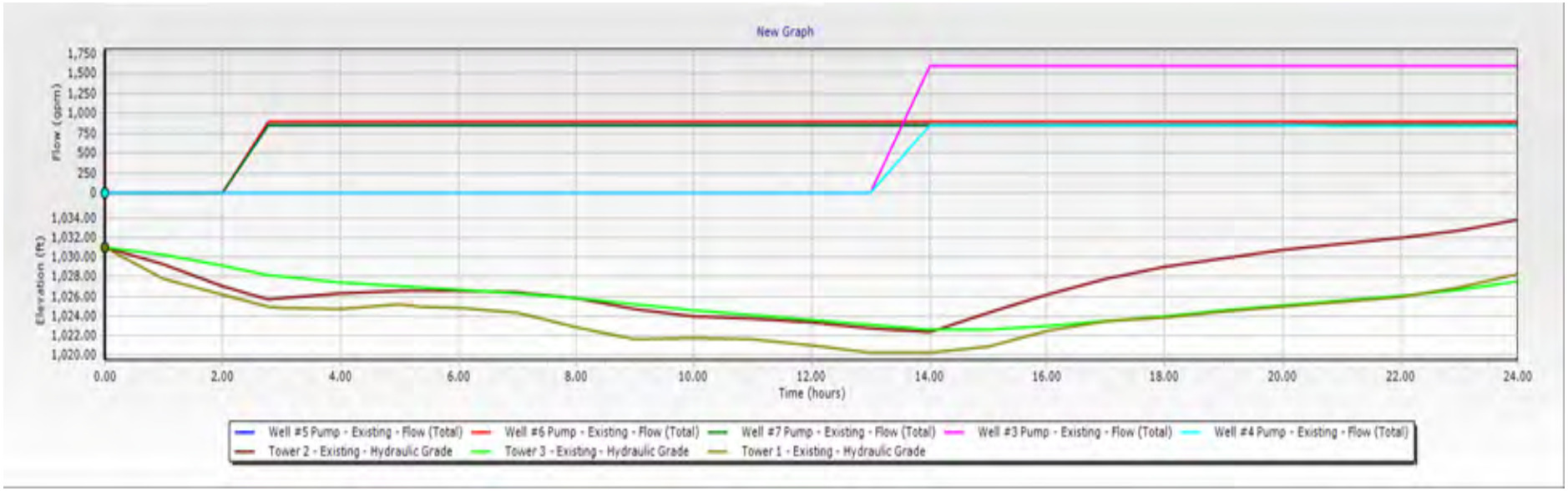


FIGURE 5

Existing System MDD 24-Hour Simulation

Well and Tower Operation



psi

54 - 75

Existing Watermain

Diameter

- 4
- 6
- 8
- 10
- 12
- 16
- 24

0 1,500 3,000 6,000 Feet

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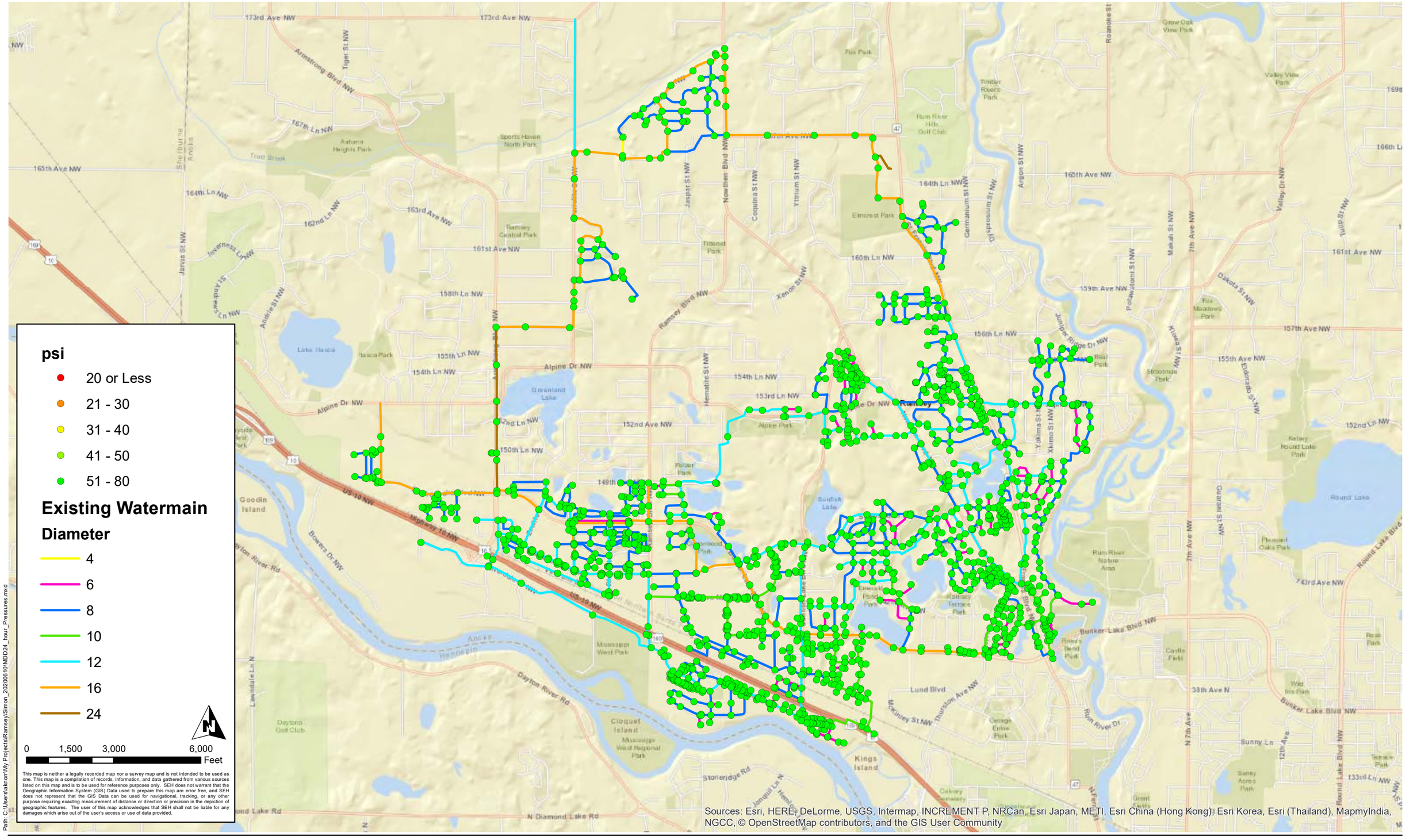
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Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

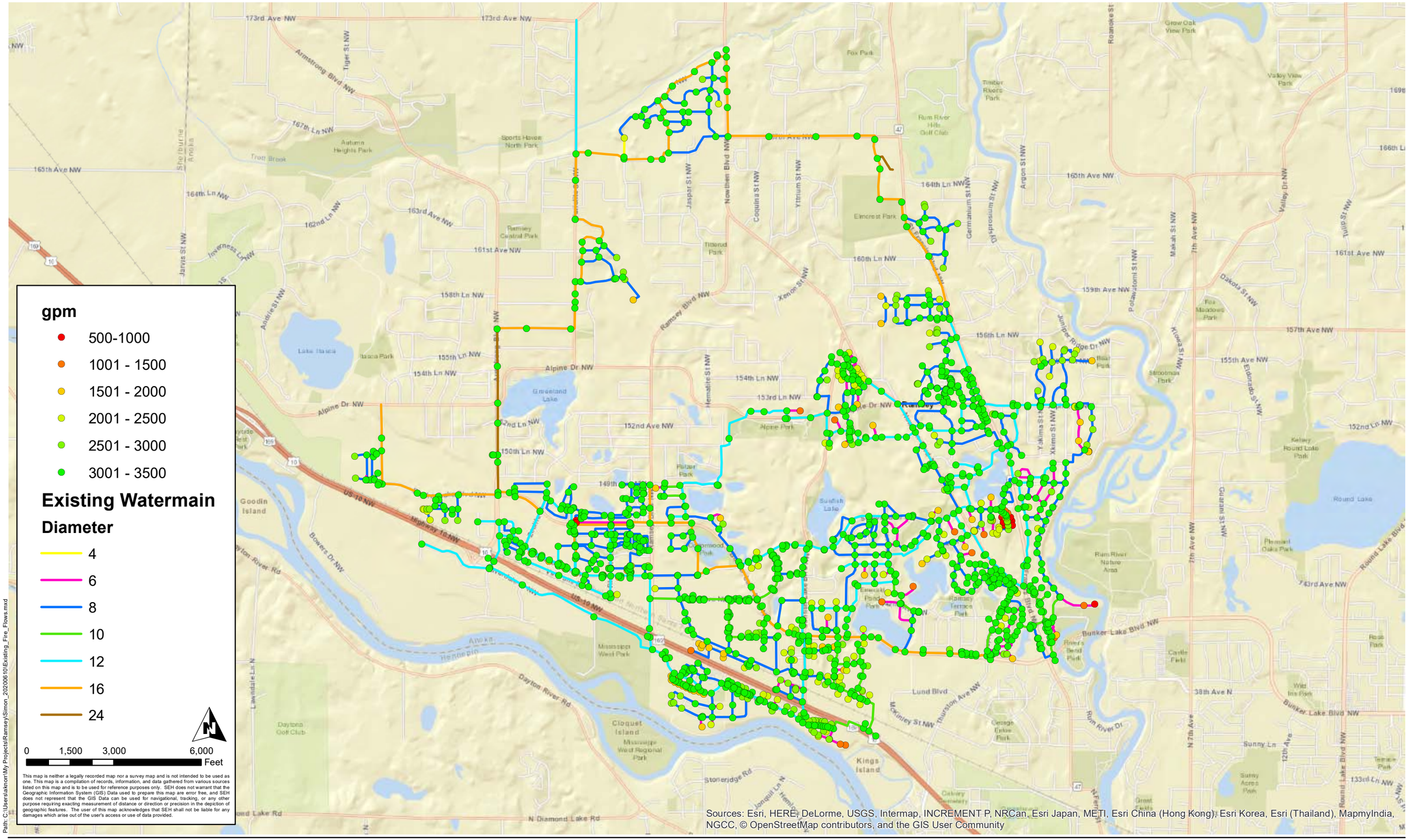
FIGURE 6
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 7
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING AVAILABLE FIRE FLOWS
Ramsey, Minnesota

FIGURE 8
Available Fire Flows

FIGURE 9

Existing System with Treatment Plant ADD 24-Hour Simulation

High Service Pump and Tower Operation

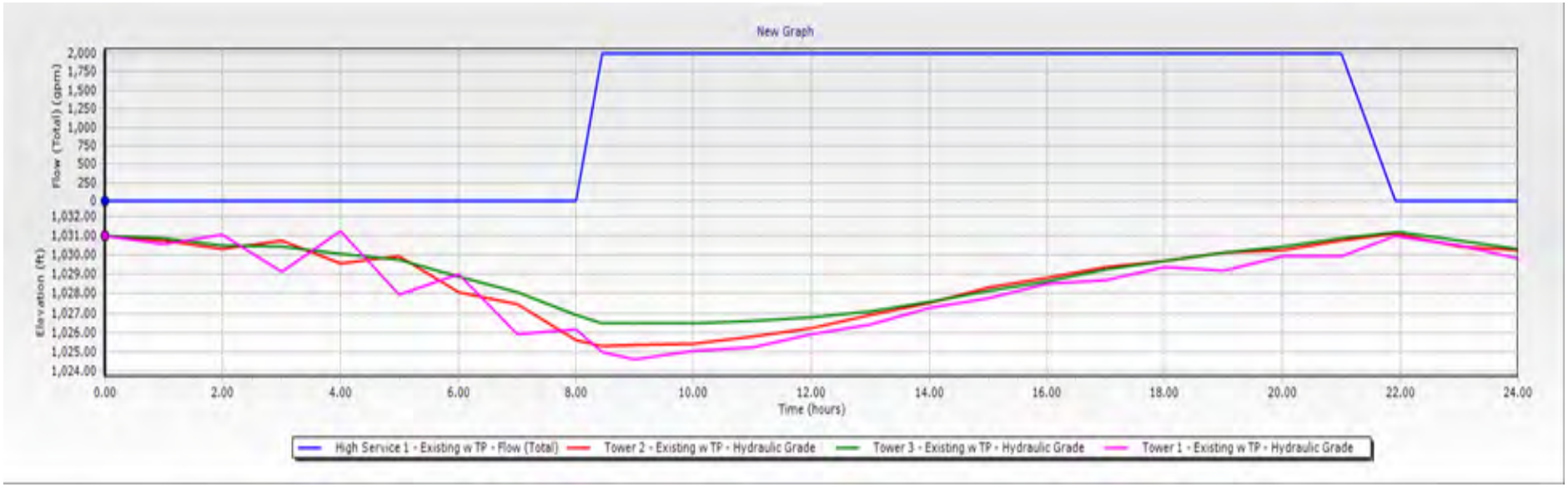
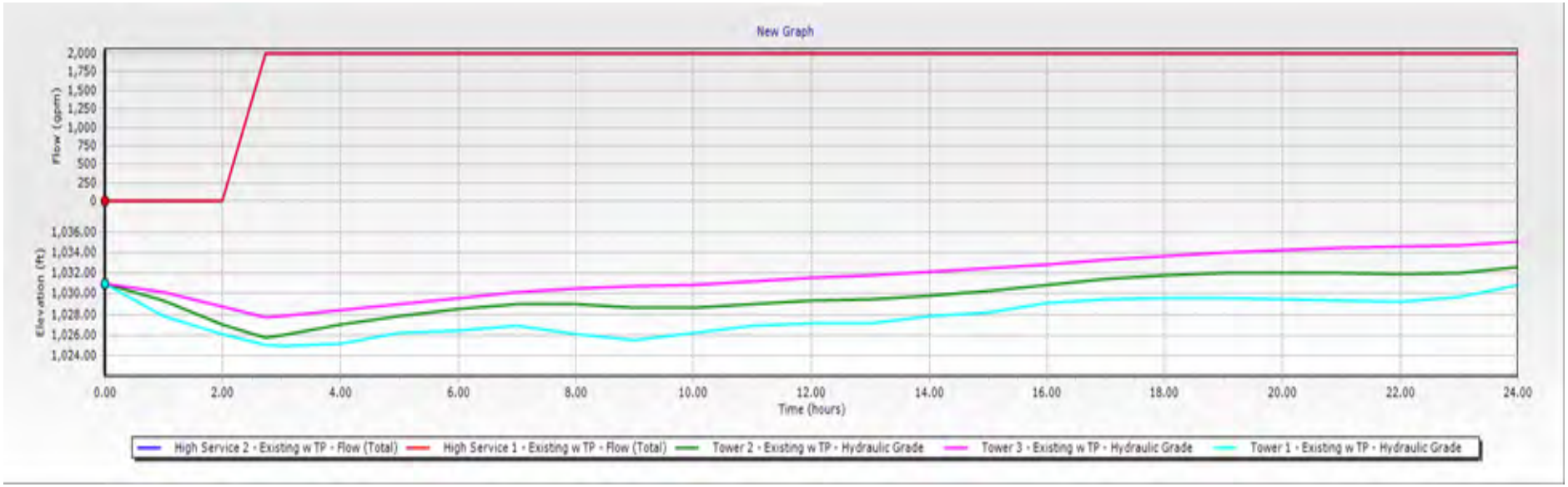
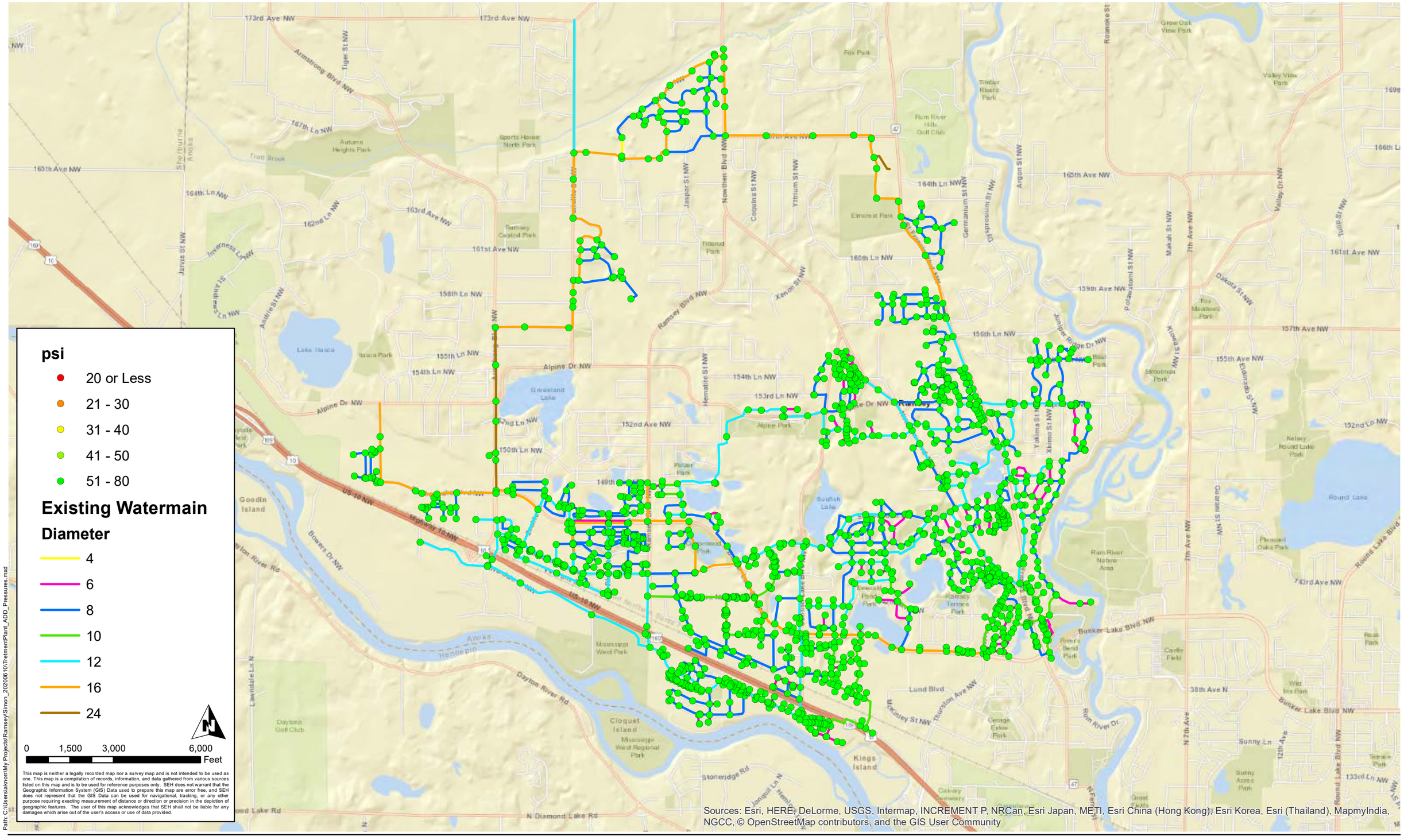


FIGURE 10

Existing System with Treatment Plan MDD 24-Hour Simulation

High Service Pump and Tower Operation

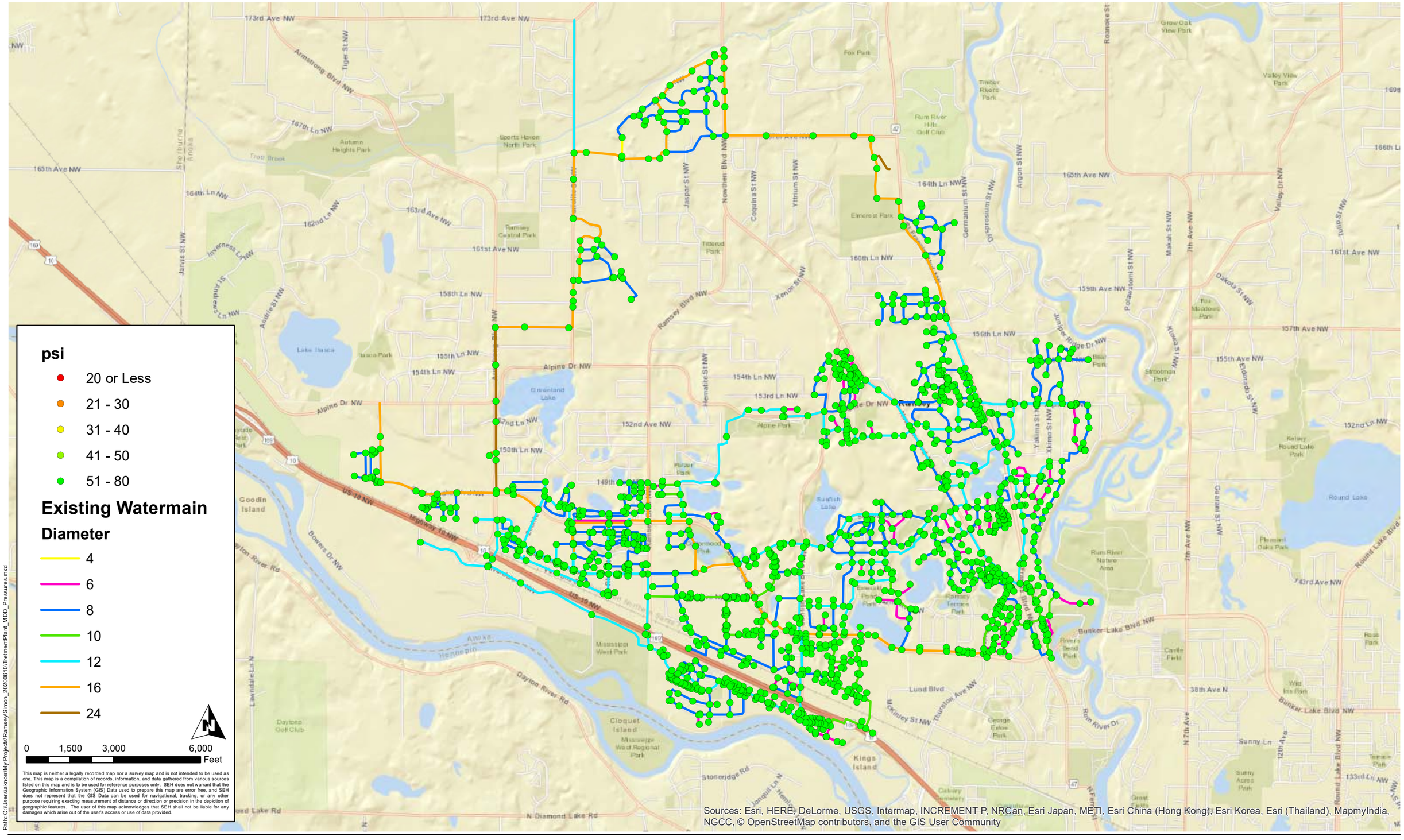




Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

TREATMENT PLANT WITH EXISTING ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 11
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

TREATMENT PLANT WITH EXISTING MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 12
Minimum Pressures

FIGURE 13

2040 System ADD 24-Hour Simulation

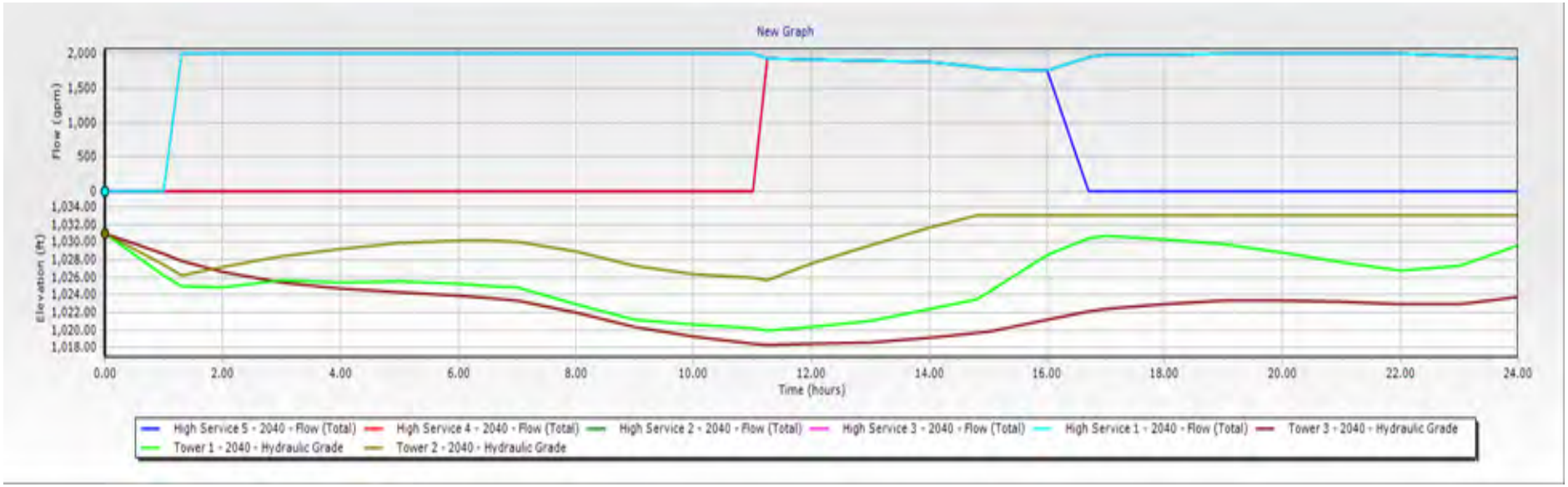
High Service Pump and Tower Operation



FIGURE 14

2040 System MDD 24-Hour Simulation

High Service Pump and Tower Operation



psi

- 20 or Less
- 21 - 30
- 31 - 40
- 41 - 50
- 51 - 80

2040 Watermain

Diameter

- 4
- 6
- 8
- 10
- 12
- 16
- 24

0 1,500 3,000 6,000 Feet

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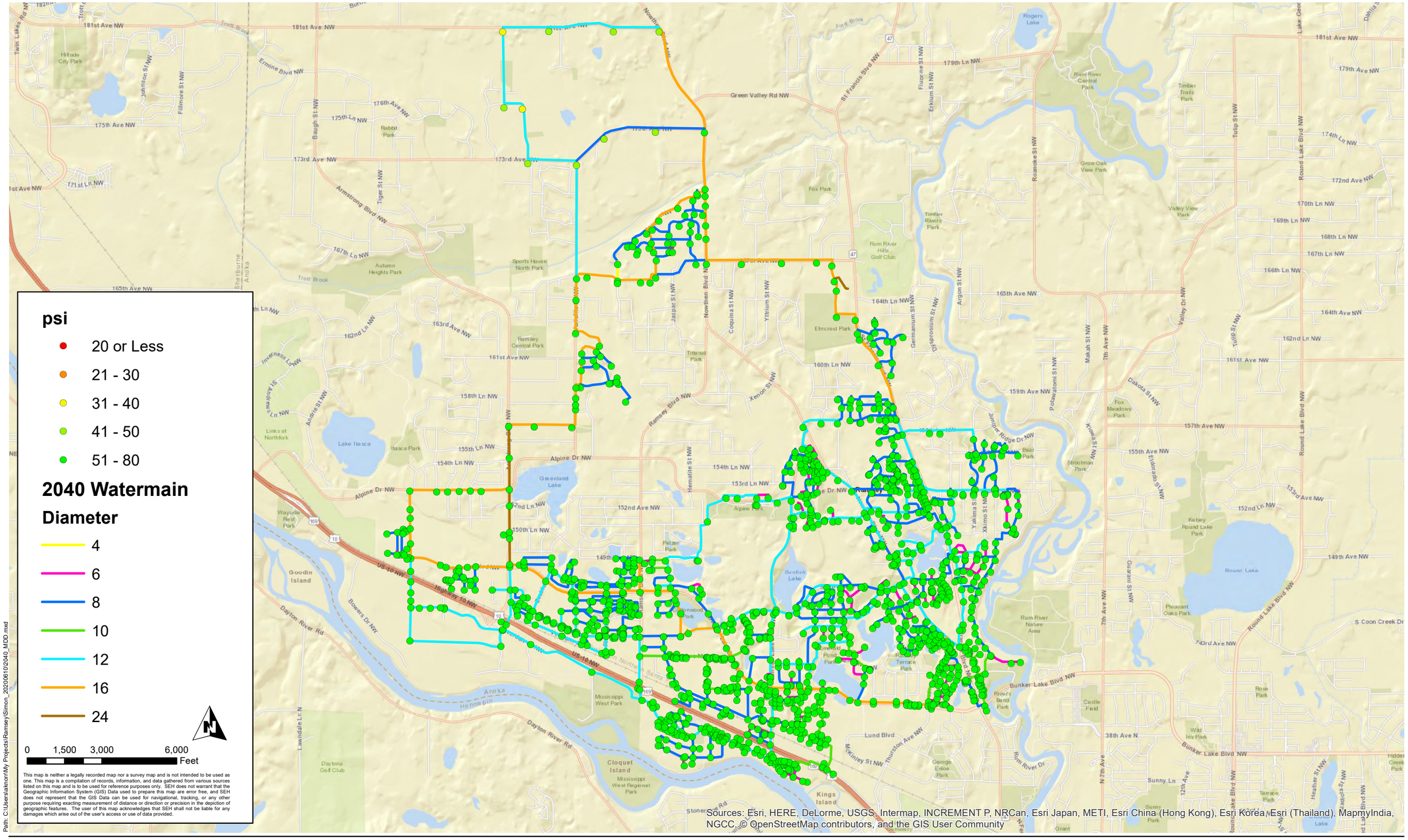
Path: C:\Users\atanori\My Projects\Ramsey\Simon_20200610\2040_ADD.mxd

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Project Number: RAMSY 154354
Print Date: Print Date: 6/15/2020

2040 ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 15
Minimum Pressures



Path: C:\Users\aknorr\My Projects\Ramsey\Simon_20200610\2040_MDD.mxd

Project Number: RAMSY 154354
Print Date: Print Date: 6/15/2020

2040 MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 16
Minimum Pressures

Appendix C

CCL

CCL 4

Contaminant	Contaminant Type
Adenovirus	Virus
Caliciviruses	Virus (includes Norovirus)
Campylobacter jejuni	Bacteria
Enterovirus	Viruses including polioviruses, coxsackieviruses and echoviruses
Escherichia coli (0157)	Bacteria
Helicobacter pylori	Bacteria
Hepatitis A virus	Virus
Legionella pneumophila	Bacteria
Mycobacterium avium	Bacteria
Naegleria fowleri	Protozoan
Salmonella enterica	Bacteria
Shigella sonnei	Bacteria
1,1-Dichloroethane	It is an industrial solvent and an intermediate in the synthesis of other compounds.
1,1,1,2-Tetrachloroethane	It is an industrial solvent and used in the synthesis of other chlorinated compounds.
1,2,3-Trichloropropane	It is an industrial solvent, cleaning and degreasing agent as well as an intermediate in the synthesis of the other
1,3-Butadiene	It is used in the production of rubber and plastics.
1,4-Dioxane	It is used as a solvent for cellulose formulations, resins, oils, waxes and other organic substances. It is also used in wood pulping, textile processing, degreasing, in lacquers, paints, varnishes, and stains; and in paint and varnish removers.
17alpha-estradiol	It is an estrogenic hormone found in some pharmaceuticals.
1-Butanol	It is a solvent and used in production of other chemicals. compounds. It is present in a number of commercial products such as perfumes.
2-Methoxyethanol	It is used in a number of consumer products, such as synthetic cosmetics, perfumes, fragrances, hair preparations, and skin lotions.
2-Propen-1-ol	It is used in the production of other chemicals.
3-Hydroxycarbofuran	It is a pesticide degradate, the parent, carbofuran, is used as an insecticide.
4,4'-Methylenedianiline	It is used in the production of polyurethanes foams, glues, rubber and spandex fiber.
Acephate	It is an insecticide.
Acetaldehyde	It is a disinfection byproduct from ozonation; it is used in the production of other chemicals.
Acetamide	It is used as a solvent and plasticizer.
Acetochlor	It is an herbicide for weed control on agricultural crops.
Acetochlor ethanesulfonic acid (ESA)	Acetochlor ESA is an environmental degradate of acetochlor.
Acetochlor oxanilic acid (OA)	Acetochlor OA is an environmental degradate of acetochlor.

Acrolein	It is used as an aquatic herbicide, rodenticide and industrial chemical.
Alachlor ethanesulfonic acid (ESA)	Alachlor ESA is an environmental degradate of the pesticide alachlor (an herbicide for weed control on agricultural crops).
Alachlor oxanilic acid (OA)	Alachlor OA is an environmental degradate of alachlor.
alpha-Hexachlorocyclohexane	It is a component of benzene hexachloride (BHC) and was formerly used as an insecticide.
Aniline	It is used as an industrial chemical, as a solvent, in the synthesis of explosives, rubber products and in isocyanates.
Bensulide	It is an herbicide.
Benzyl chloride	It is used in the production of other substances, such as plastics, dyes, lubricants, gasoline and pharmaceuticals.
Butylated hydroxyanisole	It is used as a food additive (antioxidant).
Captan	It is a fungicide.
Chlorate	Chlorate compounds are used in agriculture as defoliants or desiccants and may occur in drinking water because of use of disinfectants such as chlorine dioxide and hypochlorites.
Chloromethane (Methyl chloride)	It is used as a foaming agent and in the production of other substances.
Clethodim	It is an herbicide.
Cobalt	It is a naturally-occurring element and was formerly used as cobaltous chloride in medicines and as a germicide. It is a part of the vitamin B12 molecule
Cumene hydroperoxide	It is used as a catalyst is used in the production of other substances.
Cyanotoxins	Toxins naturally produced and released by cyanobacteria ("blue-green algae"). The group of cyanotoxins includes, but is not limited to: anatoxin-a, cylindrospermopsin, microcystins, and saxitoxin.
Dicrotophos	It is an insecticide.
Dimethipin	It is an herbicide and plant growth regulator.
Diuron	It is an herbicide.
Equilenin	It is an estrogenic hormone used in hormone replacement therapy.
Equilin	It is an estrogenic hormone and is used in hormone replacement therapy.
Erythromycin	It is used an antibiotic.
Estradiol (17-beta estradiol)	It is an isomer of estradiol found in some pharmaceuticals.
Estriol	It is a weak estrogenic hormone used in veterinary pharmaceuticals.
Estrone	It is a precursor of estradiol used in veterinary and human pharmaceuticals.
Ethinyl estradiol (17-alpha ethynyl estradiol)	It is an estrogenic hormone and is used in veterinary and human oral contraceptives.
Ethoprop	It is an insecticide.
Ethylene glycol	It is used as antifreeze, in textile manufacturing and is a cancelled pesticide.

Ethylene oxide	It is a fungicidal and insecticidal fumigant.
Ethylene thiourea	It is used in the production of other substances, such as for vulcanizing polychloroprene (neoprene) and polyacrylate rubbers and is a metabolite of some fungicides.
Formaldehyde	It is an ozoneation disinfection byproduct, can occur naturally and has been used as a fungicide.
Germanium	It is a naturally-occurring element and is commonly found as germanium dioxide in phosphors, transistors and diodes, and in electroplating. In some cases it has been sold as a dietary supplement.
HCFC-22	It is used as a refrigerant, as a low-temperature solvent, and in fluorocarbon resins, especially in tetrafluoroethylene polymers.
Halon 1011 (bromochloromethane)	It is used as a fire-extinguishing fluid and to suppress explosions, as well as a solvent in the manufacturing of some pesticides. May also occur as a disinfection by-product in drinking water.
Hexane	It is a component of gasoline and used as a solvent.
Hydrazine	It is used as an ingredient in the production of other substances, such as rocket propellants. It is also used in the production of plastics.
Manganese	It is a naturally-occurring element used in a variety of applications including use in steel production to improve hardness, stiffness and strength. It is an essential nutrient found in vitamin/mineral supplement and in fortified foods.
Mestranol	It is a precursor to ethinylestradiol used in veterinary and human pharmaceuticals.
Methamidophos	It is an insecticide.
Methanol	It is used as an industrial solvent, a gasoline additive and as an anti-freeze ingredient.
Methyl bromide (bromomethane)	It has been used as a fumigant and fungicide.
Methyl tert-butyl ether (MTBE)	It is used as an octane booster in gasoline, in the manufacturing of isobutene and as an extraction solvent.
Metolachlor	It is an herbicide for weed control on agricultural crops.
Metolachlor ethanesulfonic acid (ESA)	Metolachlor ESA is an environmental degradate of metolachlor.
Metolachlor oxanilic acid (OA)	Metolachlor OA is an environmental degradate of
Molybdenum	It is a naturally-occurring element and is commonly found as molybdenum trioxide. It is used as a steel alloy. It is an essential dietary nutrient found in foods and nutritional supplements.
Nitrobenzene	It is used in the production of aniline, and also as a solvent in the manufacturing of paints, shoe polishes, floor polishes, metal polishes, explosives, dyes, pesticides and drugs (such as acetaminophen).,

Nitroglycerin	It is used in the production of explosives, and in rocket propellants. It is also a pharmaceutical for the treatment of angina.
N-Methyl-2-pyrrolidone	It is a solvent in the chemical industry, and is used in the formulation of pharmaceuticals for oral and dermal delivery.
N-nitrosodiethylamine (NDEA)	It is a nitrosamine used as an additive in gasoline and in lubricants, as an antioxidant and as a stabilizer in plastics. It is formed in cured foods and during high temperature cooking of meats and fish, and may be a disinfection byproduct.
N-nitrosodimethylamine (NDMA)	It was formerly used in the production of rocket fuels, anti-oxidants and softeners for copolymers. It is formed in cured foods and during high temperature cooking. It may be a leachate from rubber gaskets and fittings and may form as a disinfection byproduct.
N-nitroso-di-n-propylamine (NDPA)	It is formed in cured foods and during high temperature cooking of meats and fish and may be a disinfection byproduct. It is a contaminant in dinitrofluralin herbicides.
N-Nitrosodiphenylamine	It is used in the vulcanization of rubber and as an inhibitor of polymerization in the production of polystyrene. It may be a disinfection byproduct.
N-nitrosopyrrolidine (NPYR)	It is used in rubber production. It is formed in cured foods and during high temperature cooking of meats and fish and may be a disinfection byproduct.
Nonylphenol2	The main use of nonylphenol is in the manufacture of nonylphenol ethoxylates, which have been used in a wide range of industrial applications and consumer products including laundry detergents, cleaners, degreasers, paints and coatings and other uses. Several other CASRNs are associated with nonyphenol due to varying chemical structures including: 104-40-5, 84852-15-3, 91672-41-2, and 139-84-4.
Norethindrone (19-Norethisterone)	Norethindrone is a synthetic hormone used in oral contraceptives and for hormone replacement therapy.
n-Propylbenzene	It is a constituent of asphalt and naptha and used in the manufacture of methyl styrene. It is a solvent for printing and dying of textiles.
o-Toluidine	It is used in the production of dyes, rubber, pharmaceuticals and pesticides.
Oxirane, methyl	It is an industrial chemical used in the production of other substances. It is a registered pesticide.
Oxydemeton-methyl	It is an insecticide.
Oxyfluorfen	It is an herbicide.
Perfluorooctanesulfonic acid (PFOS)	PFOS has been used to make carpets, leathers, textiles, fabrics for furniture, paper packaging, and other materials that are resistant to water, grease, or stains. It is also used in firefighting foams at airfields. Many of these uses have been phased out by its primary U.S. manufacturer; however, there are still some ongoing uses.

Perfluorooctanoic acid (PFOA)	PFOA has been used to make carpets, leathers, textiles, fabrics for furniture, paper packaging, and other materials that are resistant to water, grease, or stains. It is also used in firefighting foams at airfields. Many of these uses are being phased out by U.S. manufacturers; however, there are still some ongoing uses.
Permethrin	It is an insecticide.
Profenofos	It is an insecticide and an acaricide.
Quinoline	It is a component of coal tars and used in the production of other substances, and as a pharmaceutical (anti-malarial).
RDX (Hexahydro-1,3,5-trinitro-1,3,5-triazine)	It is an explosive.
sec-Butylbenzene	It is used as a solvent for coatings in organic synthesis, as a plasticizer and in surfactants.
Tebuconazole	It is a fungicide.
Tebufenozide	It is insecticide.
Tellurium	It is a naturally-occurring element and is commonly used as sodium tellurite in bacteriology and medicine.
Thiodicarb	It is an insecticide.
Thiophanate-methyl	It is a fungicide.
Toluene diisocyanate	It is used in the manufacturing of plastics.
Tribufos	It is an insecticide and used as a cotton defoliant.
Triethylamine	It is used in the production of other substances, as a stabilizer in herbicides and pesticides, in consumer products, in photographic chemicals and in carpet cleaners.
Triphenyltin hydroxide (TPTH)	It is a pesticide.
Urethane	It is a paint and coating ingredient (polyurethanes).
Vanadium	It is a naturally-occurring element. Vanadium pentoxide is a catalyst for the production of other substances catalyst. It is sometimes an ingredient in mineral supplements but is not classified as an essential nutrient
Vinclozolin	It is a fungicide.
Ziram	It is a fungicide.

Appendix D

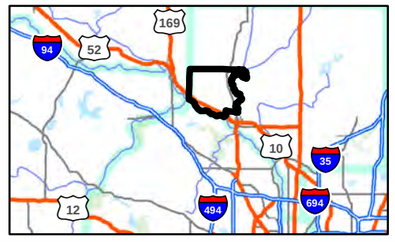
Groundwater Modeling Memo

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

0 1,500 3,000 6,000

Feet



Distribution System

Source Water Analysis
City of Ramsey
Minnesota

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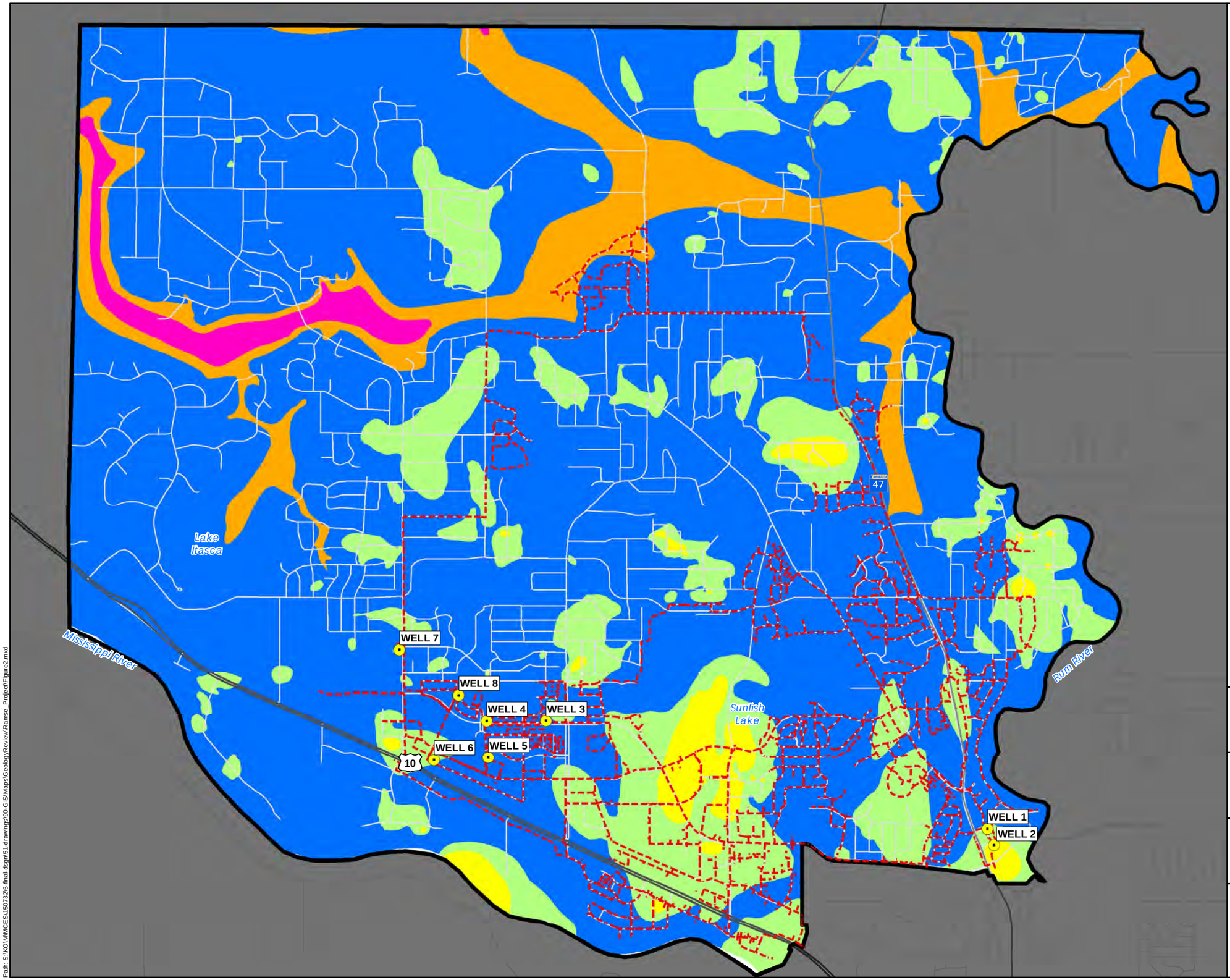
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 1

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Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

Anoka County Bedrock Geology

- Jordan Sandstone, Up. Camb.
- St. Lawrence Formation, Up. Camb.
- Tunnel City group,Up. Camb.
- Wonewoc Sandstone, Up. Camb.
- Eau Claire Formation, Mid. to Up. Camb.

0 1,500 3,000 6,000 Feet

Bedrock Geology

Source Water Analysis
City of Ramsey
Minnesota

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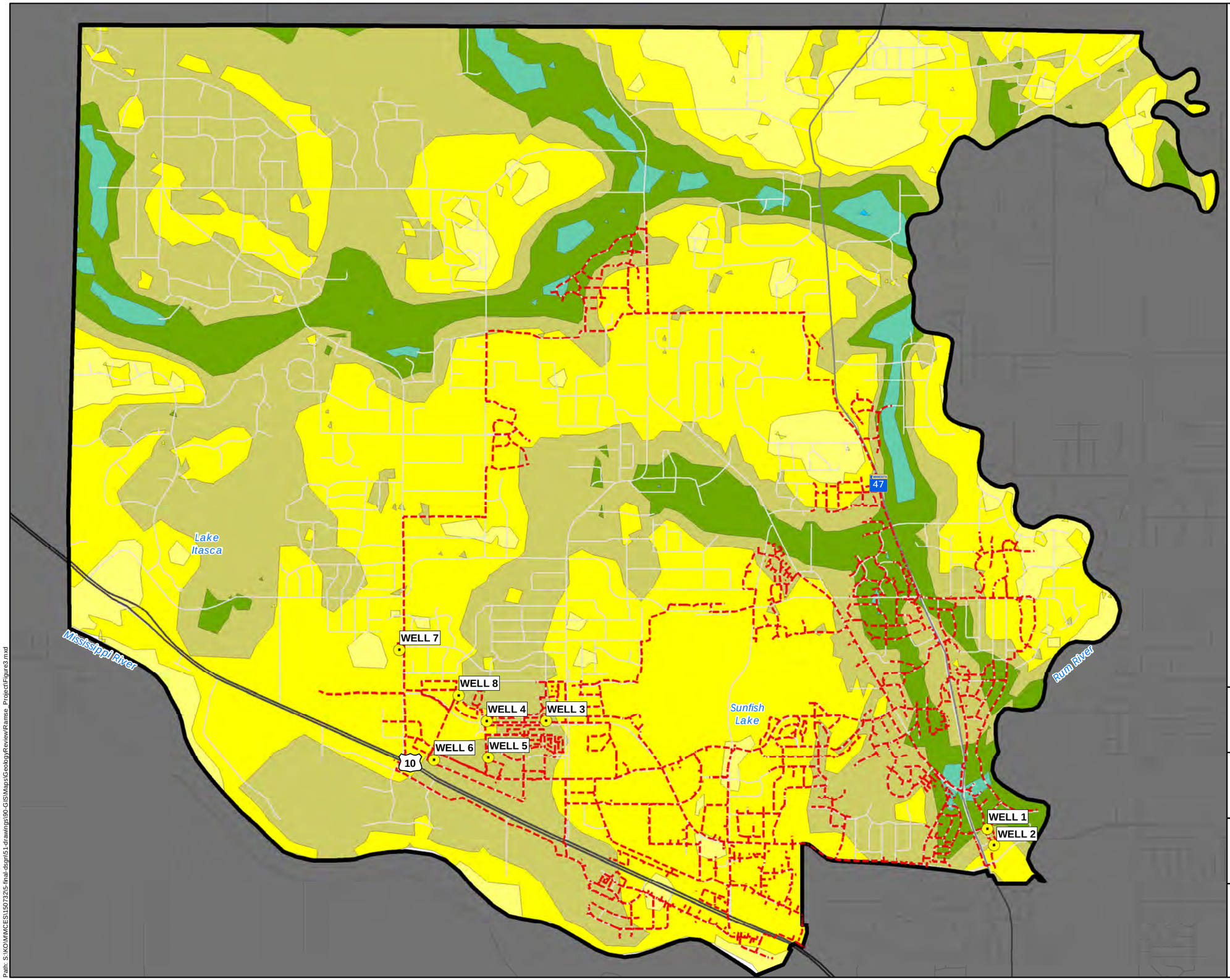
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 2

Path: S:\KOM\MCES\150732\5-final-design\51-drawings\90-GIS\Mxds\GeologyReviewRamsa_Project\Figure2.mxd



Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

Anoka County Depth to Bedrock (ft)

Depth to bedrock (ft.)

- 1-50
- 51-100
- 101-150
- 151-200
- 201-250
- 251-300
- 301-350
- 351-400
- 401-450
- 451-500

0 1,500 3,000 6,000 Feet



Depth to Bedrock

Source Water Analysis
City of Ramsey
Minnesota

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SEH

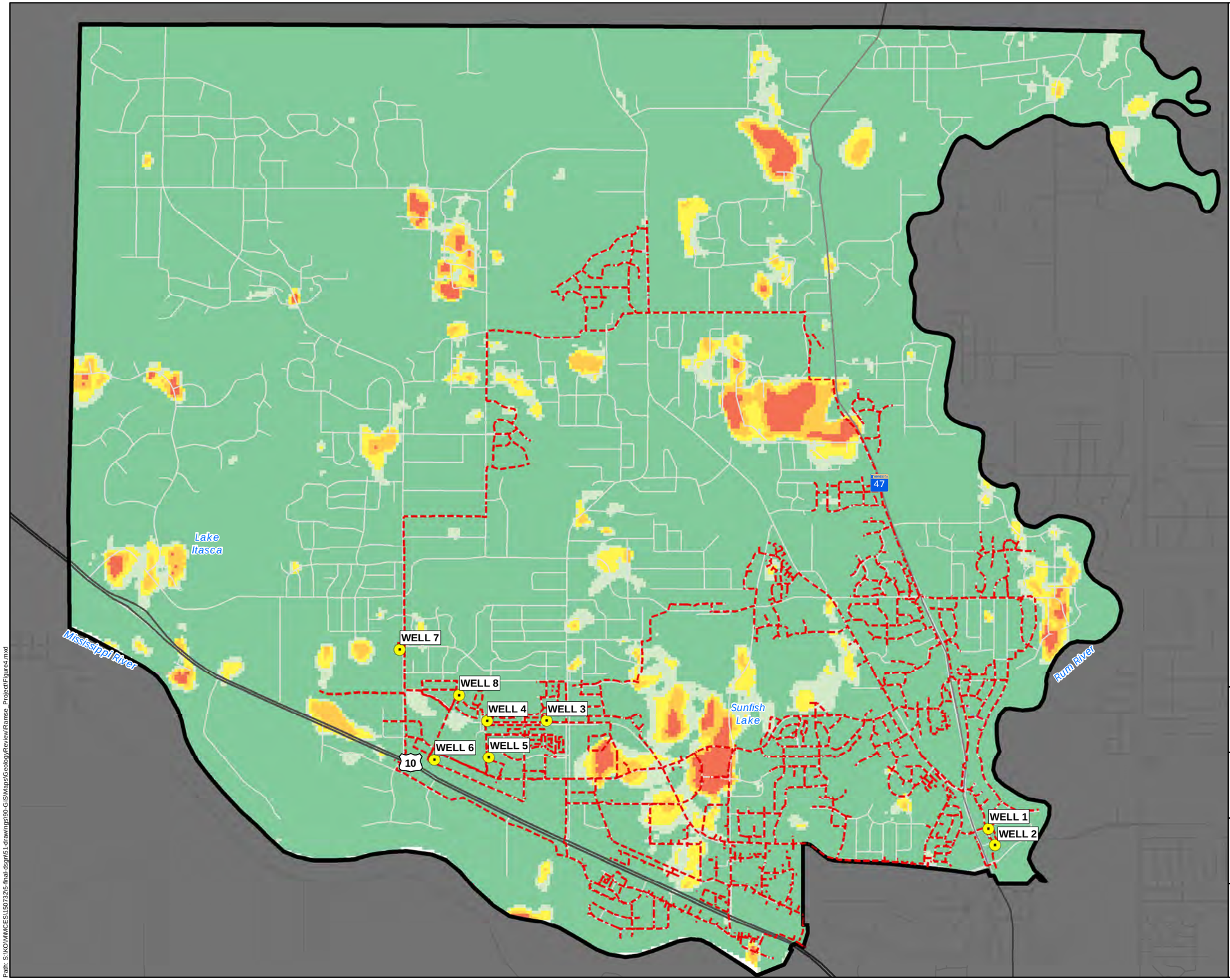
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 3

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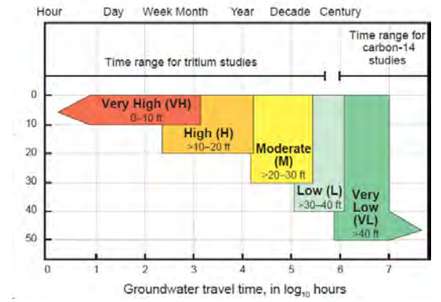


Legend

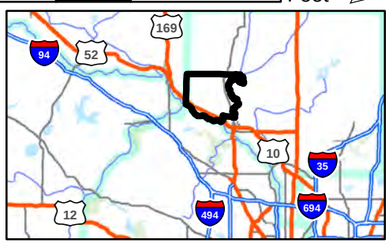
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Pollution Sensitivity (Top of Bedrock)

- Very High
- High
- Moderate
- Low
- Very Low



0 1,500 3,000 6,000 Feet



Pollution Sensitivity

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 4

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CTCG
CSLT
CTCG
CTCG
CTCG
CTCG
CTCG
47
Lake Itasca
Mississippi River
WELL 7
CTCG
WELL 8
WELL 4
WELL 3
WELL 6
WELL 5
10
Sunfish Lake
CTCG
Rum River
WELL 1
WELL 2

Legend

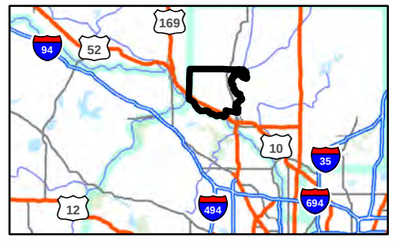
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Tritium

Bedrock Water Age Dating Method

- recent
- mixed
- vintage
- not sampled

0 1,500 3,000 6,000
Feet



Tritium Data

Source Water Analysis
City of Ramsey
Minnesota

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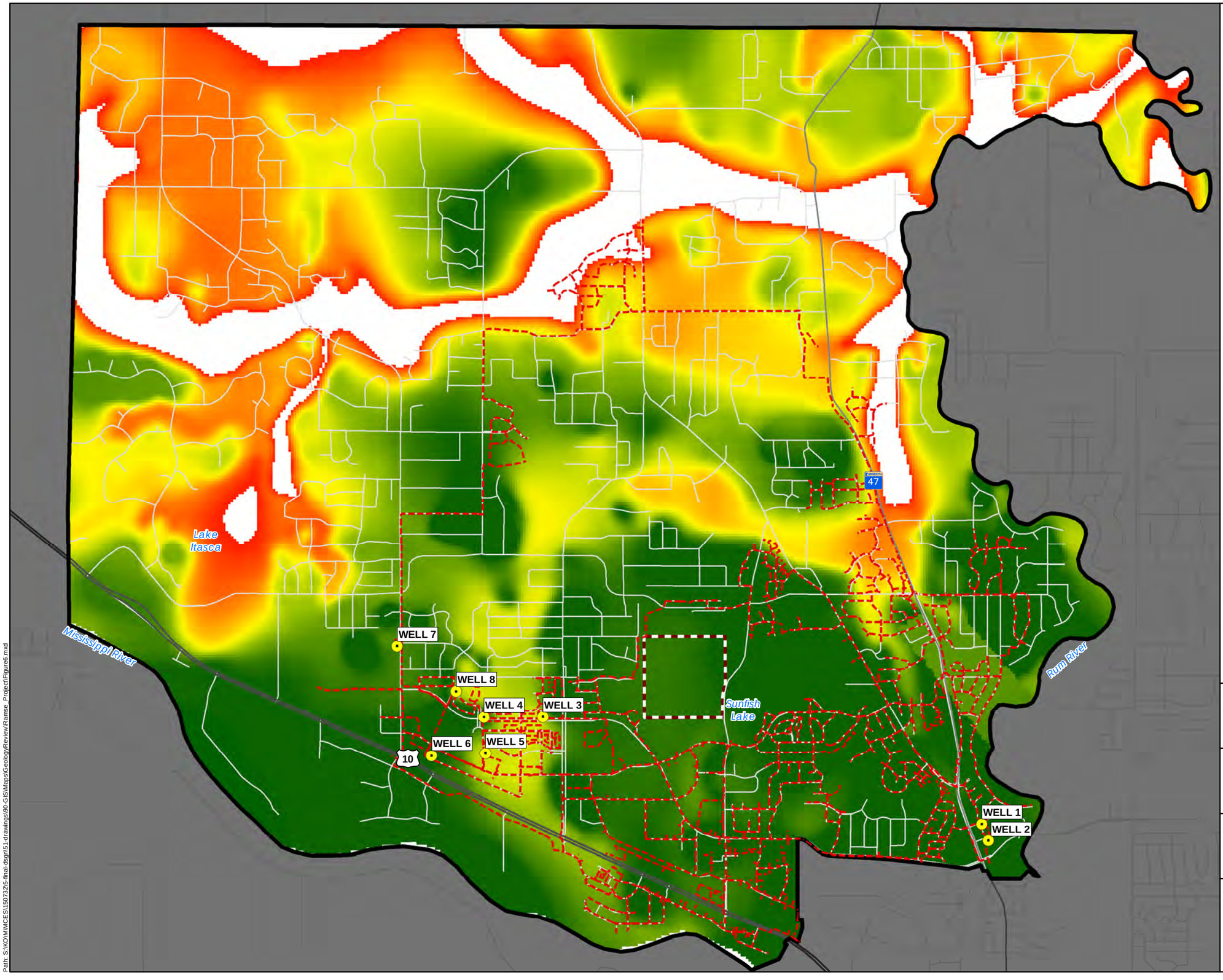
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 5

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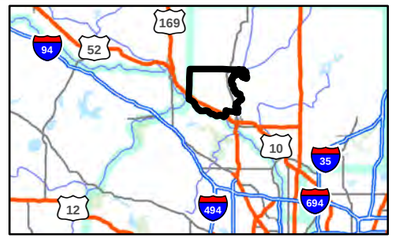
- Municipal Well
- Municipal Watermain
- Municipality Boundary
- Landfill Boundary

Tunnel City Thickness (Feet)

Value

- 158.106
- 142.296
- 126.486
- 110.676
- 94.866
- 79.0561
- 63.2461
- 47.4361
- 31.6261
- 15.8161
- 0.00610352

0 1,500 3,000 6,000 Feet



Tunnel City Thickness

Source Water Analysis
City of Ramsey
Minnesota

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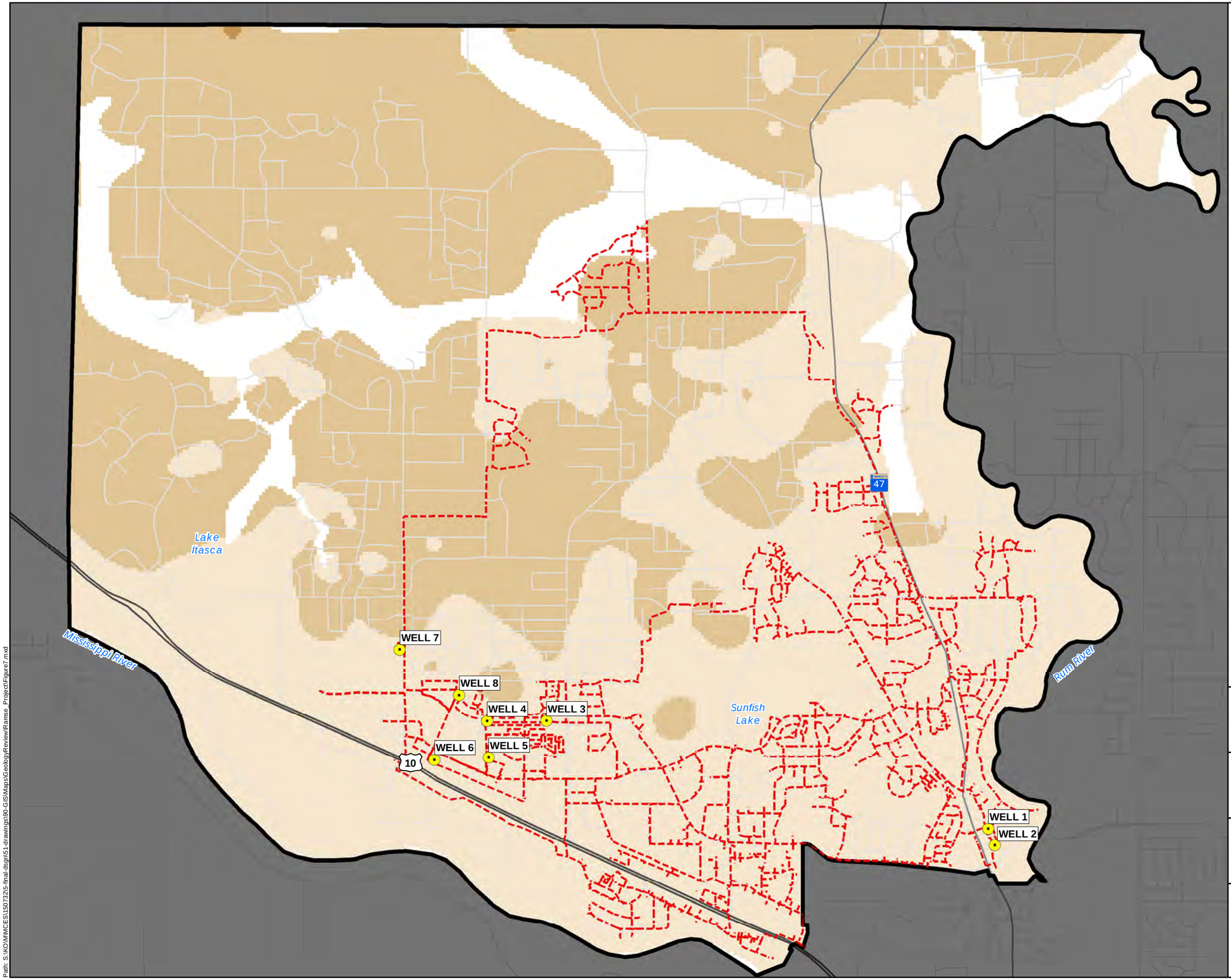
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 6

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Legend

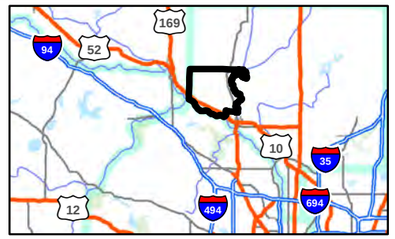
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Potentiometric surface elevation

ELEVATION

- >820 to 860
- >860 to 900
- >900 to 940

0 1,500 3,000 6,000 Feet



Tunnel City Potentiometric Water Elevation

Source Water Analysis
City of Ramsey
Minnesota

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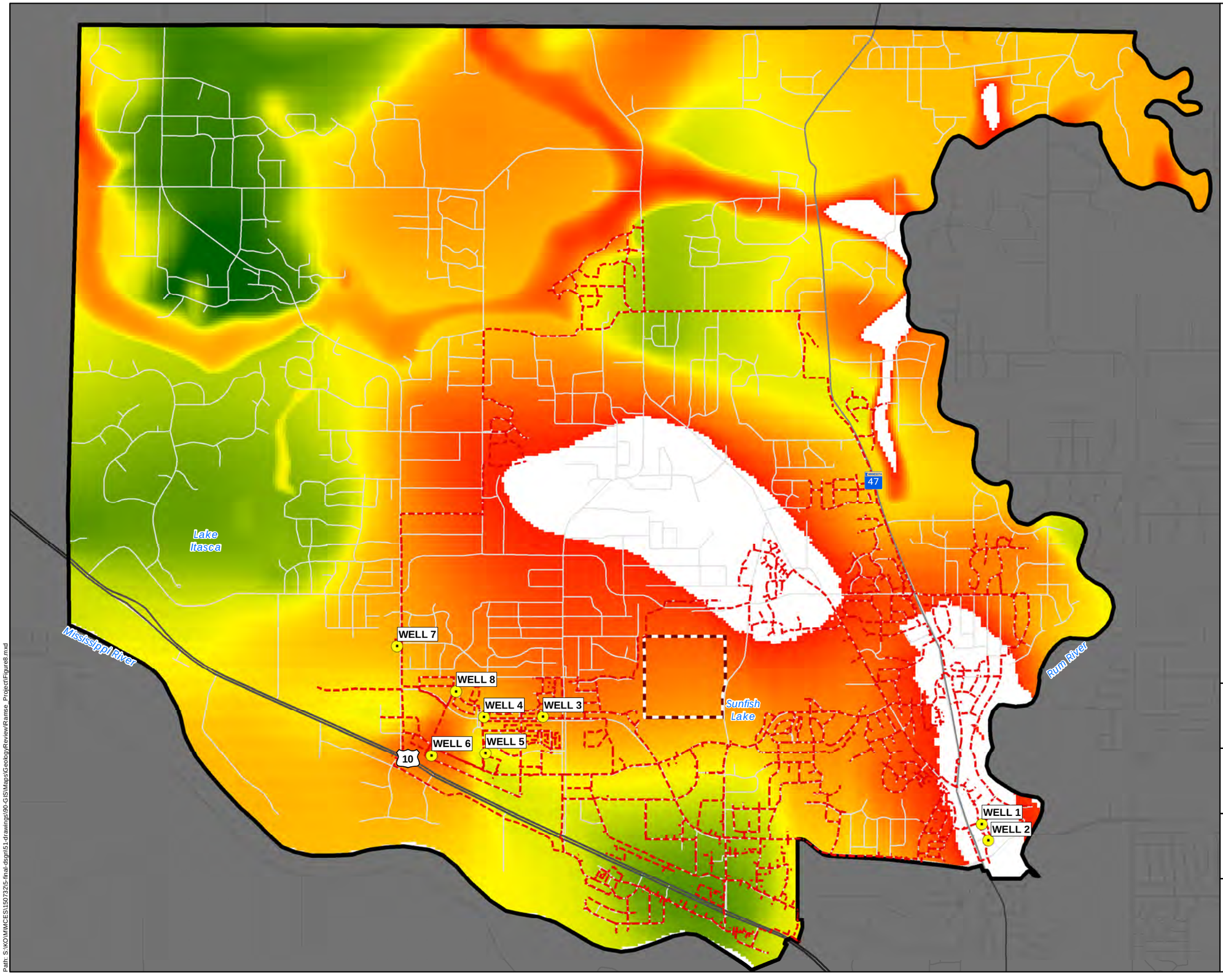
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 7

Path: S:\KOM\MCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\GeobyrReview\Ramse - Project\Figure7.mxd



Legend

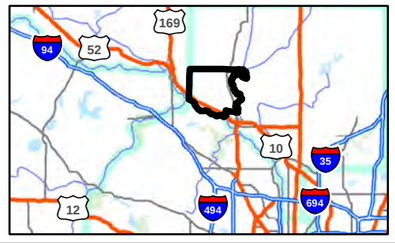
- Municipal Well
- Municipal Watermain
- Municipality Boundary
- Landfill Boundary

Wonewoc Thickness (feet)

Value

- 133.674
- 120.307
- 106.939
- 93.5718
- 80.2044
- 66.837
- 53.4696
- 40.1022
- 26.7348
- 13.3675
- 6.10352e-05

0 1,500 3,000 6,000 Feet



Wonewoc Thickness

Source Water Analysis
City of Ramsey
Minnesota

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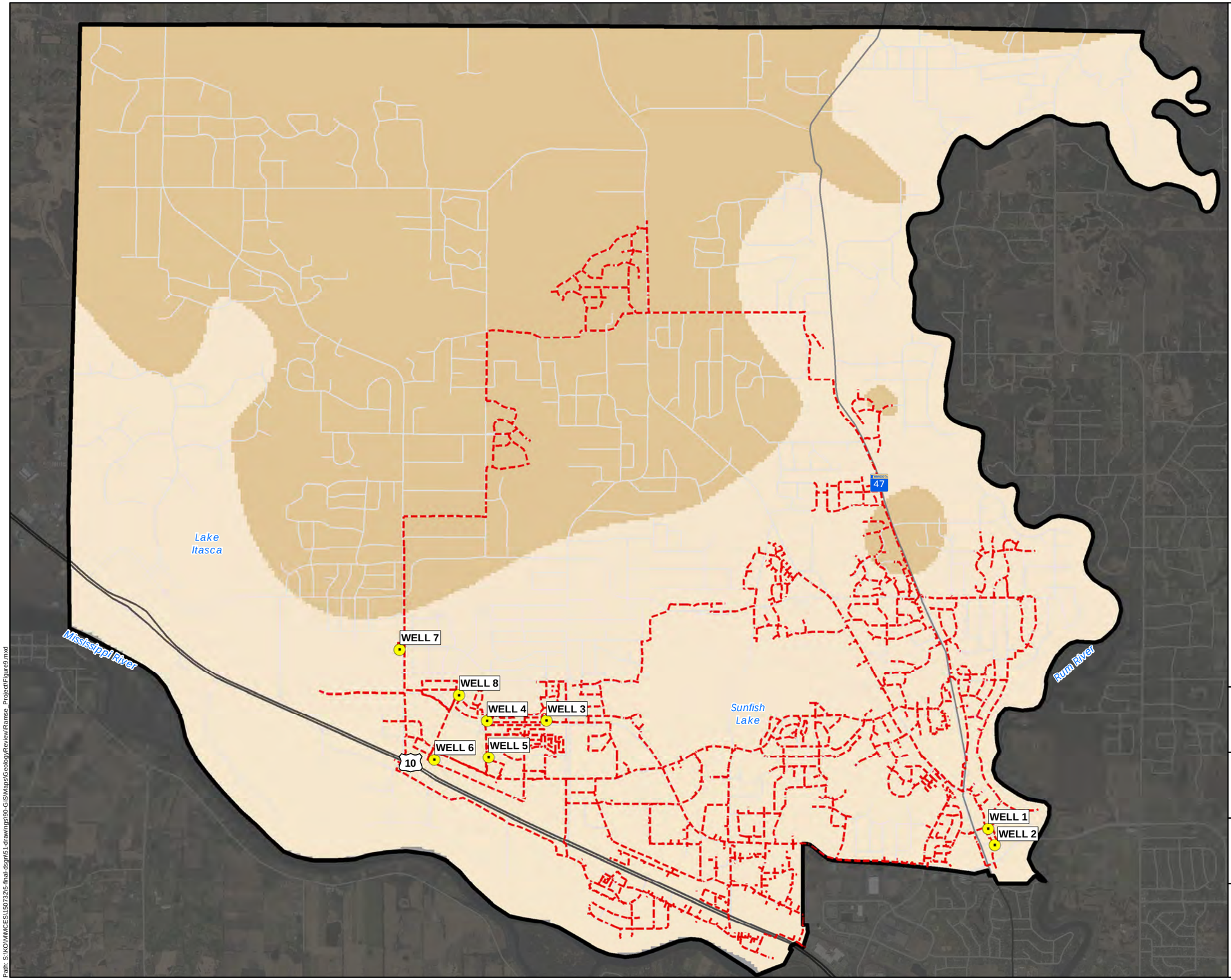
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 8

Path: S:\KOI\MMCES\150732\5-final-dsp\fi51-drawings\90-GIS\Maps\GeobpyReviewRamse_Project\Figure8.mxd



Legend

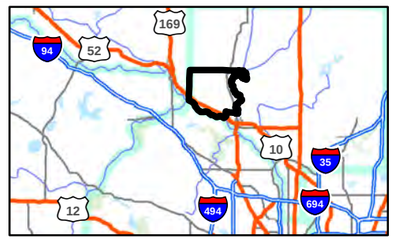
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Potentiometric surface elevation

ELEVATION

- >820 to 860
- >860 to 900
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

0 1,500 3,000 6,000 Feet



Wonewoc Potentiometric Surface Elevation

Source Water Analysis
City of Ramsey
Minnesota

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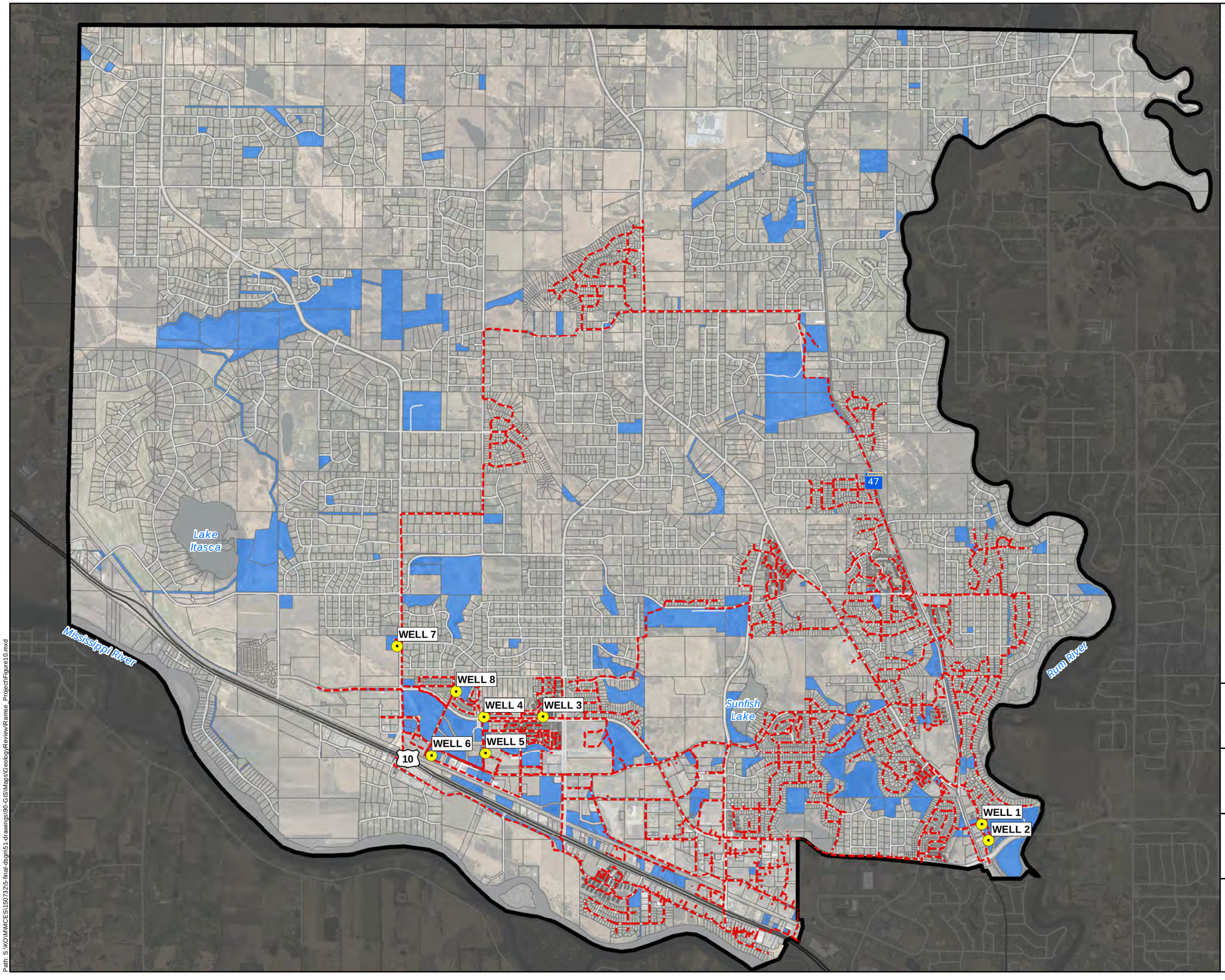
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 9

Path: S:\KO\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geobyte\Review\Rames- Project\Figure9.mxd

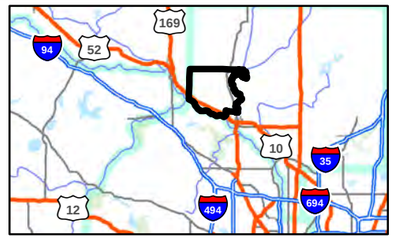


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

0 1,500 3,000 6,000

Feet



Parcel Data

Source Water Analysis
City of Ramsey
Minnesota

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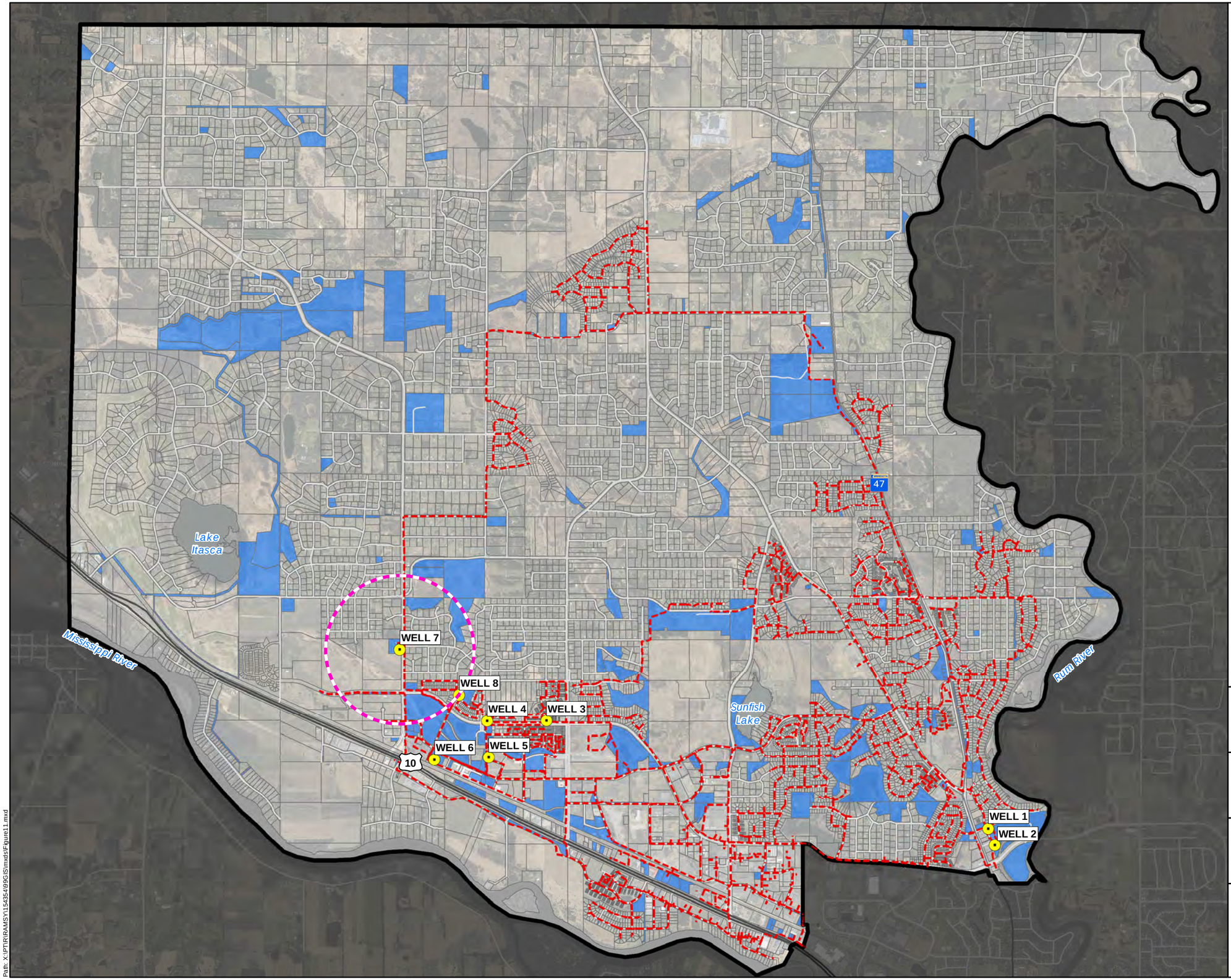
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 10

Path: S:\KO\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geobyp\Review\Ramsa- Project\Figure10.mxd

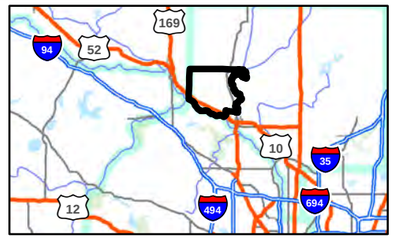


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- 2400 ft Radius of Influence for 3 feet of Drawdown.

Note:
Radius of Influence calculation was based upon "Methods for Determining the Proper Spacing of Wells" (USGS, 1961) for a single pumping well.

0 1,500 3,000 6,000
Feet



Radius of Influence and Parcel Data

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 11

Path: X:\PTW\RAMSY\115435499\GIS\mxd\sFigure11.mxd

906.7151

886.4228

866.1305

Lake Itasca

Mississippi River

WELL 7

WELL 8

WELL 4

WELL 3

WELL 6

WELL 5

10

47

Sunfish Lake

Rum River

WELL 1

WELL 2

866.1305

845.8382

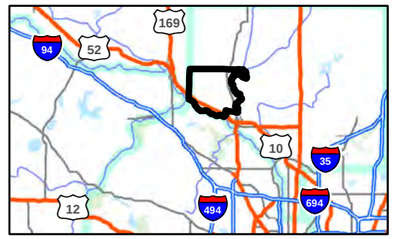
Path: X:\PTW\RAMSY\115435499\GIS\mxds\Figure12.mxd

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000
Feet



Present Day - No Pumping Wells Aquifer Water Level Contours

Source Water Analysis
City of Ramsey
Minnesota

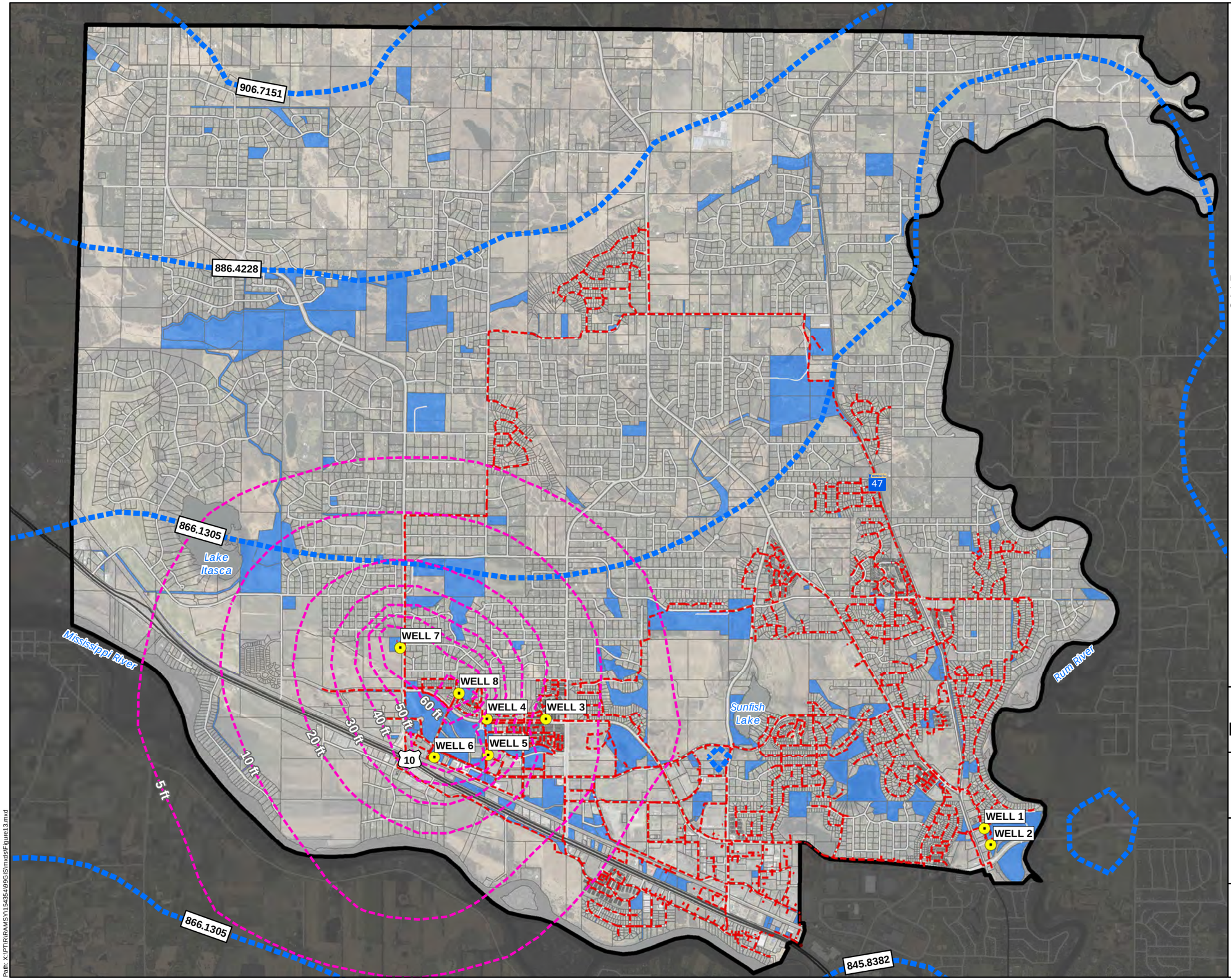
This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

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Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 12

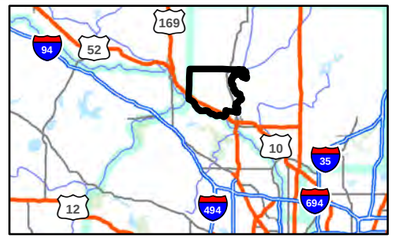


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping
- Feet of Modeled Drawdown from June 13, 2019 Well Pumping

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000 Feet



Modeled Drawdown of June 13th Pumping on Aquifer Water Levels

Source Water Analysis
City of Ramsey
Minnesota

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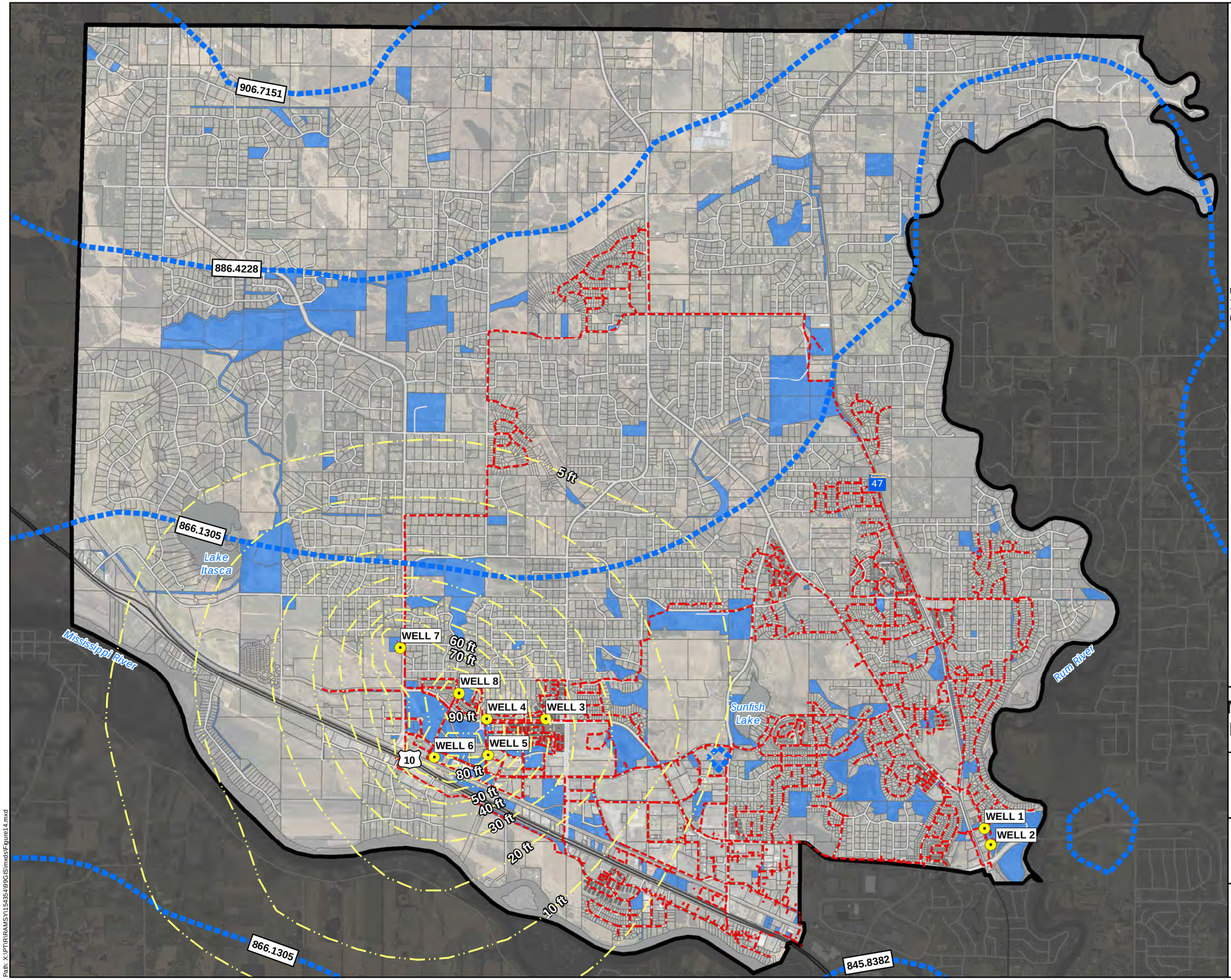
SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 13

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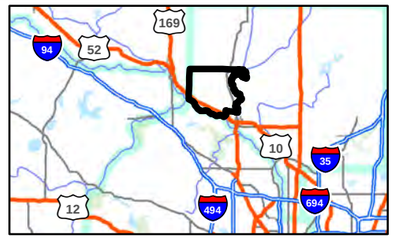


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping
- Feet of Modeled Drawdown from Project 2040 Daily Demand Well Pumping of 10.25 Million Gallons

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000 Feet



Modeled Drawdown of 2040 Daily Demand on Aquifer Water Levels

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 14

Path: X:\PTW\RAM\SY\115435499\GIS\mxd\sFigure14.mxd

Armstrong Blvd NW

Potential Well Siting Area B

Potential Well Siting Area C

Potential Well Siting Area A

Lake Itasca

Mississippi River

Sunfish Lake

Rum River

WELL 1

WELL 2

WELL 3

WELL 4

WELL 5

WELL 6

WELL 7

WELL 8

47

10

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

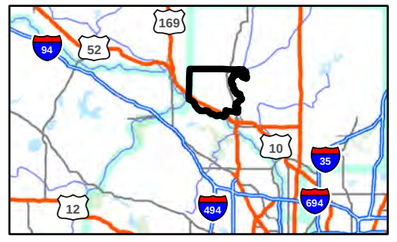
Potential Well Sites

- Potential Well Siting Area A
- Potential Well Siting Area B
- Potential Well Siting Area C

0 1,500 3,000 6,000

Feet

N



Potential Well Sites

Source Water Analysis City of Ramsey Minnesota

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SEH

Project: MCES 150732

Print Date: 6/5/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 15

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Appendix E

Pilot Study

Pilot Study Report

Water Treatment Plant

City of Ramsey, Minnesota

RAMSY 154354 | June 18, 2020

SEH

Building a Better World for All of Us®

Engineers | Architects | Planners | Scientists

Contents

Certification Page
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1.2 Objectives 1

2 Existing Facilities 1
2.1 Wells 1

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3.2 Sampling and Analysis 4

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Pilot Study Report

Water Treatment Plant

Prepared for the City of Ramsey, Minnesota

1 Introduction

1.1 Background

SEH was contracted by the City of Ramsey to conduct a centralized water treatment plant feasibility study. As part of the study, SEH conducted a pilot study to consider options for the removal of iron and manganese from their water supply. The water quality in Ramsey is high in both iron and manganese with levels exceeding the United States Environmental Protection Agency (US EPA) secondary standards of 0.3 mg/L and 0.05 mg/L respectively. Along with the manganese secondary standard, Ramsey's average manganese levels exceed Minnesota Department of Health's (MDH's) Health Based Value (HBV) of 0.1 mg/L for bottle-fed infants less than one year of age.

1.2 Objectives

The objectives of the study were to evaluate the effectiveness of various treatment methods for removing iron and manganese, and then to select treatment methods for the design of a Water Treatment Plant for the City of Ramsey.

The study included the following objectives:

- Evaluate the effectiveness of chlorine and permanganate for the removal of iron and manganese;
- Establish filter run lengths;
- Evaluate filter loading rates;
- Select the filter media type that provides the best removal of iron and manganese, and;
- Evaluate the use of aeration and detention as part of the treatment process.

2 Existing Facilities

2.1 Wells

The City of Ramsey has eight wells all located in the southern part of town north of U.S. Highway 10. The City's original two wells, Wells No. 1 and 2, are located in the southeast part of town, while the other wells are all located in the southwest part of town. The wells are capable of producing approximately 11 million gallons per day, although the treatment plant would be located within the southwest well field and thus would not be fed by Wells No. 1 or 2, making the potential treatment capacity 9.5 million gallons per day.

Current treatment at the wells consists of chemical treatment including polyphosphate for iron and manganese sequestration, gas chlorine for disinfection, and fluoride for dental health.

3 Pilot Study

The pilot study was conducted in the SEH pilot water plant trailer. Equipment used for the pilot study included chemical feed systems, an aerator, detention tank, and filter columns (filters). Train 1 of the study utilized direct filtration where the well water was treated with chemical injections of chlorine (sodium hypochlorite) and potassium permanganate, and then filtered through filters with two different media types. Train 2 of the study utilized the chemical injections and two different filter media types, but included aeration prior to the chemical injections, and detention prior to filtration. Sampling as part of the pilot study were conducted and analyzed by SEH's pilot plant operator.

3.1 Pilot Testing Processes

The pilot study was conducted for Ramsey's Wells No. 3 and 4 to establish the efficiency and reliability of the two treatment processes and filter media types to remove iron and manganese. Processes for the pilot study were selected based on the concentrations of iron and manganese, and on prior experience. The figures below show the processes for Train 1 and Train 2.

Figure 1 – Pilot Sudy Train 1

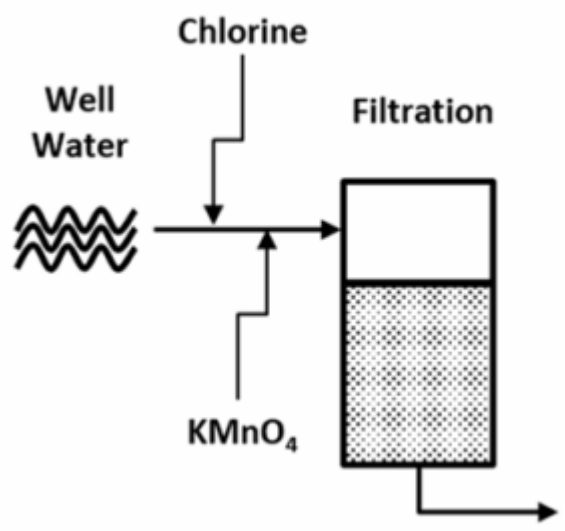
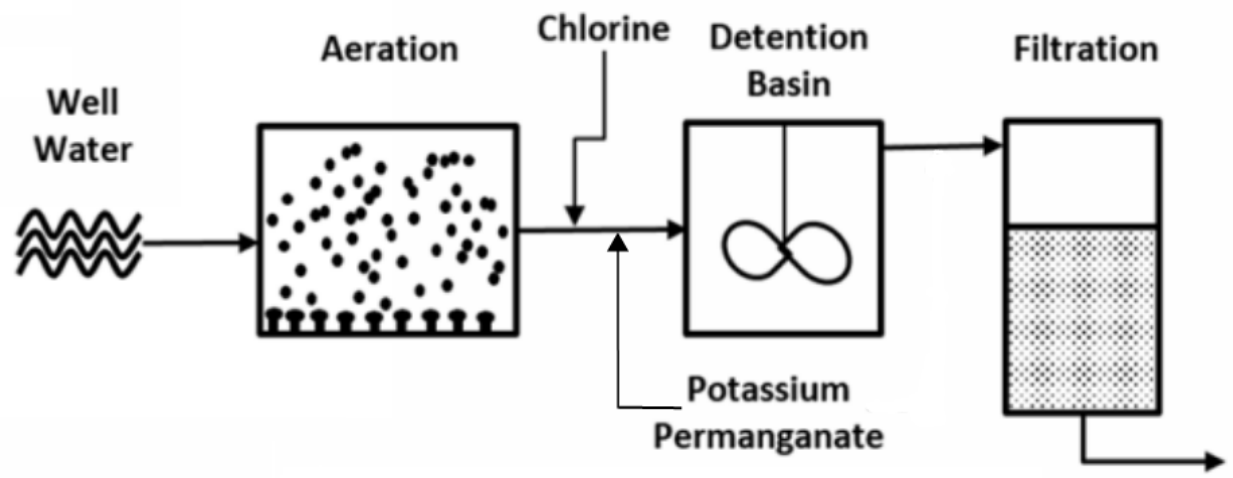


Figure 2 – Pilot Study Train 2



3.1.1 Forced Draft Aerator

The SEH pilot water plant utilized a forced draft aerator, which consists of an aerator column, packing material, and a blower. During treatment of the water for Train 2, water was pumped from the well into the pilot water plant aerator, and then percolated down through the packing material in the aerator column as air was blown up through the packing material. Aeration of water is done to oxidize the iron into solids so that they can be filtered out. Aeration of water can also remove dissolved gases in water such as hydrogen sulfide.

3.1.2 Detention Tank

After aeration during Train 2, a detention tank in the pilot water plant was used to provide additional reaction time for chlorine to oxidize iron and potassium permanganate to oxidize manganese in the water. For this study, the system was set up to provide 30 minutes of detention before filtration.

3.1.3 Chemical Feed System

The chemicals used for the pilot study included chlorine, in the form of sodium hypochlorite, and potassium permanganate ($KMnO_4$). While chlorine is used for oxidizing iron, potassium permanganate is used for the oxidation of manganese. Both chemicals are commonly used in treatment systems for the removal of iron and manganese. The sodium hypochlorite solution was fed at a strength of 15 grams per liter (gpl). Potassium permanganate was fed at a strength of 4 gpl.

The chemical feed systems used in the pilot study included Qdos peristaltic metering pumps capable of feeding a maximum of 31 gallons per hour (gph).

Chemical addition was measured using calibration columns for each chemical feed pump. The volume (in milliliters) of each chemical pumped was measured per unit of time and the dosage was calculated based on the flow to the individual treatment trains.

3.1.4 Filters

The SEH Pilot Water Plant contains four filter columns (filters) that each measure 8 inches in diameter and 72 inches tall. The resulting surface area for filtration of each filter is 0.35 ft^2. The filters each have a 0.75 inch inlet, 1.5 inch backwash waste outlets, underdrains, air release system, rate of flow meters, sample taps, and filter media. Pressure taps are located on the inlet and outlet of each filter to obtain filter head loss by comparing the two pressures. For the Ramsey pilot study, Filters 1 and 2 (Train 1) were operated without aeration and detention. Filters 3 and 4 (Train 2) were operated with aeration and detention. Each filter was supplied 1.05 gpm to achieve a target filtration rate of 3.0 gpm/ft^2 for this study. Each type of filter media used in the study was new and had not been used in other studies. The filters were backwashed with a combination of air and water between filter runs.

Table 1 – Pilot Study Filter Characteristics

Filter	Media	Filtration Rate (gpm/ft^2)	Effective Size (mm)	Media Depth (in)
1	Greensand	3	0.30-0.35	18
	Anthracite		0.9-1.0	12
2	Silica Sand	3	0.45-0.55	18
	Anthracite		0.9-1.0	12
3	Greensand	3	0.30-0.35	18
	Anthracite		0.9-1.0	12
4	Silica Sand	3	0.45-0.55	18
	Anthracite		0.9-1.0	12

3.2 Sampling and Analysis

Sampling and analysis was completed by the onsite SEH pilot plant operator. Field testing for iron and manganese was conducted using a Hach DR/890 Portable Colorimeter, and was done for the raw water and from the effluent of each filter. Testing for iron was conducted using the Hach Method 8147 (DR800 FerroZine Solution Pillow), which has a range of 0-1.3 mg/L iron (Fe), and an estimated detection limit of 0.011 mg/L Fe. Testing for manganese was conducted using the Hach Method 8149 (DR800 PAN), which has a range of 0-0.70 mg/L manganese (Mn), and an estimated detection limit of 0.020 mg/L Mn. Temperature and pH analyses were conducted using a Hach HQ 40 pH meter, and was done for the raw water. Samples for the analysis of chlorine were collected from the effluent of each filter and analyzed using the Hach DR/890 Portable Colorimeter. The chlorine demand was calculated by subtracting the residual chlorine after filtration from the dose of chlorine added to the raw water to oxidize iron. The results of the sampling and subsequent analysis are presented in the remainder of this report.

4 Pilot Study Results

As discussed, the pilot study was conducted for Ramsey's Wells No. 3 and 4 to establish the efficiency and reliability of the two treatment processes, as well as the two filter media types, to remove iron and manganese. Identical pilot studies were conducted at both wells. The purpose of this was to determine how well the treatment processes would do with more than one source

water. The finished water quality met the EPA secondary standards for iron and manganese, as well as MDH's HBV for manganese, for both treatment processes and filter media types.

4.1 Well No. 3 Results

4.1.1 Raw Water Quality

The pilot study for Well No. 3 was completed between January 21, 2020 and January 22, 2020. Well No. 3 currently pumps approximately 1,450 gpm directly into the distribution system with polyphosphate, chlorine, and fluoride added in a shared pump house with Well No. 4. Table 2 below summarizes the raw water results collected from Well No. 3 during the pilot study.

Table 2 – Well No. 3 Raw Water Quality

Iron (mg/L)			Manganese (mg/L)			pH		
Min.	Avg.	Max	Min.	Avg.	Max.	Min.	Avg.	Max.
0.500	0.640	0.850	0.160	0.200	0.240	7.46	7.72	7.85

Results from the raw water sampling show that Well No. 3 exceeds EPA's secondary standards for iron and manganese, which can cause aesthetic water quality issues related to color, taste, sediment, and staining. Well No. 3 also exceeds MDH's HBV 0.1 mg/L for manganese for bottle-fed infants less than one year of age. Infants who drink water with manganese above 0.1 mg/L may develop learning and behavior problems.

4.1.2 Water Treatment

Water from Well No. 3 went through both treatment trains provided by the SEH pilot water treatment plant. Train 1 utilized direct filtration through Filters 1 and 2 after chlorine and potassium permanganate injection, while Train 2 utilized aeration and detention prior to filtration through Filters 3 and 4. With Train 2, aeration was provided prior to chemical injection to help oxidize iron, followed by chlorine and potassium permanganate injection, and then 30 minutes of detention time to allow for adequate chemical reaction time before filtration. The chemical doses to treat water from Well No. 3 are provided in Table 3. All four filters in the pilot water plant were operated at a rate of 3.0 gpm/ft^2.

Table 3 – Well No. 3 Chemical Dosages

Train 1 – Filters 1 and 2 (Direct Filtration)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
2.15	2.92	3.58	0.49	0.49	0.49
Train 2 – Filters 3 and 4 (Aeration and Detention)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.95	3.24	4.53	0.10	0.10	0.10

The chlorine dosages for the two treatment trains were similar, although the chlorine dosage with Train 2 may be able to be reduced as aeration provides significant iron oxidation, and 30 minutes

of detention allows for additional chemical reaction time to increase iron oxidation. The potassium permanganate dosage in Train 2 was able to be lowered to about a fifth of that in Train 1, as the added chemical reaction time with 30 minutes of detention increases manganese oxidation.

4.1.3 Finished Water Quality

The SEH pilot water plant was able to treat water from Well No. 3 to levels that meet the EPA secondary standards, as well as MDH's HBV for manganese. In fact, no sample result exceeded the EPA secondary standards, and both treatment trains were able to remove both iron and manganese on average below the method detection limits of 0.011 mg/L and 0.020 mg/L respectively.

The finished water quality for Well No. 3 during the pilot study is summarized in Table 4 below.

Table 4 – Well No. 3 Finished Water Quality

Filter	Iron (mg/L)			Manganese (mg/L)		
	Min.	Avg.	Max.	Min.	Avg.	Max.
1	nd	nd	0.040	nd	nd	0.043
2	nd	nd	0.020	nd	nd	nd
3	nd	nd	0.020	nd	nd	0.048
4	nd	nd	nd	nd	nd	nd
Notes: nd = below method detection limit						

The use of detention in Train 2 did not provide a significant treatment advantage over Train 1 in removing iron and manganese, although the use of aeration in Train 2 provided slightly better results in the removal of iron. There also wasn't a significant difference in treatment effectiveness between the two filter media types, although Filters 1 and 3 each had at least one spiked result for manganese that approached the secondary standard.

4.2 Well No. 4 Results

4.2.1 Raw Water Quality

The pilot study for Well No. 4 was completed between January 20, 2020 and January 21, 2020. Well No. 4 currently pumps approximately 850 gpm directly into the distribution system with polyphosphate, chlorine, and fluoride added in a shared pump house with Well No. 3. Table 5 below summarizes the raw water results collected from Well No. 4 during the pilot study.

Table 5 – Well No. 4 Raw Water Quality

Iron (mg/L)			Manganese (mg/L)			pH		
Min.	Avg.	Max.	Min.	Avg.	Max.	Min.	Avg.	Max.
0.180	0.240	0.360	0.035	0.392	0.360	7.51	7.61	7.71

Results from the raw water sampling show that Well No. 4 exceeds EPA's secondary standards for iron and manganese, which can cause aesthetic water quality issues related to color, taste,

sediment, and staining. Well No. 4 also exceeds MDH's HBV 0.1 mg/L for manganese for bottle-fed infants less than one year of age. Infants who drink water with manganese above 0.1 mg/L may develop learning and behavior problems.

4.2.2 Water Treatment

Like Well No. 3, water from Well No. 4 went through both treatment trains provided by the SEH pilot water treatment plant. The chemical doses to treat water from Well No. 4 are provided in Table 3. All four filters in the pilot water plant were operated at a rate of 3.0 gpm/ft^2.

Table 6 – Well No. 4 Chemical Dosages

Train 1 – Filters 1 and 2 (Direct Filtration)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.43	2.57	3.43	0.49	0.49	0.52
Train 2 – Filters 3 and 4 (Aeration and Detention)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.95	2.66	2.72	0.21	0.21	0.21

The chlorine dosages for the two treatment trains were similar, although the chlorine dosage with Train 2 may be able to be reduced as aeration provides significant iron oxidation, and 30 minutes of detention allows for additional chemical reaction time to increase iron oxidation. The potassium permanganate dosage in Train 2 was able to be lowered to less than half of that in Train 1, as the added chemical reaction time with 30 minutes of detention increases manganese oxidation.

4.2.3 Finished Water Quality

The SEH pilot water plant was able to treat water from Well No. 4, on average, to levels that meet the EPA secondary standards, as well as MDH's HBV for manganese. Although the average iron and manganese levels were below those standards, the pilot water plant was not able to remove iron below the method detection limit on average like it did with Well No. 3. Filter 4 also saw a spike in manganese at the beginning of the filter run, which was above the MDH HBV, but quickly reduced manganese below the secondary standard and MDH HBV thereafter.

The finished water quality for Well No. 4 during the pilot study is summarized in Table 7 below.

Table 7 – Well No. 4 Finished Water Quality

Filter	Iron (mg/L)			Manganese (mg/L)		
	Min.	Avg.	Max.	Min.	Avg.	Max.
1	nd	0.018	0.080	nd	nd	0.044
2	nd	0.014	0.080	nd	nd	0.028
3	nd	0.014	0.080	nd	nd	0.031
4	nd	0.015	0.090	nd	nd	0.128

Notes: nd = below method detection limit

The use of detention and aeration in Train 2 did not provide a significant treatment advantage over Train 1 in removing iron and manganese. There also wasn't a significant difference in treatment effectiveness between the two filter media types, although Filter 4 saw the spike in manganese that was above the secondary standard and MDH HBV.

5 Conclusions and Recommendations

The SEH pilot water plant was able to treat water from Well No. 3 and Well No. 4 to concentrations below the EPA secondary standards for iron and manganese, as well as the MDH HBV for manganese. Implementing either treatment trains at full-scale would allow the City of Ramsey to provide aesthetically pleasing as it relates to iron and manganese, as well as provide safe drinking water to the residents as it relates to manganese.

5.1 Aeration

Aeration of the water provided better results in terms of iron removal for Well No. 3, which had much higher raw water iron levels than Well No. 4, but provided similar results in terms of iron removal for Well No. 4. It is expected that the benefits of aeration will be more pronounced in water quality similar to that of Well No. 3. Based on the results and on previous experience, the use of an aerator may be preferred as it provides an additional layer in the removal or iron, and may also provide additional treatment benefits such as the removal of dissolved gases like hydrogen sulfide.

5.2 Detention

The addition of a detention tank did not provide a significant difference in treatment effectiveness for iron and manganese removal, but it did allow for the potassium permanganate dosage to be lowered. Although 30 minutes of detention was suitable for the removal of iron and manganese, and allowed for the reduction in the potassium permanganate dosage, it is not needed to provide quality water for the City of Ramsey. If a water treatment plant is pursued, the City should compare the cost savings of reducing the potassium permanganate dosage with the construction cost of a detention tank.

5.3 Chemical Feed

The pilot study evaluated the use of chlorine and potassium permanganate as oxidants. Feed rates are within normal ranges for the type of water treated. It is recommended to use these chemicals for a full-scale design, although chlorine may be fed as sodium hypochlorite solution or gas chlorine, and potassium permanganate may be fed as sodium permanganate instead.

5.4 Filtration

Both filter media types were effective in removing iron and manganese and successfully operated at a loading rate of 3.0 gpm/ft^2, but there wasn't a significant difference in effectiveness. Although there wasn't a significant difference between the two filter media types, SEH recommends the use of 12 inches of anthracite over 18 inches of Greensand Plus™, rather than 12 inches of anthracite over 18 inches of silica sand for full-scale filters. This is because Greensand Plus™ is a filter media that is coated with manganese dioxides that further aid in the removal of manganese.

Figure 3 – Well #3 Manganese Results

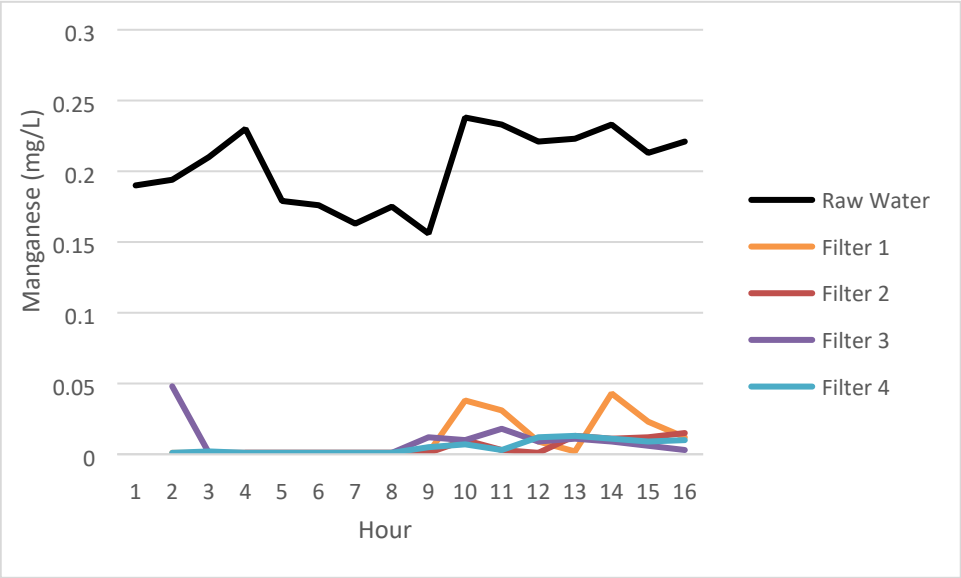


Figure 4 – Well #3 Iron Results

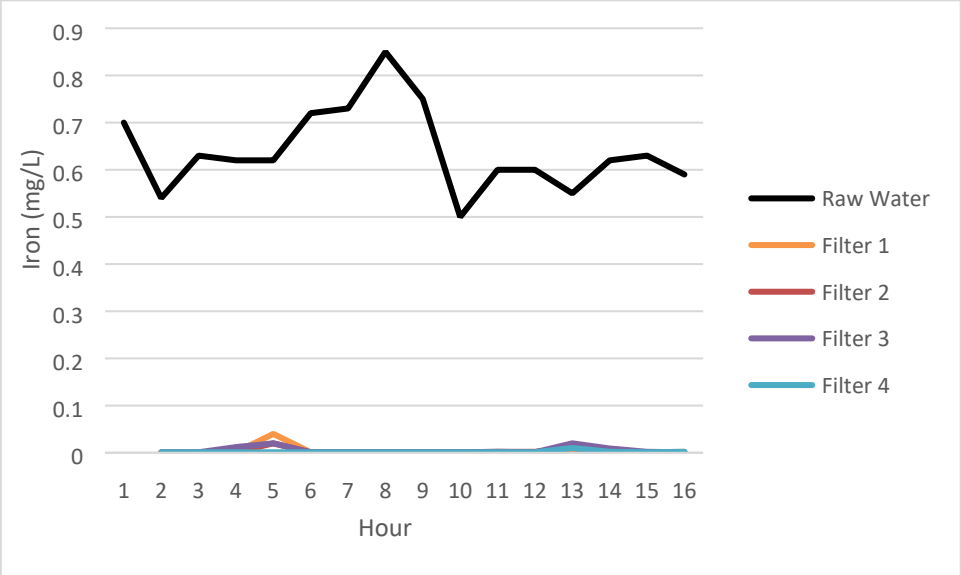


Figure 5 – Well #4 Manganese Results

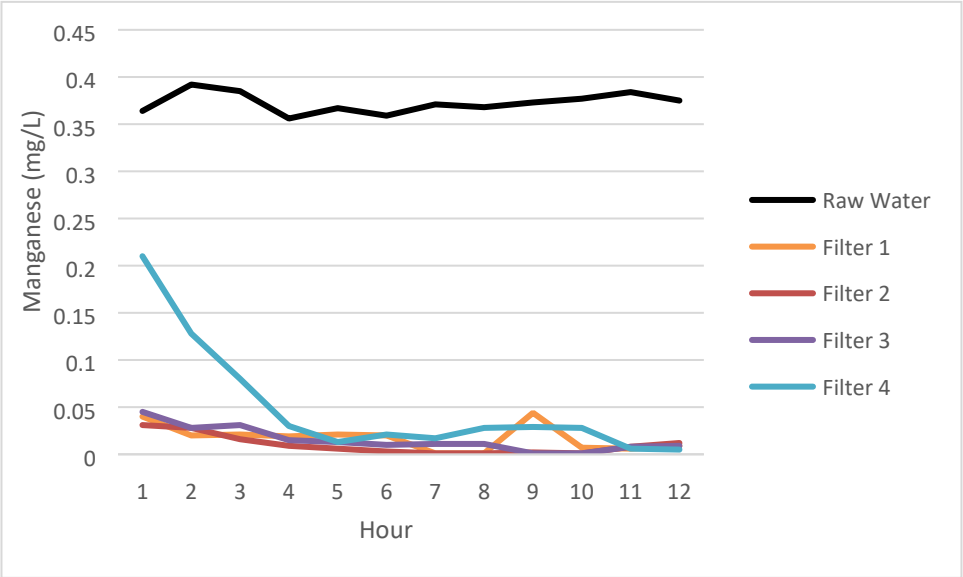
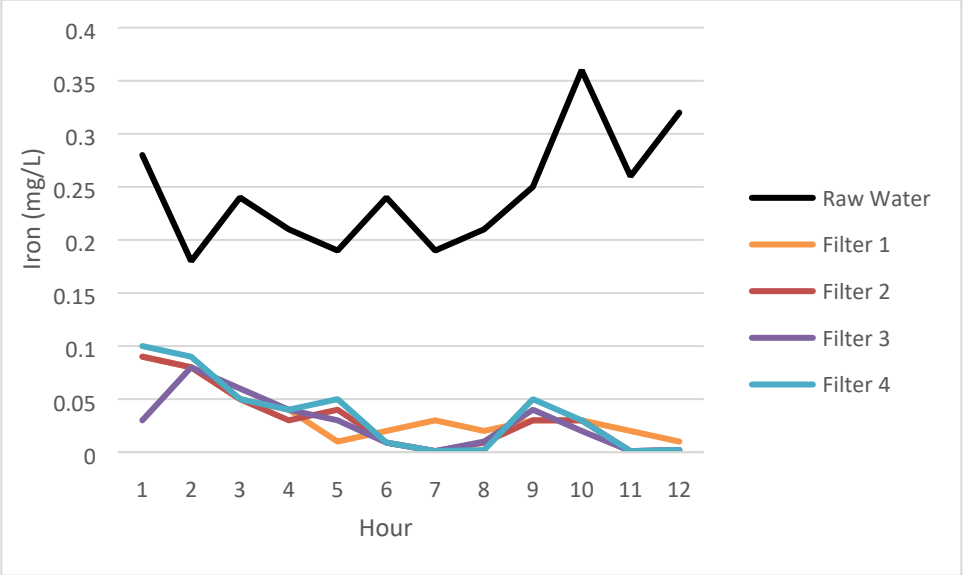


Figure 6 – Well #4 Iron Results



dmk



Building a Better World for All of Us®

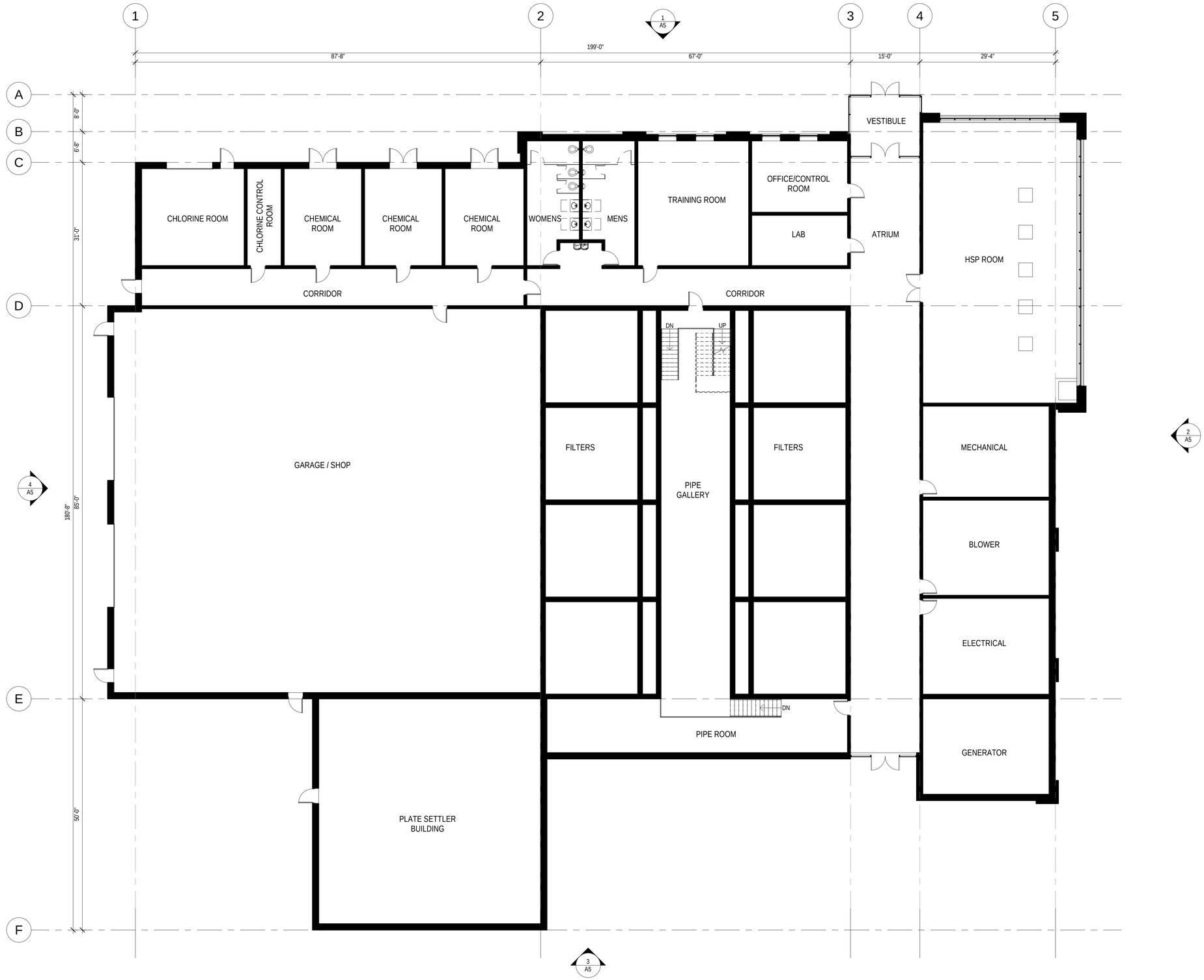
Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

Join Our Social Communities

Appendix F

Gravity Filter Layouts



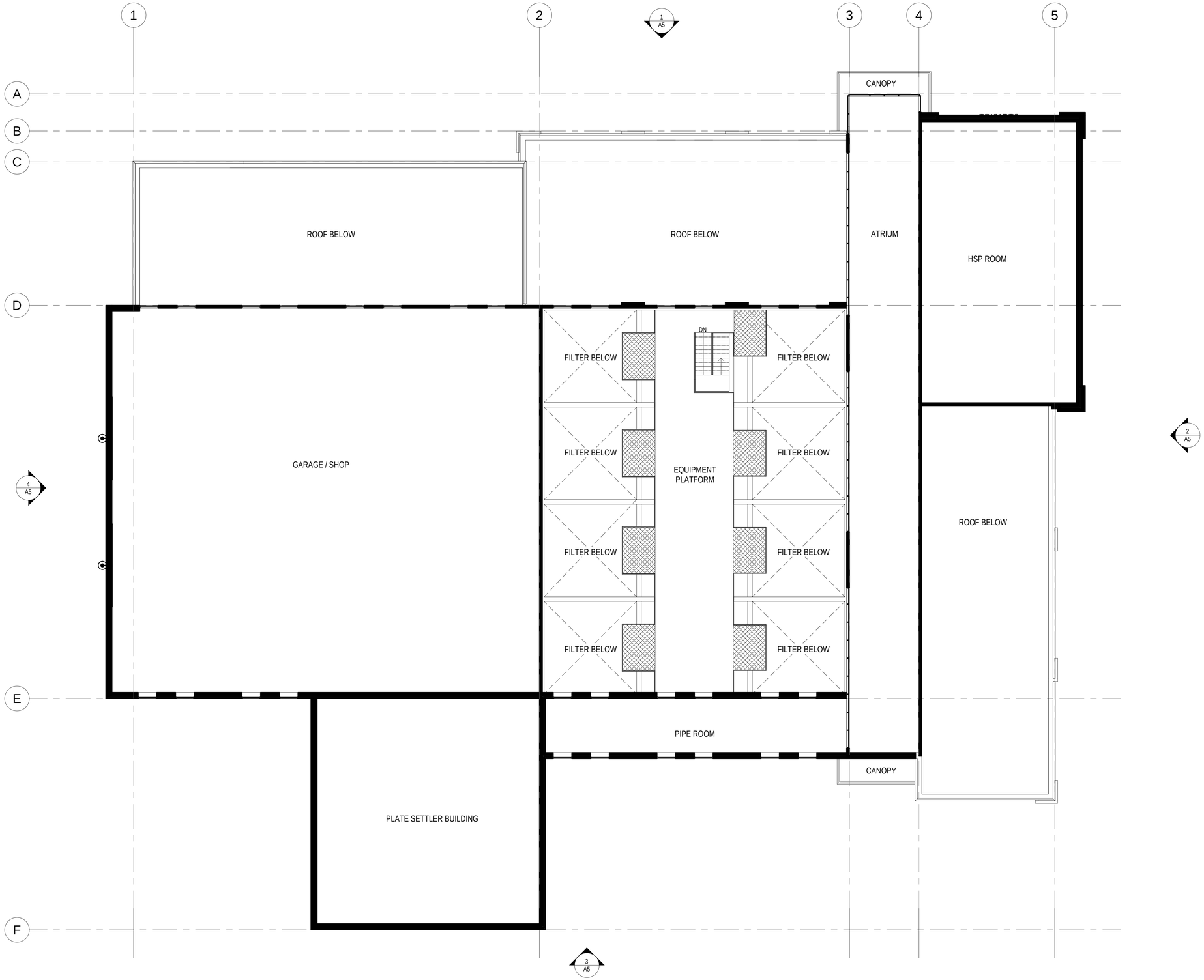
1 A3 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 1 - WITH GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |



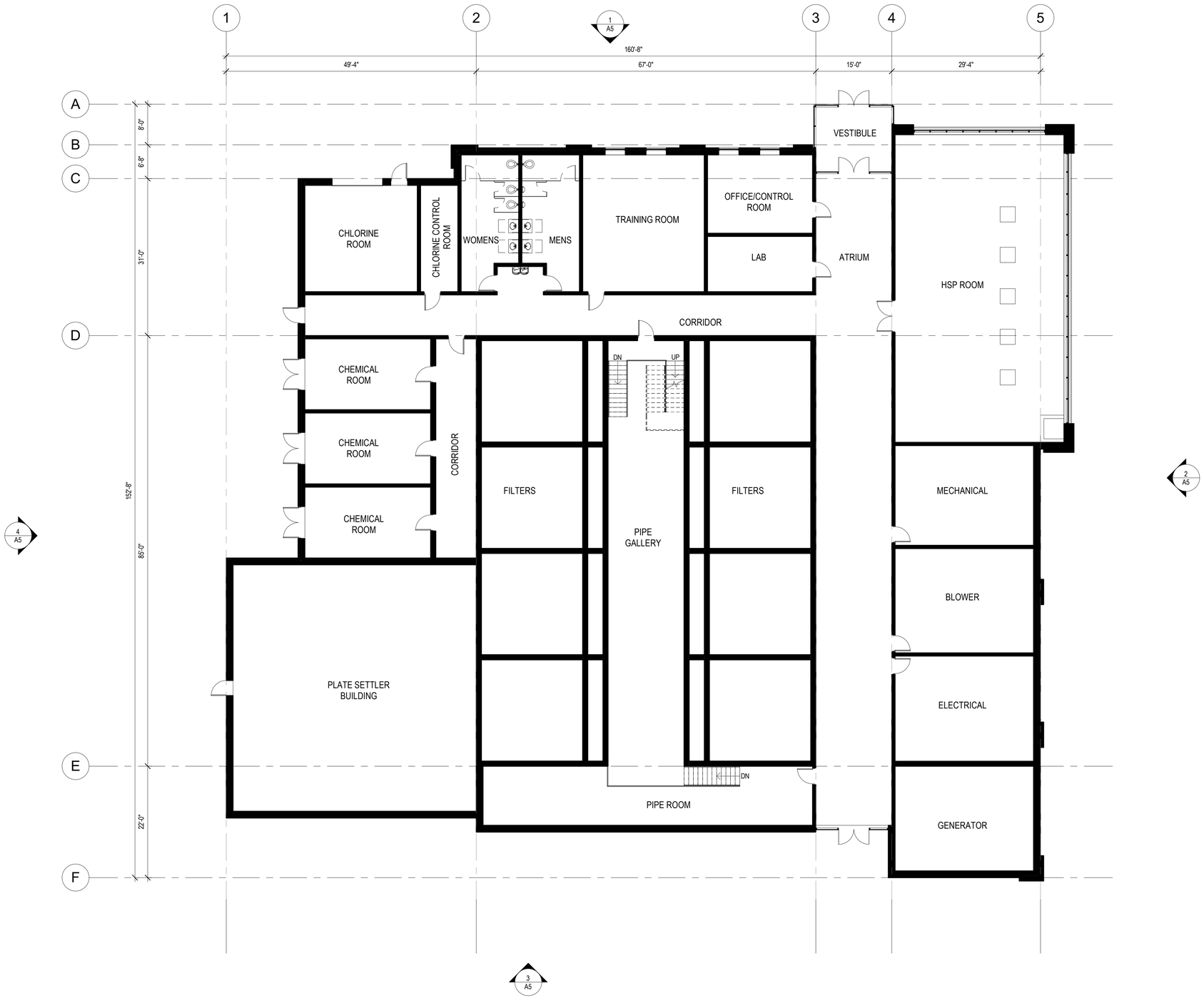
1 A4 UPPER LEVEL FLOOR PLAN - ALTERNATIVE 1 - WITH GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| UPPER LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |



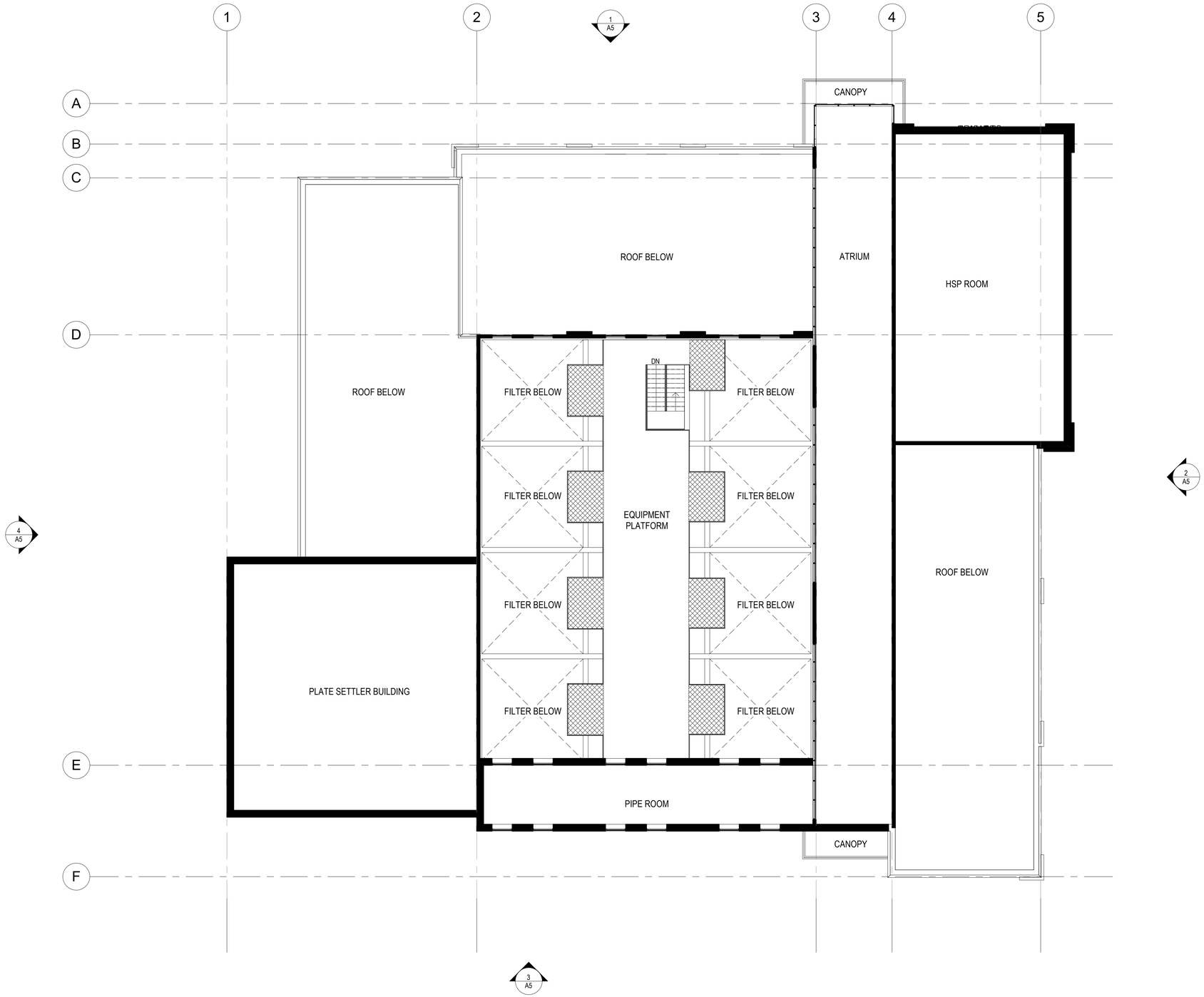
1 A3 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 1 - NO GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 11/2020 |



1 A4 UPPER LEVEL FLOOR PLAN - ALTERNATIVE 1 - NO GARAGE

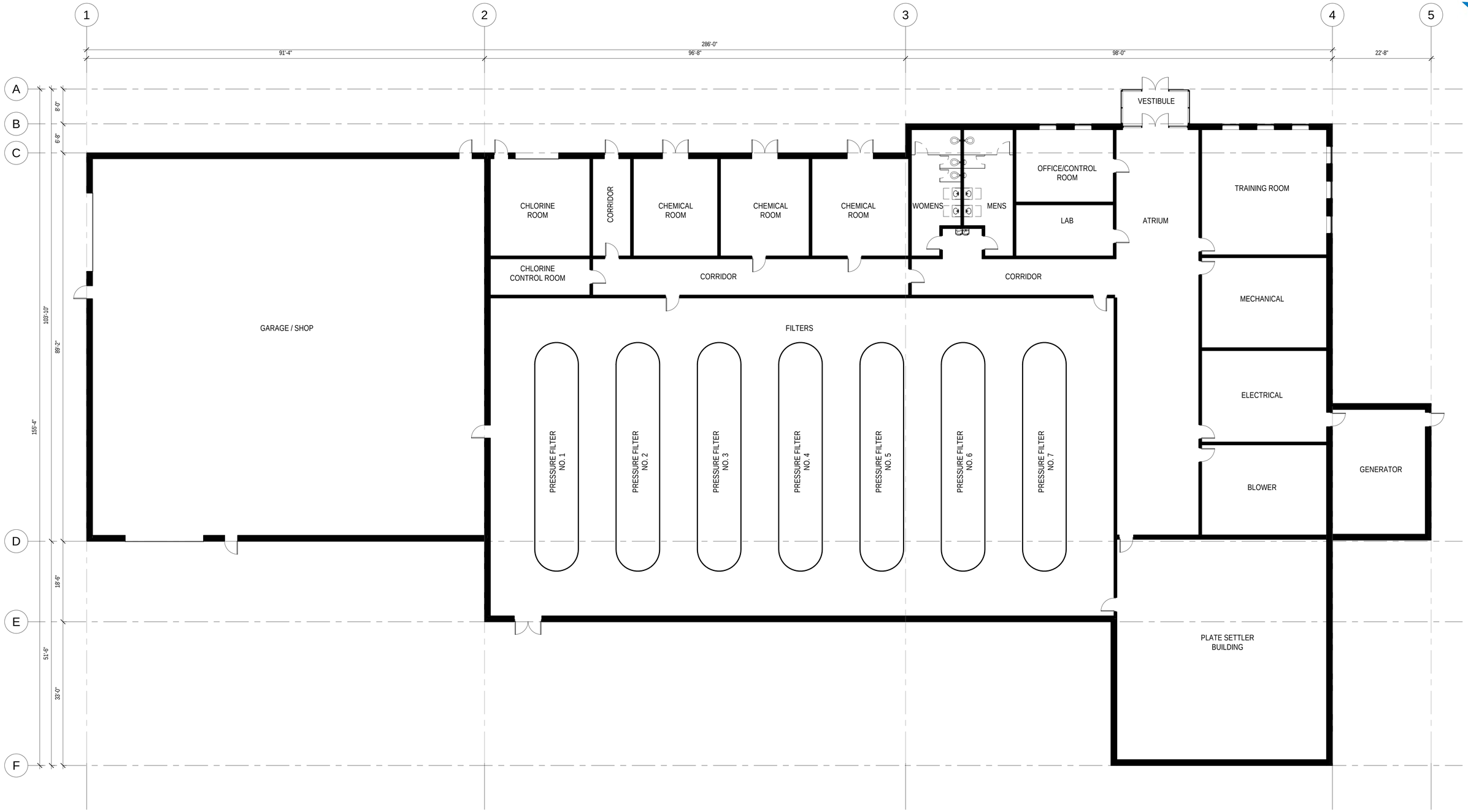
3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

Appendix G

Pressure Filter Layouts



1 / A2 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 2

3/32" = 1'-0"

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 2 - PRESSURE FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |

Appendix H

Architectural Renderings

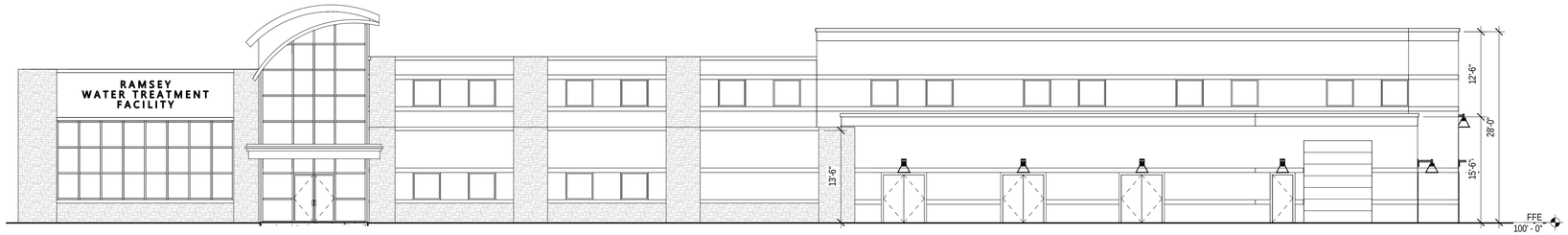


1
A1 EXTERIOR RENDERING - ALTERNATIVE 1

1
A2 EXTERIOR RENDERING - ALTERNATIVE 1

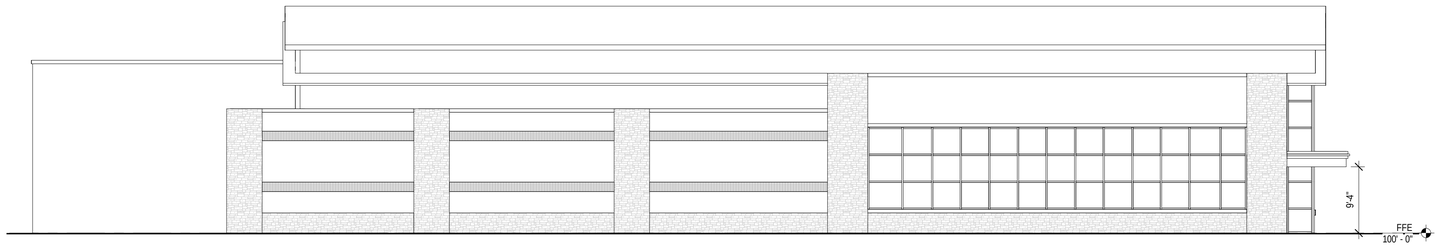
WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| EXTERIOR RENDERING | RAMSEY, MN | 06/2020 |



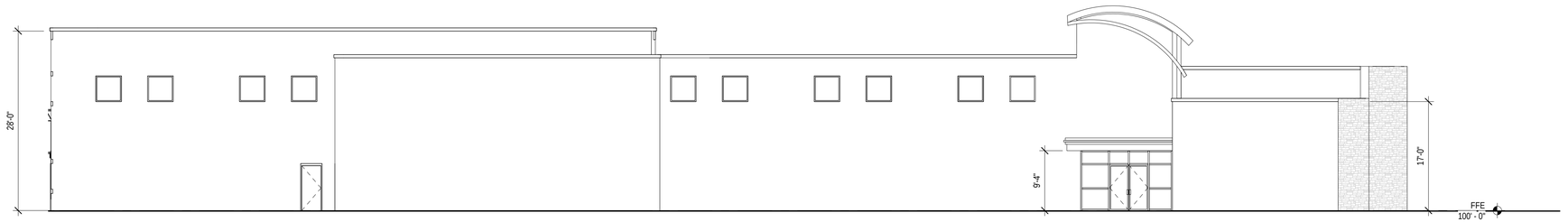
1 / A5 EXTERIOR ELEVATION - FRONT - ALTERNATIVE 1

3/32" = 1'-0"



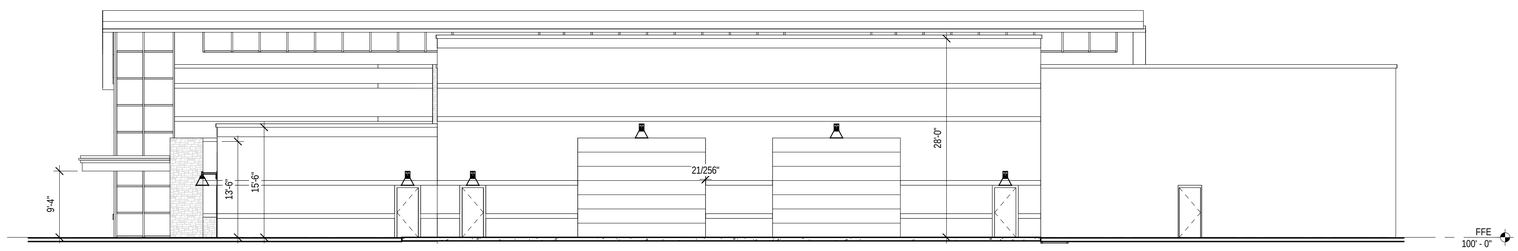
2 / A5 EXTERIOR ELEVATION - LEFT - ALTERNATIVE 1

3/32" = 1'-0"



3 / A5 EXTERIOR ELEVATION - BACK - ALTERNATIVE 1

3/32" = 1'-0"



4 / A5 EXTERIOR ELEVATION - RIGHT - ALTERNATIVE 1

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| EXTERIOR ELEVATIONS | RAMSEY, MN | 06/2020 |

Appendix I

Treatment Plant Sites and Raw Watermain

Fire Station Site
3.2 Acres

Water Shop Site
3.5 Acres

Vacant City Property Site
4.1 Acres

Public Works Site
3.5 Acres

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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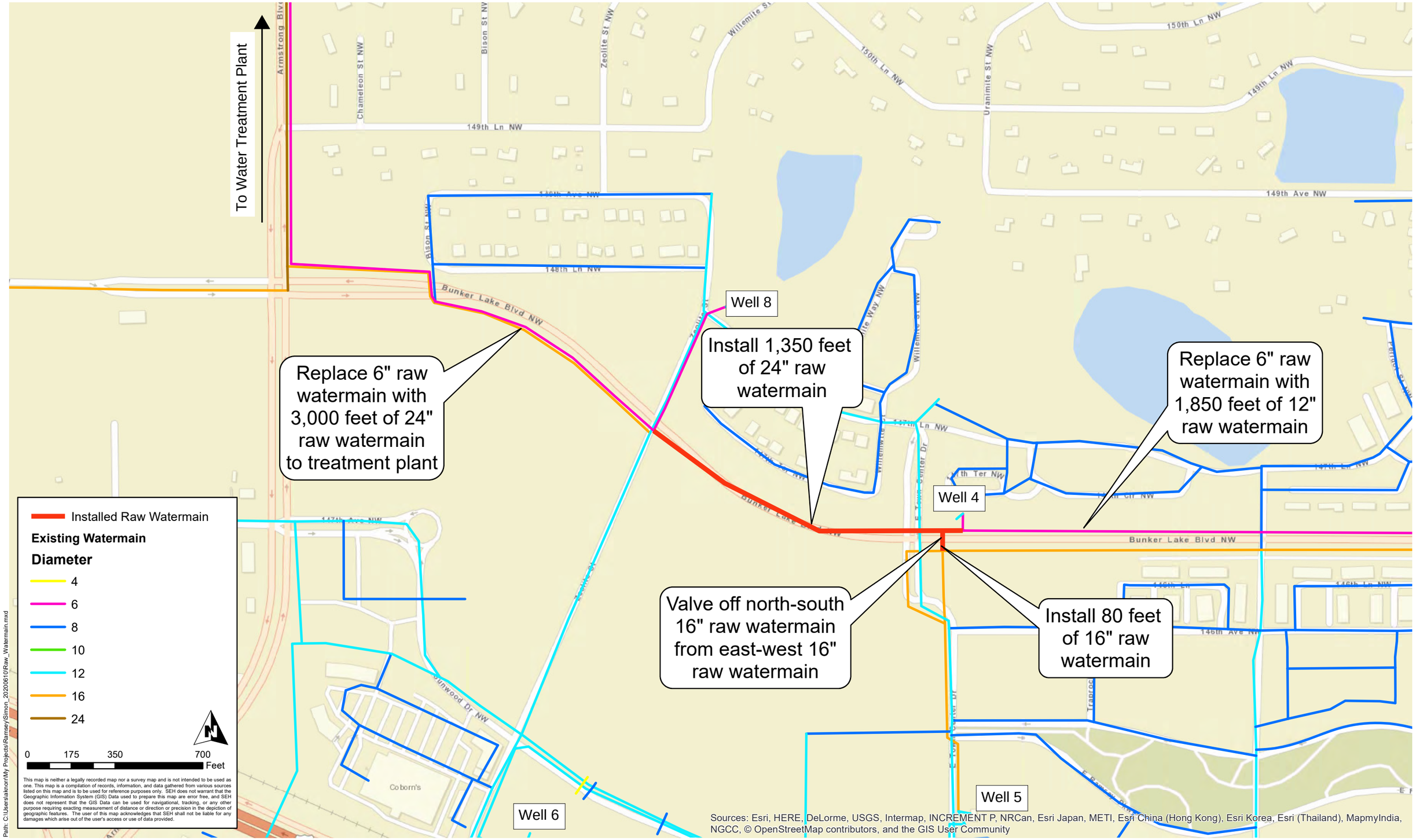
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Print Date: 12/8/2020

WTP SITE ALTERNATIVES

Ramey, Minnesota

Figure
1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



Project Number: RAMSY 154354
Print Date: Print Date: 6/16/2020

RAW WATERMAIN - FIRE STATION SITE

Ramsey, Minnesota

Figure 2
Raw Watermain

Well 7

Existing 6" Raw Watermain

Install 150 Feet of 16" Raw Watermain for Future Wells

Install 1,700 Feet of 16" Raw Watermain

Well 8

Existing 6" Raw Watermain

Existing 6" Raw Watermain

Install 7,700 Feet of 24" Raw Watermain for Future Public Works Site

Install 1,300 Feet of 20" Raw Watermain

Well 4

Well 3

Existing 16" Raw Watermain

Replace 3,800 feet (entire 143rd Ave NW stretch) of Existing 10" Finished Watermain with 24" Finished Watermain

Well 5

Well 6

Existing 12" Raw Watermain

Water Shop Site

Vacant Property Site

Public Works Site

Path: X:\PT\RR\RAMSY\154354\5-final-dsgn\51-drawings\90-GIS\PDF's\WTP_Site_Options_2 New Wells.mxd

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3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (888) 908-8166
TF: (800) 325-2055
www.sehinc.com

Project: RAMSY 154354
Print Date: 3/1/2021

WATERMAIN - PUBLIC WORKS, WATER SHOP, OR VACANT PROPERTY SITES

Ramsey, Minnesota

Figure 3

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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WTP Alternatives - Fire Station Site

Ramsey, Minneota

Figure
4



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WTP Alternatives - Public Works Site

Ramsey, Minneota

Figure
5



SEH

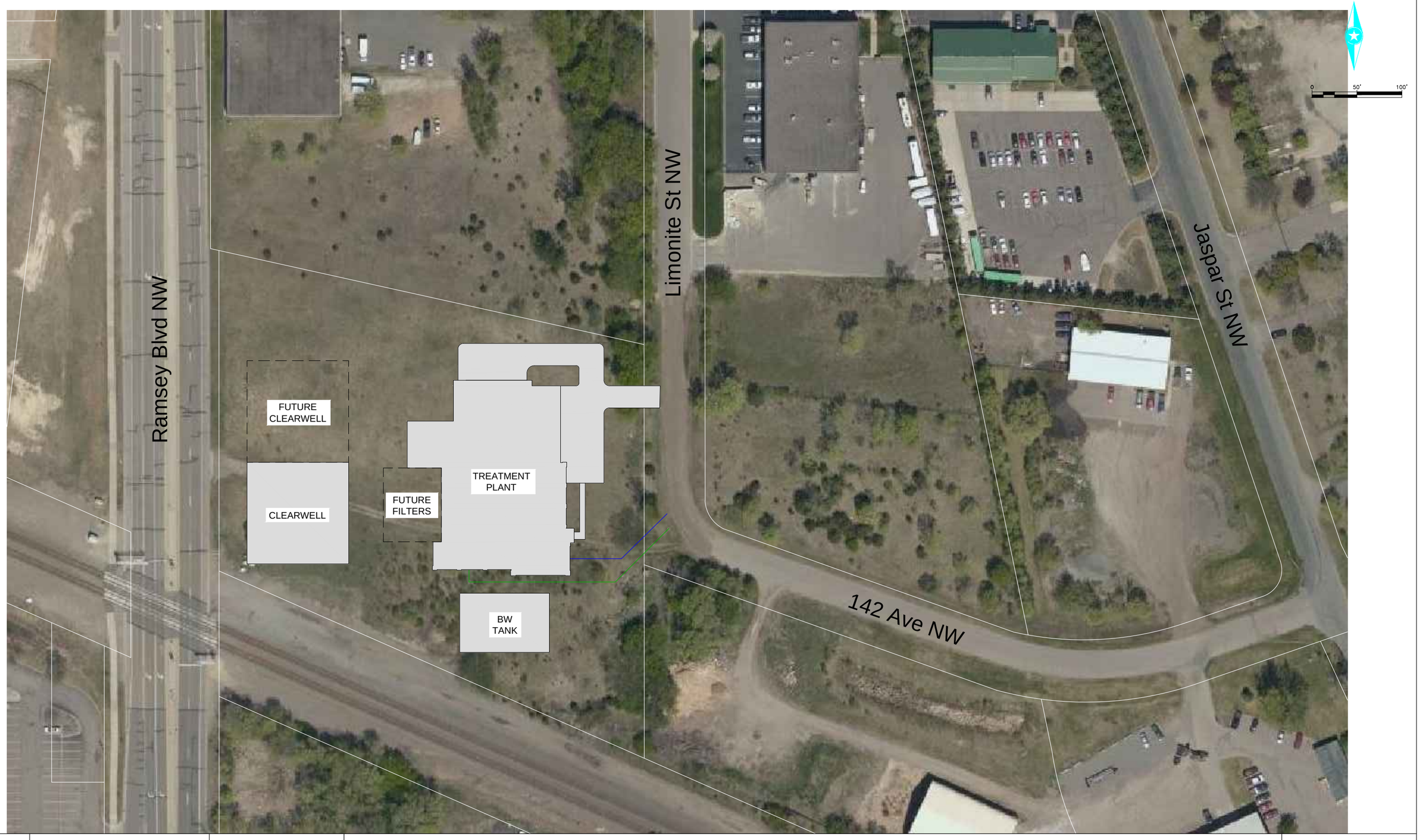
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WTP Alternatives - Water Shop Site

Ramsey, Minneota

Figure 6



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WTP Alternatives - Vacant City Property Site

Ramsey, Minneota

Figure
7

Appendix J

Capital Cost Opinions

Project Name:	**Ramsey WTP Feasibility Study**
SEH Project No:	**154354**
Date:	**March 3, 2021**
Estimator:	**MBJ**
Description:	**Alternative 1 - Concrete Gravity WTP**

DIVISION 1 - GENERAL REQUIREMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
GENERAL CONDITIONS	LUMP SUM	1	$ 2,368,955.00	$ 2,368,955.00
SUBTOTAL DIVISION 0 AND 01				*$ 2,368,955.00*
DIVISION 3 - CONCRETE	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CAST IN PLACE CONCRETE - BACKWASH TANKS	CU YD	950	$ 1,100.00	$ 1,045,000.00
CAST IN PLACE CONCRETE - CLEARWELL	CU YD	1500	$ 1,100.00	$ 1,650,000.00
CAST IN PLACE CONCRETE - FILTERS	CU YD	1050	$ 1,100.00	$ 1,155,000.00
CAST IN PLACE CONCRETE - SLAB ON GRADE/FOOTINGS	CU YD	600	$ 900.00	$ 540,000.00
PRECAST STRUCTURAL CONCRETE - 8" PLANK	SQ FT	9800	$ 25.00	$ 245,000.00
PRECAST STRUCTURAL CONCRETE - 12" PLANK	SQ FT	12700	$ 35.00	$ 444,500.00
SUBTOTAL DIVISION 3				*$ 5,079,500.00*
DIVISION 4 - MASONRY	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
BRICK/STONE VENEER	SF	14600	$ 40.00	$ 584,000.00
CONCRETE UNIT MASONRY	SQ FT	34000	$ 35.00	$ 1,190,000.00
SUBTOTAL DIVISION 4				*$ 1,774,000.00*
DIVISION 5 - METALS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
RAILING, ALUMINUM - WTP	LIN FT	1000	$ 115.00	$ 115,000.00
MISCELLANEOUS METALS - WTP	LUMP SUM	1	$ 200,000.00	$ 200,000.00
SUBTOTAL DIVISION 5				*$ 315,000.00*
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLASTIC FABRICATIONS - FRP LADDERS	EACH	14	$ 3,000.00	$ 42,000.00
ROUGH CARPENTRY	LUMP SUM	1	$ 40,000.00	$ 40,000.00
GYPSUM DRYWALL	SF	8000	$ 4.00	$ 32,000.00
SUBTOTAL DIVISION 6				*$ 114,000.00*
DIVISION 7 - THERMAL & MOISTURE PROTECTION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
JOINT SEALANTS	LUMP SUM	1	$ 40,000.00	$ 40,000.00
WATERPROOFING/AIR BARRIER	LUMP SUM	1	$ 200,000.00	$ 200,000.00
MEMBRANE ROOFING AND INSULATION	SF	21600	$ 25.00	$ 540,000.00
SUBTOTAL DIVISION 7				*$ 780,000.00*
DIVISION 8 - OPENINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FRP DOORS (SINGLE LEAF)	EACH	30	$ 3,300.00	$ 99,000.00
FRP DOORS (DOUBLE LEAF)	EACH	3	$ 6,600.00	$ 19,800.00
OVERHEAD DOOR - CHLORINE ROOM	EACH	1	$ 17,500.00	$ 17,500.00
ALUMINUM STOREFRONT	LUMP SUM	1	$ 260,000.00	$ 260,000.00
WINDOWS	EACH	28	$ 3,000.00	$ 84,000.00
FIRE RATED ALUM. FRAME AND GLASS	LUMP SUM	1	$ 5,000.00	$ 5,000.00
TANK HATCHES	UNIT	10	$ 3,000.00	$ 30,000.00
LOUVERS	LUMP SUM	1	$ 20,000.00	$ 20,000.00
SUBTOTAL DIVISION 8				*$ 535,300.00*
DIVISION 9 - FINISHES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ACOUSTICAL CEILING	SF	2000	$ 6.00	$ 12,000.00
FLOORING - TILE AND CARPET	LUMP SUM	1	$ 170,000.00	$ 170,000.00
WALL & CEILING PAINTING	SF	69000	$ 3.00	$ 207,000.00
EQUIPMENT/PROCESS PIPING PAINTING	LUMP SUM	1	$ 150,000.00	$ 150,000.00
SUBTOTAL DIVISION 9				*$ 539,000.00*
DIVISION 10 - SPECIALTIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
TOILET ACCESSORIES	LUMP SUM	2	$ 2,500.00	$ 5,000.00
FIRE EXTINGUISHERS	EACH	10	$ 250.00	$ 2,500.00
INTERIOR PANEL SIGNAGE	LUMP SUM	1	$ 3,000.00	$ 3,000.00
SUBTOTAL DIVISON 10				*$ 10,500.00*
DIVISION 12 - FURNISHINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
METAL CASEWORK - BASE AND UPPERS	LUMP SUM	1	$ 35,000.00	$ 35,000.00

FURNITURE	LUMP SUM	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 12				*$ 65,000.00*
DIVISION 21 - FIRE SUPPRESSION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FIRE PROTECTION SYSTEM (WET)	LUMP SUM	1	$ 75,000.00	$ 75,000.00
SUBTOTAL DIVISION 21				*$ 75,000.00*
DIVISION 22 - PLUMBING	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLUMBING	LUMP SUM	1	$ 430,000.00	$ 430,000.00
SUBTOTAL DIVISION 22				*$ 430,000.00*
DIVISION 23 - HVAC	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HVAC	LUMP SUM	1	$ 910,000.00	$ 910,000.00
SUBTOTAL DIVISION 23				*$ 910,000.00*
DIVISION 26 - ELECTRICAL	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ELECTRICAL	LUMP SUM	1	$ 2,900,000.00	$ 2,900,000.00
SUBTOTAL DIVISION 26				*$ 2,900,000.00*
DIVISION 31 - EARTHWORK	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CLEAR AND GRUB	ACRE	2.00	$ 10,000.00	$ 20,000.00
BUILDING EXCAVATION	CU YD	8500	$ 15.00	$ 127,500.00
CLEARWELL EXCAVATION	CU YD	8000	$ 15.00	$ 120,000.00
BACKWASH TANK	CU YD	7500	$ 15.00	$ 112,500.00
HAULING EARTH	CU YD	12000	$ 8.00	$ 96,000.00
BACKFILLING & COMPACTING	CU YD	15000	$ 25.00	$ 375,000.00
EROSION CONTROL	EACH	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 31				*$ 881,000.00*
DIVISION 32 - EXTERIOR IMPROVEMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
AGGREGATE BASE (CL 5)	CU YD	1500	$ 40.00	$ 60,000.00
BITUMINOUS PAVEMENT	TON	1300	$ 100.00	$ 130,000.00
4" CONCRETE SIDEWALK	SQ FT	4000	$ 10.00	$ 40,000.00
TOPSOIL BORROW (3" DEPTH)	CU YD	500	$ 25.00	$ 12,500.00
LANDSCAPING	LUMP SUM	1.0	$ 40,000.00	$ 40,000.00
CHAIN LIKE FENCE	LIN FT	1200	$ 90.00	$ 108,000.00
SUBTOTAL DIVISION 32				*$ 390,500.00*
DIVISION 33 - UTILITIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
24" RAW WATERMAIN	LIN FT	7300	$ 230	$ 1,679,000.00
24" ROAD CROSSING (RAMSEY BLVD and BUNKER LAKE BLVD) - JACKED CASING	LIN FT	400	$ 525	$ 210,000.00
24" FINISHED WATERMAIN	LIN FT	3800	$ 230	$ 874,000.00
20" RAW WATERMAIN	LIN FT	1300	$ 185	$ 240,500.00
16" RAW WATERMAIN	LIN FT	1750	$ 165	$ 288,750.00
16" RAW WATERMAIN (ARMSTRONG BLVD) - JACKED CASING	LIN FT	100	$ 425	$ 42,500.00
WELL 8 METER VAULT	LUMP SUM	1	$ 90,000	$ 90,000.00
HYDRANTS	EACH	4	$ 10,000	$ 40,000.00
SITE PROCESS PIPING	LUMP SUM	1	$ 450,000	$ 450,000.00
SANITARY SEWER	LUMP SUM	1	$ 50,000.00	$ 50,000.00
STORM SEWER	LUMP SUM	1	$ 40,000.00	$ 40,000.00
SUBTOTAL DIVISION 33				*$ 4,004,750.00*
DIVISION 40 - PROCESS INTERCONNECTIONS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PROCESS PIPING AND VALVES	LUMP SUM	1	$ 2,700,000.00	$ 2,700,000.00
SUBTOTAL DIVISION 40				*$ 2,700,000.00*
DIVISION 43 - PROCESS GAS & LIQUID HANDLING, PURIFICATION & STORAGE EQUI	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HIGH SERVICE VERTICAL TURBINE PUMPS	EACH	5	$ 50,000.00	$ 250,000.00
BACKWASH VERTICAL TURBINE PUMP	EACH	1	$ 50,000.00	$ 50,000.00
MAGNETIC FLOW METERS	LUMP SUM	1	$ 80,000.00	$ 80,000.00
SUBTOTAL DIVISION 43				*$ 380,000.00*
DIVISION 44 - POLLUTION & CONTROL EQUIPMENT	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
COMPRESSED AIR SYSTEM	LUMP SUM	1	$ 16,000.00	$ 16,000.00
AIR SCOUR BLOWER	EACH	1	$ 25,000.00	$ 25,000.00
GRAVITY FILTER EQUIPMENT	LUMP SUM	1	$ 900,000.00	$ 900,000.00
LAMELLA PLATE SETTLERS	EACH	2	$ 350,000.00	$ 700,000.00
GAS CHLORINATION SYSTEM	LUMP SUM	1	$ 50,000.00	$ 50,000.00
POLYPHOSPHATE FEED EQUIPMENT	LUMP SUM	1	$ 25,000.00	$ 25,000.00

SODIUM PERMANGANATE FEED EQUIPMENT	LUMP SUM	1	$ 40,000.00	$ 40,000.00
CHEMICAL FEED PIPING	LUMP SUM	1	$ 50,000.00	$ 50,000.00
				$ 1,806,000.00
SUBTOTAL CONSTRUCTION				**$ 26,060,000.00**
CONTINGENCY			10%	$ 2,606,000.00
TOTAL CONSTRUCTION				**$ 28,670,000.00**

Project Name:	**Ramsey WTP Feasibility Study**
SEH Project No:	**154354**
Date:	**March 4, 2021**
Estimator:	**MBJ**
Description:	**Alternative 2 - Pressure Filter WTP**

DIVISION 1 - GENERAL REQUIREMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
GENERAL CONDITIONS	LUMP SUM	1	$ 2,251,435.00	$ 2,251,435.00
SUBTOTAL DIVISION 0 AND 01				*$ 2,251,435.00*
DIVISION 3 - CONCRETE	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CAST IN PLACE CONCRETE - BACKWASH TANKS	CU YD	950	$ 1,100.00	$ 1,045,000.00
CAST IN PLACE CONCRETE - SLAB ON GRADE/FOOTINGS	CU YD	1600	$ 1,100.00	$ 1,760,000.00
PRECAST STRUCTURAL CONCRETE - 8" PLANK	SQ FT	8500	$ 25.00	$ 212,500.00
PRECAST STRUCTURAL CONCRETE - 12" PLANK	SQ FT	10300	$ 35.00	$ 360,500.00
SUBTOTAL DIVISION 3				*$ 3,378,000.00*
DIVISION 4 - MASONRY	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
BRICK/STONE VENEER	SF	12600	$ 40.00	$ 504,000.00
CONCRETE UNIT MASONRY	SQ FT	27000	$ 35.00	$ 945,000.00
SUBTOTAL DIVISION 4				*$ 1,449,000.00*
DIVISION 5 - METALS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
MISCELLANEOUS METALS - WTP	LUMP SUM	1	$ 150,000.00	$ 150,000.00
SUBTOTAL DIVISION 5				*$ 150,000.00*
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLASTIC FABRICATIONS - FRP LADDERS	EACH	6	$ 3,000.00	$ 18,000.00
ROUGH CARPENTRY	LUMP SUM	1	$ 30,000.00	$ 30,000.00
GYPSUM DRYWALL	SF	8000	$ 4.00	$ 32,000.00
SUBTOTAL DIVISION 6				*$ 80,000.00*
DIVISION 7 - THERMAL & MOISTURE PROTECTION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
JOINT SEALANTS	LUMP SUM	1	$ 40,000.00	$ 40,000.00
WATERPROOFING/AIR BARRIER	LUMP SUM	1	$ 200,000.00	$ 200,000.00
MEMBRANE ROOFING AND INSULATION	SF	22200	$ 25.00	$ 555,000.00
SUBTOTAL DIVISION 7				*$ 795,000.00*
DIVISION 8 - OPENINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FRP DOORS (SINGLE LEAF)	EACH	26	$ 3,300.00	$ 85,800.00
FRP DOORS (DOUBLE LEAF)	EACH	3	$ 6,600.00	$ 19,800.00
OVERHEAD DOOR - CHLORINE ROOM	EACH	1	$ 17,500.00	$ 17,500.00
ALUMINUM STOREFRONT	LUMP SUM	1	$ 200,000.00	$ 200,000.00
WINDOWS	EACH	28	$ 3,000.00	$ 84,000.00
FIRE RATED ALUM. FRAME AND GLASS	LUMP SUM	1	$ 5,000.00	$ 5,000.00
TANK HATCHES	UNIT	6	$ 3,000.00	$ 18,000.00
LOUVERS	LUMP SUM	1	$ 20,000.00	$ 20,000.00
SUBTOTAL DIVISION 8				*$ 450,100.00*
DIVISION 9 - FINISHES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ACOUSTICAL CEILING	SF	2000	$ 6.00	$ 12,000.00
FLOORING - TILE AND CARPET	LUMP SUM	1	$ 150,000.00	$ 150,000.00
WALL & CEILING PAINTING	SF	48000	$ 3.00	$ 144,000.00
EQUIPMENT/PROCESS PIPING PAINTING	LUMP SUM	1	$ 275,000.00	$ 275,000.00
SUBTOTAL DIVISION 9				*$ 581,000.00*
DIVISION 10 - SPECIALTIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
TOILET ACCESSORIES	LUMP SUM	2	$ 2,500.00	$ 5,000.00
FIRE EXTINGUISHERS	EACH	10	$ 250.00	$ 2,500.00
INTERIOR PANEL SIGNAGE	LUMP SUM	1	$ 3,000.00	$ 3,000.00
SUBTOTAL DIVISON 10				*$ 10,500.00*
DIVISION 12 - FURNISHINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
METAL CASEWORK - BASE AND UPPERS	LUMP SUM	1	$ 35,000.00	$ 35,000.00
FURNITURE	LUMP SUM	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 12				*$ 65,000.00*
DIVISION 21 - FIRE SUPPRESSION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**

FIRE PROTECTION SYSTEM (WET)	LUMP SUM	1	$ 75,000.00	$ 75,000.00
SUBTOTAL DIVISION 21				*$ 75,000.00*
DIVISION 22 - PLUMBING	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLUMBING	LUMP SUM	1	$ 430,000.00	$ 430,000.00
SUBTOTAL DIVISION 22				*$ 430,000.00*
DIVISION 23 - HVAC	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HVAC	LUMP SUM	1	$ 835,000.00	$ 835,000.00
SUBTOTAL DIVISION 23				*$ 835,000.00*
DIVISION 26 - ELECTRICAL	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ELECTRICAL	LUMP SUM	1	$ 2,200,000.00	$ 2,200,000.00
SUBTOTAL DIVISION 26				*$ 2,200,000.00*
DIVISION 31 - EARTHWORK	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CLEAR AND GRUB	ACRE	2.00	$ 10,000.00	$ 20,000.00
BUILDING EXCAVATION	CU YD	4000	$ 15.00	$ 60,000.00
BACKWASH TANK	CU YD	7500	$ 15.00	$ 112,500.00
HAULING EARTH	CU YD	4000	$ 8.00	$ 32,000.00
BACKFILLING & COMPACTING	CU YD	4000	$ 25.00	$ 100,000.00
EROSION CONTROL	EACH	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 31				*$ 354,500.00*
DIVISION 32 - EXTERIOR IMPROVEMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
AGGREGATE BASE (CL 5)	CU YD	1500	$ 40.00	$ 60,000.00
BITUMINOUS PAVEMENT	TON	1300	$ 100.00	$ 130,000.00
4" CONCRETE SIDEWALK	SQ FT	4000	$ 10.00	$ 40,000.00
TOPSOIL BORROW (3" DEPTH)	CU YD	500	$ 25.00	$ 12,500.00
LANDSCAPING	LUMP SUM	1.0	$ 40,000.00	$ 40,000.00
CHAIN LIKE FENCE	LIN FT	1200	$ 90.00	$ 108,000.00
SUBTOTAL DIVISION 32				*$ 390,500.00*
DIVISION 33 - UTILITIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
24" RAW WATERMAIN	LIN FT	7300	$ 230	$ 1,679,000.00
24" ROAD CROSSING (RAMSEY BLVD and BUNKER LAKE BLVD) - JACKED CASING	LIN FT	400	$ 525	$ 210,000.00
24" FINISHED WATERMAIN	LIN FT	3800	$ 230	$ 874,000.00
20" RAW WATERMAIN	LIN FT	1300	$ 185	$ 240,500.00
16" RAW WATERMAIN	LIN FT	1750	$ 165	$ 288,750.00
16" RAW WATERMAIN (ARMSTRONG BLVD) - JACKED CASING	LIN FT	100	$ 425	$ 42,500.00
WELL 8 METER VAULT	LUMP SUM	1	$ 90,000	$ 90,000.00
HYDRANTS	EACH	4	$ 10,000.00	$ 40,000.00
SITE PROCESS PIPING	LUMP SUM	1	$ 250,000.00	$ 250,000.00
SANITARY SEWER	LUMP SUM	1	$ 50,000.00	$ 50,000.00
STORM SEWER	LUMP SUM	1	$ 40,000.00	$ 40,000.00
SUBTOTAL DIVISION 33				*$ 3,804,750.00*
DIVISION 40 - PROCESS INTERCONNECTIONS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PROCESS PIPING AND VALVES	LUMP SUM	1	$ 2,950,000.00	$ 2,950,000.00
SUBTOTAL DIVISION 40				*$ 2,950,000.00*
DIVISION 43 - PROCESS GAS & LIQUID HANDLING, PURIFICATION & STORAGE EQUI	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
MAGNETIC FLOW METERS	LUMP SUM	1	$ 110,000.00	$ 110,000.00
SUBTOTAL DIVISION 43				*$ 110,000.00*
DIVISION 44 - POLLUTION & CONTROL EQUIPMENT	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
COMPRESSED AIR SYSTEM	LUMP SUM	1	$ 16,000.00	$ 16,000.00
AIR SCOUR BLOWER	EACH	1	$ 25,000.00	$ 25,000.00
PRESSURE FILTER EQUIPMENT	LUMP SUM	1	$ 3,500,000.00	$ 3,500,000.00
LAMELLA PLATE SETTLERS	EACH	2	$ 350,000.00	$ 700,000.00
GAS CHLORINATION SYSTEM	LUMP SUM	1	$ 50,000.00	$ 50,000.00
POLYPHOSPHATE FEED EQUIPMENT	LUMP SUM	1	$ 25,000.00	$ 25,000.00
SODIUM PERMANGANATE FEED EQUIPMENT	LUMP SUM	1	$ 40,000.00	$ 40,000.00
CHEMICAL FEED PIPING	LUMP SUM	1	$ 50,000.00	$ 50,000.00
				$ 4,406,000.00
TOTAL CONSTRUCTION				**$ 24,766,000.00**
CONTINGENCY			10%	$ 2,477,000.00
TOTAL PROJECT				**$ 27,240,000.00**

Appendix K

Life Cycle Cost Opinions

Updated: 3-Mar-21

50 Year Life Cycle Cost Estimate
Altenative 1
Concrete Gravity Filter Water Treatment Plant, Ramsey, Minnesota

Division	Item	Capital Cost		Annual Repair Costs	Capital Cost plus Admin, Eng, etc.	Useful Life	First Replacement PW	Second Replacement PW	Third Replacement PW	Salvage Value	Salvage Value PW	Total Materials & Equipment Replacement PW
1	General	$2,368,955	9.09%	$0	$2,944,962	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Concrete	$5,079,500	19.49%	$0	$6,314,570	75	$0.00	$0.00	$0.00	$2,104,856.76	($2,104,856.76)	($2,104,856.76)
4	Masonry	$1,774,000	6.81%	$0	$2,205,345	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5	Metals	$315,000	1.21%	$0	$391,592	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6	Wood & Plastics	$114,000	0.44%	$0	$141,719	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
7	Thermal & Moisture	$780,000	2.99%	$5,000	$969,655	30	$969,655.44	$0.00	$0.00	$323,218.48	($323,218.48)	$646,436.96
8	Doors &Windows	$535,300	2.05%	$10,000	$665,457	25	$665,457.12	$0.00	$0.00	$0.00	$0.00	$665,457.12
9	Finishes	$539,000	2.07%	$5,000	$670,057	25	$670,056.77	$0.00	$0.00	$0.00	$0.00	$670,056.77
10	Specialties	$10,500	0.04%	$0	$13,053	30	$13,053.05	$0.00	$0.00	$4,351.02	($4,351.02)	$8,702.04
12	Furnishings	$65,000	0.25%	$0	$80,805	25	$80,804.62	$0.00	$0.00	$0.00	$0.00	$80,804.62
21	Fire Suppression	$75,000	0.29%	$0	$93,236	25	$93,236.10	$0.00	$0.00	$0.00	$0.00	$93,236.10
22	Plumbing	$430,000	1.65%	$0	$534,554	40	$534,553.64	$0.00	$0.00	$400,915.23	($400,915.23)	$133,638.41
23	HVAC	$910,000	3.49%	$20,000	$1,131,265	25	$1,131,264.68	$0.00	$0.00	$0.00	$0.00	$1,131,264.68
26	Electrical	$2,900,000	11.13%	$30,000	$3,605,129	25	$3,605,129.20	$0.00	$0.00	$0.00	$0.00	$3,605,129.20
31	Earthwork	$881,000	3.38%	$0	$1,095,213	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	Exterior Improvements	$390,500	1.50%	$0	$485,449	40	$485,449.29	$0.00	$0.00	$364,086.97	($364,086.97)	$121,362.32
33	Utilities	$4,004,750	15.37%	$0	$4,978,497	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
40	Process Piping	$2,700,000	10.36%	$10,000	$3,366,500	25	$3,366,499.60	$0.00	$0.00	$0.00	$0.00	$3,366,499.60
43	Process Pumps/Meters	$380,000	1.46%	$20,000	$472,396	30	$472,396.24	$0.00	$0.00	$157,465.41	($157,465.41)	$314,930.83
44	Process Equipment	$1,806,000	6.93%	$20,000	$2,245,125	35	$2,245,125.29	$0.00	$0.00	$1,282,928.74	($1,282,928.74)	$962,196.55
	TOTALS	$26,060,000	99.99%	$120,000	$32,400,000							$9,694,858

Inflation = 2.75%
Interest = 2.00%
Financing Years= 20

50 Year Life Cycle (Present Worth)

Capital Project Costs	$32,400,000
Equipment Replacement	$9,694,858
Labor	$6,488,398
Gas	$1,179,709
Chemicals	$6,488,398
Insurance	$1,769,563
Electricity	$6,783,325
Equip. Repair	$7,078,253
TOTAL PW	$71,880,000

20 year Annual Costs

Loan Payment Annual Equipment	$1,981,478	
Replacement	$308,522	
Labor	$110,000	
Gas	$20,000	
Chemicals	$110,000	3 mgd, 2 mg/L Cl @ $1/lb, 1 mg/L NaMnO4 @ $10/gal, 2 mg/L phosphate @ $5/gal
Insurance	$30,000	
Electricity	$115,000	Assumes 120kW 24/7 at $0.10 per kWh
Equip. Repair	$120,000	
TOTAL ANNUAL COST:	$2,795,000	

Updated: 3-Mar-21

50 Year Life Cycle Cost Estimate
Altenative 2
Pressure Filter Water Treatment Plant, Ramsey, Minnesota

Division	Item	Capital Cost		Annual Repair Costs	Capital Cost plus Contingency, Admin, Eng, etc.	Useful Life	First Replacement PW	Second Replacement PW	Third Replacement PW	Salvage Value	Salvage Value PW	Total Materials & Equipment Replacement PW
1	General	$2,251,435	9.09%	$0	$2,798,534	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Concrete	$3,378,000	13.64%	$0	$4,198,854	75	$0.00	$0.00	$0.00	$1,399,618.00	($1,399,618.00)	($1,399,618.00)
4	Masonry	$1,449,000	5.85%	$0	$1,801,107	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5	Metals	$150,000	0.61%	$0	$186,450	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6	Wood & Plastics	$80,000	0.32%	$0	$99,440	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
7	Thermal & Moisture	$795,000	3.21%	$5,000	$988,185	30	$988,185.00	$0.00	$0.00	$329,395.00	($329,395.00)	$658,790.00
8	Doors &Windows	$450,100	1.82%	$10,000	$559,474	25	$559,474.30	$0.00	$0.00	$0.00	$0.00	$559,474.30
9	Finishes	$581,000	2.35%	$10,000	$722,183	25	$722,183.00	$0.00	$0.00	$0.00	$0.00	$722,183.00
10	Specialties	$10,500	0.04%	$0	$13,052	30	$13,051.50	$0.00	$0.00	$4,350.50	($4,350.50)	$8,701.00
12	Furnishings	$65,000	0.26%	$0	$80,795	25	$80,795.00	$0.00	$0.00	$0.00	$0.00	$80,795.00
21	Fire Suppression	$75,000	0.30%	$0	$93,225	25	$93,225.00	$0.00	$0.00	$0.00	$0.00	$93,225.00
22	Plumbing	$430,000	1.74%	$0	$534,490	40	$534,490.00	$0.00	$0.00	$400,867.50	($400,867.50)	$133,622.50
23	HVAC	$835,000	3.37%	$20,000	$1,037,905	25	$1,037,905.00	$0.00	$0.00	$0.00	$0.00	$1,037,905.00
26	Electrical	$2,200,000	8.88%	$30,000	$2,734,600	25	$2,734,600.00	$0.00	$0.00	$0.00	$0.00	$2,734,600.00
31	Earthwork	$354,500	1.43%	$0	$440,644	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	Exterior Improvements	$390,500	1.58%	$0	$485,392	40	$485,391.50	$0.00	$0.00	$364,043.63	($364,043.63)	$121,347.88
33	Utilities	$3,804,750	15.36%	$0	$4,729,304	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
40	Process Piping	$2,950,000	11.91%	$10,000	$3,666,850	25	$3,666,850.00	$0.00	$0.00	$0.00	$0.00	$3,666,850.00
43	Process Pumps/Meters	$110,000	0.44%	$5,000	$136,730	30	$136,730.00	$0.00	$0.00	$45,576.67	($45,576.67)	$91,153.33
44	Process Equipment	$4,406,000	17.79%	$75,000	$5,476,658	25	$5,476,658.00	$0.00	$0.00	$0.00	$0.00	$5,476,658.00
	TOTALS	$24,766,000	100.00%	$165,000	$30,780,000							$13,985,687

Inflation = 2.75%
Interest = 2.00%
Financing Years= 20

50 Year Life Cycle (Present Worth)

Capital Project Costs	$30,780,000	
Equipment Replacement	$13,985,687	
Labor	$6,488,398	
Gas	$1,179,709	
Chemicals	$6,488,398	
Insurance	$589,854	
Electricity	$6,193,471	
Equip. Repair	$9,732,597	
TOTAL PW	$75,440,000	

20 year Annual Costs

Loan Payment Annual Equipment	$1,882,404	
Replacement	$445,069	
Labor	$110,000	
Gas	$20,000	
Chemicals	$110,000	3 mgd, 2 mg/L Cl @ $1/lb, 1 mg/L NaMnO4 @ $10/gal, 2 mg/L phosphate @ $5/gal
Insurance	$10,000	
Electricity	$105,000	Assumes 120kW 24/7 at $0.10 per kWh
Equip. Repair	$165,000	
TOTAL ANNUAL COST:	$2,847,000	

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

Join Our Social Communities

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

RESOLUTION #21-150

RESOLUTION APPROVING REQUEST FOR PROPOSALS AND AUTHORIZING SOLICITATION OF PROPOSALS FOR PROFESSIONAL SERVICES TO DESIGN, BID AND ADMINISTER CONSTRUCTION OF A MUNICIPAL WATER TREATMENT PLANT, IMPROVEMENT PROJECT #21-09

WHEREAS, professional engineering services are required to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant, which will allow the City to continue to provide adequate quantities of safe drinking water to municipal water users.

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 the Water Treatment Plant Request for Proposals and authorizes the advertising and direct soliciting of said proposal.

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 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 1.**

Meeting Date: 05/25/2021

By: Chris Anderson, Community Development

Information

Title:

Introduce Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts

Purpose/Background:

The purpose of this case is to consider Ordinance #21-06, which amends landscaping requirements in the Employment Districts, as well as moves all landscaping standards from individual zoning districts into a single City Code Section entitled Landscaping.

The notion of amending the Employment District landscaping standards arose as a result of the DeltaMod Tech project. In the Employment Districts, buildings tend to be larger and have a lot of areas dedicated for parking, maneuvering, and storage. The impervious areas, coupled with the stormwater management improvements (ponding), leave much less pervious area available to accommodate plantings (trees and shrubs). Compliance with planting requirements was either physically challenging and/or was resulting in overly dense plantings that would be problematic in the future. Thus, the Environmental Policy Board (EPB) directed Staff to initiate the process to amend the Employment District landscape standards.

Historically, the zoning districts were drafted to be a 'one stop shop' for all requirements in an individual district. This seemed logical prior to the advent of online resources. Even though the same landscaping standards applied to all Employment Districts (E-1, E-2, and E-3), the standards were repeated in each individual district. However, rarely, if ever anymore, do we rely on hard copies of the standards for individual zoning districts (generally accessed now online) and thus, by consolidating all landscaping standards into a single Section, a lot of repetition within City Code can be eliminated.

Notification:

The Public Hearing Notice for the April 8, 2021 Planning Commission meeting, was advertised in the Anoka County Union-Herald, the City's Official Newsletter. Notification is not required for this current step.

Time Frame/Observations/Alternatives:

Staff initially assessed planting requirements from surrounding communities and found that their planting requirements were either more stringent (required more plantings) or significantly less than Ramsey's. Ultimately, the EPB recommended utilizing the Canopy Cover Formula, which is the basis for landscaping requirements in the multi-family districts and is based on available planting area (e.g. pervious areas). Additionally, the EPB also recommended excluding stormwater ponds from the pervious calculation since plantings are not permitted within them. So, rather than basing the number of trees and shrubs on the square footage of the building footprint or the lineal footage of the site perimeter, it would be based on the Canopy Cover Formula and assigned square footage of individual tree/shrub species. While this will result in fewer plantings on a site, it should still produce an attractive landscape that is healthier and more functional.

In addition to the aforementioned revisions, the Ordinance also 'cleans up' certain aspects of the landscaping requirements. The bufferyard standards in the R-2 Residential and R-3 Residential Districts have been eliminated, since the density transitioning standards between different types of densities also apply and are more restrictive. Also, bufferyard standards were added to commercial/industrial districts that currently are missing this requirement. The majority of the Ordinance is simply rearranging existing landscaping requirements from individual districts

into a single section of City Code.

By creating a separate City Code Section for landscaping, it provided an opportunity to establish Intent, Goals and Objectives without repeating them over and over throughout each individual zoning district. The EPB wanted to see these developed to assist with future plan review and guiding recommendations. This will be beneficial if there are ever challenges to meeting minimum planting requirements, as a Landscape Plan can be cross checked with the Intent, Goals, and Objectives to ensure it is achieving them.

The Planning Commission conducted a Public Hearing on the proposed Ordinance at their April 8, 2021 meeting. There was one verbal comment received, which supported the proposed amendments. Additionally, the City Council reviewed this case in Work Session prior to this current case.

Alternatives

Alternative 1: Adopt Ordinance #21-06 amending the landscape standards for the Employment Districts and consolidating all landscaping standards into a single Section in City Code. Compliance with the landscape standards in the Employment Districts is becoming challenging based on the typical building footprint, amount of impervious area, and stormwater management (ponds), which all restrict planting locations. The proposed amendments would reduce the number of required plantings, but should still result in well landscaped projects. Furthermore, consolidating all landscaping standards into one Section will eliminate a lot of repetitive language in the zoning districts.

Alternative 2: Do not adopt Ordinance #21-06. This would retain the current landscape standards for the Employment Districts, which are based on the square footage of building footprint or lineal footage of the site perimeter, whichever results in more plantings. Recent projects have had challenges meeting the planting standards based on limited pervious areas where plantings can be installed.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

The Planning Commission and the Environmental Policy Board both recommend adopting Ordinance #21-06.

Outcome/Action:

Motion to introduce Ordinance #21-06 to consolidate all landscaping requirements into a single section and to amend the landscape standards in the Employment Districts.

Attachments

EPB Meeting Minutes Dated February 10, 2020
Draft Planning Commission Meeting Minutes Dated April 8, 2021
Ord. #21-06

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2021 08:52 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 01:56 PM
Form Started By: Chris Anderson		Started On: 04/19/2021 10:22 AM
Final Approval Date: 05/20/2021		

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, February 10, 2020, the Environmental Policy Board (EPB) met in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Michael Valentine
Board Member Reid Bernard
Board Member Jane Covart
Board Member Melissa Fetterley
Board Member Michael Hiatt
Board Member Laura Moore

Members Absent: None

Also Present: City Planner Chris Anderson

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated January 13, 2020

Motion by Board Member Hiatt and seconded by Board Member Bernard to approve the regular meeting minutes dated January 13, 2020.

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

5. POLICY BOARD BUSINESS

5.01: Continued Discussion on Potential Amendment to Landscape Requirements in the

Employment Districts

City Planner Anderson presented the staff report. He stated that at the December 2019 EPB meeting there was continued discussion about potential amendments to the landscaping requirements for the Employment Districts (E-1, E-2, and E-3), which originated as a result of the Delta ModTech Landscape Plan. The EPB had reviewed what various peer communities had for landscaping requirements. Additionally, the EPB expressed a desire to explore what the results would be if the Canopy Cover Formula, which is applied to multi-family developments, were applied. Staff was directed to prepare exhibits to assist the EPB in understanding what the various Code requirements would look like. He reviewed the different models and examples of what is required in neighboring communities.

Chairperson Valentine asked if it would be useful for the Board to outline goals. He stated that the Board could reinforce some of the strategic thought processes of staff. He commented that the ornamental trees and shrubs provide instant greenery, rather than awaiting the larger tree species to mature. He explained that diversity ensures immediate assistance with aesthetics. He agreed that the long-term projections should also be taken into account when landscaping, such as future expansions of a business.

Board Member Hiatt stated that one goal is to create a healthy environment in the landscaping plan, to ensure the health and longevity of the trees and plants installed and in the overall environment. He commented that having diversity in the tree population helps prevent against damage that could occur from future tree diseases. He asked if there is a way to incorporate natural landscaping, which could help to reduce the amount of impervious in the calculation, similar to stormwater ponds.

City Planner Anderson referenced the Great River Energy site in Elk River that is being decommissioned. He noted the natural landscaping work that occurred on that property and stated that it would be interesting to watch that site and see what happens without the active management that was occurring.

Chairperson Valentine stated that although he likes the idea of natural landscaping, not every site would be ideal for that. He commented that there is also a lot of management that is required, which does not make it ideal for every site.

Board Member Covart referenced the formula for the tree cover and asked if the different varieties would include more greenery and would mature more quickly to provide a variety in tree species.

City Planner Anderson provided details on the characteristics of the different tree groups and stated that having some formula would ensure a variety of species and growth rates.

Board Member Hiatt asked if there is a cost factor between the different species.

City Planner Anderson stated that cost does vary depending on species and cost would be a factor in landscaping. He noted that there are also trends that cause certain trees to be selected more often.

Board Member Moore stated that she would suggest an emphasis on fitting some native landscaping into each plan, if possible. She recognized that there is active management needed on the front end, but that tends to taper off throughout the years to a lesser amount.

City Planner Anderson stated that he will call Elk River to gain input from its staff on how that element has worked in their community.

Board Member Moore stated that she would be curious as to whether businesses are maintaining native landscaping that already existed or starting fresh.

Chairperson Valentine stated that it would be rare to find true native landscaping that already exists and does not include invasive species.

City Planner Anderson agreed that there would be limited sites where a native landscape truly exists and therefore, he would want input from the Board on whether it would want preservation of native landscaping or even preservation of just existing landscape vegetation, or newly established native landscaping.

Chairperson Valentine stated that although he believes that option should be provided, he would not want to see too much focus on that because of the effort and active management that is required.

City Planner Anderson stated that perhaps native landscaping is allowed as an incentive rather than as a requirement and confirmed the consensus of the Board.

Board Member Hiatt stated that flexibility within the canopy cover formula would allow the City to work with a developer to find a solution that would be good for the land and the developer.

Board Member Fetterley commented that this seems to be moving in the right direction. She commented that if the diversified percentages are built in, that would help to prevent the situation where someone presents a landscaping plan with only the largest canopy cover species.

Motion by Board Member Hiatt and seconded by Board Member Fetterley to direct staff to proceed with drafting an Ordinance Amendment for landscaping requirements in the Employment Districts based on the discussion of the Board.

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

6. BOARD / STAFF INPUT

- **Master Naturalist Course**

City Planner Anderson referenced an email that was sent out the previous week related to a Master Naturalist course. He noted that there will be an open house on Wednesday, February 12, and encouraged anyone interested to attend and learn more. He stated that there is a cost of $275 but noted that this is a unique opportunity as people drive from all over the metro to attend and the course is being held in Ramsey. He noted that scholarship opportunities are available to assist with the cost.

Board Member Moore stated that anyone that applies for the scholarship would likely be accepted, to her knowledge.

City Planner Anderson stated that this seems like a topic of interest for the members of the Board. He noted that more people are needed to ensure that the course could be offered.

The Board discussed opportunities of Arbor Day activities involving the new elementary school.

Board Member Hiatt volunteered to assist in making the connection to Brookside.

7. ADJOURNMENT

Motion by Board Member Covart and seconded by Board Member Moore to adjourn the meeting.

The meeting adjourned at 7:39 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

7.03: Consider Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

Commissioner VanScoy asked whether the changes would only apply to the E-1 district and not the other zoning districts.

City Planner Anderson confirmed that to be essentially true. He noted that there were some minor changes and some language cleanup completed in some of the other zoning sections but aside from relocating the information to a single section, the only substantive changes would be proposed to the employment district standards.

Citizen Input

Matt Kuker, PSD, commented that he supports the amendments as proposed. He stated that PSD is building the industrial park and stated that this type of planning would be a good move. He stated that when he buys properties, he is unsure of how the property will be split until the tenants come through. He noted that while smaller buildings would allow for additional landscaping, a larger building would occupy more space and would not have the same amount of space for plantings.

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

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 8:01 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Dunaway	aye
Commissioner Walker	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

ORDINANCE #21-06

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 SECTIONS 117-111 (R-1 RESIDENTIAL DISTRICT), 117-112 (R-2 RESIDENTIAL DISTRICT), 117-113 (R-3 RESIDENTIAL DISTRICT), 117-114 (B-1 GENERAL BUSINESS DISTRICT), 117-115 (B-2 HIGHWAY BUSINESS DISTRICT), 117-116 (E-2 EMPLOYMENT DISTRICT), 117-117 (E-1 EMPLOYMENT DISTRICT), 117-120 (H-1 HIGHWAY 10 BUSINESS DISTRICT), 117-121 (B-3 BUSINESS DISTRICT), 117-124 (E-3 EMPLOYMENT DISTRICT), AND 117-125 (NEIGHBORHOOD BUSINESS DISTRICT), OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

Sec. 117-111 (g) (3) and (4) shall be repealed entirely.

Sec. 117-112 (e) (6) a., b., c., d., and e., and all of (7) shall be repealed.

Sec. 117-113 (e) (5) a., b., c., d., and e., and all of (6) shall be repealed.

Sec. 117-114 (e) (14) shall be repealed entirely.

Sec. 117-115 (e) (16) shall be repealed entirely.

Sec. 117-116 (e) (3) shall be repealed entirely.

Sec. 117-117 (e) (3) shall be repealed entirely.

Sec. 117-120 (e) (14) shall be repealed entirely.

Sec. 117-121 (g) (2) f. shall be repealed entirely.

Sec. 117-124 (e) (3) shall be repealed entirely.

Sec. 117-125 (f) (13) shall be repealed entirely.

Sec. 117-348 (i) shall be repealed entirely.

Section 117-364 (Landscaping) shall be added to read as follows:

(a) Intent. The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:
  (1) Enhance the quality of life within the city;
  (2) Enhance aesthetic view of development(s) from public roads;
  (3) Maintain and enhance property values;
  (4) Aid in both physical and mental human health;
  (5) Improve air quality and buffer against noise, glare, and heat;
  (6) Reduce the potential for crime and violence;
  (7) Improve energy efficiency;
  (8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;
  (9) Complement adjacent land uses;
  (10) Improve the visual quality and continuity within and between developments;
  (11) Reduce storm water runoff;
  (12) Encourage the establishment and/or restoration of native landscapes.

(b) Goals and Objectives. Landscaping for any project is intended to achieve the following goals and objectives:
  (1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs of plantings well into the future;
  (2) Encourage a healthy environment and landscape in the future;
  (3) Ensure a diverse mixture of species to protect against future pests and pathogens.
  (4) Encourage native landscapes in suitable locations with appropriate management plans.

(c) Landscaping Requirements.
  (1) Topsoil and Ground Cover. All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six (6) months of the date of issuance of the Certificate of Occupancy.
    a. Topsoil. In all zoning districts, a minimum of four inches of topsoil, as defined in Section 117-1, shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.
      1. The depth of topsoil at the time of inspection shall be not less than four inches.
      2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the City Engineer.

b. Required Ground Cover. In all zoning districts except R-1, all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces. Any alternative to the sod requirement shall require City Council approval.
   1. In the R-1 Residential District, sod is required in all boulevards, excluding those areas devoted to sidewalks, trails and driveways.
   2. The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. Noxious weeds do not constitute allowable ground cover.
   3. A landscape escrow, in an amount to be determined by the Building Official, shall be deposited for all required landscaping, including topsoil, sod and trees, which is not established at the time of issuance of a Certificate of Occupancy. Installation of required landscaping, including topsoil, sod (or seeding where permitted by this Code) and trees, shall be completed within six months of the issuance of the Certificate of Occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the Certificate of Occupancy.

(2) Irrigation. If a landscape irrigation system is provided, the system shall be equipped with the following:
   a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
   b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

(3) Existing Trees. A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development (see Division 5. – Tree Preservation for inventory and preservation requirements). For each healthy significant tree retained on site and not identified on the City's list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

(4) Planting types. Acceptable planting types shall be determined by the Ramsey Tree Book. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(5) Planting Requirements for the R-1 Residential District.

Zoning District	Planting Type	Minimum Number Required	Size
R-1 Residential (MUSA) - Villas	Overstory Deciduous and/or Coniferous trees	1 tree per 50 feet of frontage, planted in the boulevard.	1 inch caliper – deciduous 5 foot height – conifer

R-1 Residential (MUSA) - SF Detached Homes	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the boulevard (or front yard depending on available space)	1 inch caliper – deciduous 5 foot height – conifer
R-1 Rural Developing	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the front yard	1 inch caliper – deciduous 5 foot height – conifer

a. In the R-1 Residential (MUSA) – Villas sub-district, alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveways, streetlights, hydrants, etc.

(6) Planting Requirements for the R-2 Residential (Medium Density) and R-3 Residential (High Density) Districts.

a. If the housing product is a detached style, the plantings shall consist of at least one (1) tree per 50 feet of street frontage, planted in the boulevard.
   1. Alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveway, streetlights, hydrants, etc.

b. If the housing product is an attached style, the number of plantings shall be determined based on canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage.

c. The minimum canopy cover required shall be calculated as follows:
   1. Determine ratio of impervious area (including stormwater ponds) to entire site.
   2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
   3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times$ (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

d. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	1 inch caliper
Coniferous Tree	5 feet in height
Ornamental Tree	1 inch caliper
Deciduous Shrub	2 feet in height
Evergreen	2 feet in height or width, based on growth characteristics

(7) Planting Requirements for Business and Employment Districts (B-1, B-2, B-3, Neighborhood Business, H-1, E-1, E-2, and E-3).

a. Business Districts (B-1, B-2, B-3, Neighborhood Business, and H-1). The minimum number of trees required are outlined in the table below. These are minimum requirements and can be supplemented with other plantings, as well as flowers and various ground covers that would be appropriate to produce a complete and quality landscape.

Planting Type	Required Numbers
Deciduous/coniferous trees	1 tree per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For building expansions, 1 additional tree is required for each 1,000 square feet of new building footprint area.
Shrubs	1 shrub per 30 lineal feet of site perimeter or 1 shrub per 300 square feet of building footprint area, whichever is greater.

b. Employment Districts (E-1, E-2, and E-3). The minimum number of plantings required shall be determined based on canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover required shall be as follows:
   1. Determine ratio of impervious area (including stormwater ponds below the 100 year flood elevation) to entire site.
   2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
   3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times$ (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

c. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	2.5 inch caliper
Coniferous Tree	6 feet in height
Ornamental/Understory Tree	1.5 inch caliper
Deciduous Shrub	2 feet in height
Coniferous Shrub	2 feet in height or width, based on growth characteristics

d. Road frontage plantings. For every 35 feet of public road frontage, one overstory tree shall be planted adjacent to the road right-of-way on private property. These plantings are credited toward the minimum planting requirements.

e. Parking lot landscaping. All parking lots are required to provide internal and/or adjacent overstory tree plantings in an effort to shade parking surfaces and provide visual relief. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings. Plantings are required at the following minimum schedule:
   1. 1 tree per every ten parking spaces.

2. Every overstory tree planting shall be provided with a planting area of at least 162 square feet.
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited in planting islands.

f. Bufferyards. Bufferyards help to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total required site landscaping:

Proposed Development	Existing Adjacent Development							
	R-1	R-2	R-3	NBD	B-1	B-2	B-3	H-1
Neighborhood Business (NBD) Bufferyard width % increase in plantings	40 feet 25%	30 feet 20%	20 feet 20%	NA	NA	NA	NA	NA
B-1 Bufferyard width % increase in plantings	40 feet 25%	30 feet 20%	20 feet 20%	NA	NA	NA	NA	NA
B-2 Bufferyard width % increase in plantings	50 feet 30%	40 feet 25%	30 feet 20%	NA	NA	NA	NA	NA
B-3 Bufferyard width % increase in plantings	50 feet 30%	40 feet 25%	30 feet 20%	NA	NA	NA	NA	NA
H-1 Bufferyard width	50 feet 30%	40 feet 25%	30 feet 20%	NA	NA	NA	NA	NA

% increase in plantings								
E-1 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
%increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%
E-2 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
%increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%
E-3 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
%increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%

2. As an alternative method for screening in the Neighborhood Business, B-1, B-2, B-3, H-1, E-1, E-2 and E-3 Districts, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences are subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ten percent from the stated minimum requirement.

g. Credit for preservation or establishment of native grasses and plant communities. The total number of required trees may be offset by the provision of native grasses and wildflowers. Establishment or preservation of native plant communities can reduce the required number of tree plantings by 1 tree per 500 square feet of native grass/plant community area. Credit may not exceed 50 percent of the total requirements.
   1. This area(s) must be shown on both the Landscape Plan and the Grading Plan.
   2. Species, quantities, and application method and rates, shall all be provided as part of the Landscape Plan.
   3. A 3-year management plan shall be submitted for review and approval by the City as part of the civil plan set. Thereafter, an annual management plan shall be submitted to the city every year by March 1.

SECTION 3. <u>SUMMARY</u>

The following official summary of Ordinance #20-04 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #21-06 amends Sections 117-111, 117-112, 117-113, 117-114, 117-115, 117-116, 117-117, 117-120, 117-121, 117-124, 117-125, and 117-348 to move all landscaping standards into a

new Section of 117-364. Furthermore, this ordinance establishes intent, goals and objectives of landscaping. It also establishes bufferyard standards for the B-3 Business District. Finally, this ordinance amends the landscaping requirements in the Employment Districts (E-1, E-2, and E-3) to base them on the Canopy Cover Formula.

SECTION 4. 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_____, 2021.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

CC Regular Session **7. 2.**

Meeting Date: 05/25/2021

By: Tim Gladhill, Community Development

Information

Title:

Discuss Ordinance Modernizing and Streamlining Land Use Applications

Purpose/Background:

The purpose of this discussion item is to discuss opportunities to streamline certain land use applications. No action is being requested at this time, but the City Council is asked to provide broad policy discussion to direct Staff to prepare/not prepare general policy framework and/or a draft ordinance at a future date.

Notification:

Observations/Alternatives:

Proposals

- Delegate Site Plan Approval for Commercial and Industrial Projects to Staff
  - Reduce timeframe by 30-45 days
  - Reduce cost to Applicant
  - Planning Commission and City Council retain approval for multifamily housing development and projects within The COR
- Delegate Conditional Use Permit Approval to Planning Commission
  - Reduce timeframe by 2 weeks
  - Reduce cost to Applicant
  - Interim Use Permits to continue to be approved by City Council

Other Options

- Move Regular Planning Commission Meetings to Alternative Day [currently under consideration by Planning Commission]
  - This would reduce review timeframe by 2 weeks by aligning with Council's Agenda Schedule
  - Potential Options
    - First (1st) Monday of the Month (conflicts with multiple Planning Commissioners)
    - Fourth (4th) Thursday of the Month
    - First (1st) Tuesday of the Month (would require Council Approval/Coordination)
    - Third (3rd) Monday of the Month (would require rescheduling of Regular EPB Meeting)

Funding Source:

Recommendation:

The Planning Commission recommends moving forward with these streamlining process improvements.

Action:

Based on discussion.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/20/2021 02:33 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:46 PM
Form Started By: Tim Gladhill		Started On: 05/06/2021 07:33 PM
Final Approval Date: 05/20/2021		

CC Regular Session **7. 3.**

Meeting Date: 05/25/2021

Submitted For: Bruce Westby, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title:

Adopt Resolution #21-139 Accepting Bids and Awarding Contract for Tiger Street Reconstruction, Improvement Project #21-02

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-139 Accepting Bids and Awarding Contract for Tiger Street Reconstruction, Improvement Project #21-02.

Background:

City Improvement Project 21-02 proposes to reconstruct Tiger Street between Armstrong Boulevard and 173rd Avenue. This street segment was constructed in 1991, measures approximately 2,200 linear feet (0.43 miles) in length, is generally 24-feet wide, is a rural section with drainage ditches, and received a 2020 Pavement and Surface Evaluation Rating (PASER) of 2, meaning the street segment needs a full reconstruction. See attached street segment summary for more information.

On December 8, 2020, the Ramsey City Council approved the 2021 – 2030 Capital Improvement Program, which identified Tiger Street for reconstruction in 2021. On November 10, 2020, the Ramsey City Council authorized Staff to execute proposals from Bolton & Menk, Inc. for the required topographic survey, and from Chosen Valley Testing (CVT) for required geotechnical work. The geotechnical report generally found clean sand below the existing bituminous and gravel pavement section, however 3 of the 10 borings found ½ foot or less of possible buried topsoil below the pavement materials. These topsoil materials are recommended to be removed prior to placement of new aggregate base and bituminous pavement.

In 2017, Tiger Street was included in the Ground Penetrating Radar (GPR) Pavement Evaluation performed by Braun Intertec. This GPR data provides bituminous and aggregate base thickness information at one-foot increments along the entire street segment. On average, 2.5 inches of bituminous pavement and 3.3 inches of aggregate base exist along this street.

Nine (9) properties have direct access to Tiger Street. Traffic counts taken by Staff in the fall of 2020 found average daily traffic (ADT) volumes of 573 ADT north of Armstrong Boulevard, and 399 ADT south of 173rd Avenue. Staff placed the speed trailer on-site in May of 2021 and found an 85th percentile speed of 28 mph.

Tiger Street is not currently included in the City's Municipal State Aid Street (MSAS) system, which is composed of up to twenty-percent of City streets meeting certain criteria per the Minnesota Department of Transportation (MnDOT) Office of State Aid. In summary, a City street segment is eligible to be added to the MSAS system if it is functionally classified as a collector or arterial street, and if it directly connects to other county/municipal state aid highways/streets on both ends. Tiger Street currently functions as a collector street and connects to Armstrong Boulevard / County State Aid Highway (CSAH) 83 on the south end, and 173rd Avenue on the north end, which is included in the City's MSAS system. Staff believes this segment of Tiger Street is a better candidate for the City's MSAS system than some other existing MSAS segments, and will propose to add this segment of Tiger Street to the MSAS system as part of the overall MSAS system revisions that Staff is currently evaluating in response to development pattern changes, MnDOT State Aid rule revisions, and pending Highway 10 frontage road improvements, which have occurred since the City's MSAS system was last officially revised in 2012. In order to

allow this segment of Tiger Street to be added to the MSAS system in the future it must be reconstructed with 10-ton pavement design strength meeting MnDOT State Aid design standards. To achieve a 10-ton pavement design strength, the total pavement section depth, which includes the bituminous pavement and underlying aggregate base, must be increased from the City's standard 5-ton pavement design of 7.5 inches (3.5-inches bituminous pavement plus 4-inches aggregate base) to 10-inches (4-inches bituminous pavement plus 6-inches aggregate base). However, since buried topsoil must be removed from under the existing pavement section in various areas, some project costs for strengthening the pavement will be reduced due to removing the need to import fill material to backfill voids when the buried topsoil is removed. Staff had estimated the overall project cost required to increase the pavement from a 5-ton design to a 10-ton design to be $42,000. Based on the favorable bid prices this cost is now estimated to be $28,000.

Municipal utilities do not exist in the project area and are not proposed to be extended to the project area or constructed as part of this project.

Stormwater runoff is directed into drainage ditches along both sides of Tiger Street. Runoff in the ditches is then conveyed through culverts under private driveways and intersecting streets before being discharged into low-lying areas generally north of Armstrong Boulevard. There are no known issues with stormwater management in the project area and no improvements to existing drainage ditches are proposed with this project.

On January 12, 2021 the Ramsey City Council adopted resolution # 21-009, ordering Staff to prepare plans and specifications for improvement project #21-02, Tiger Street Reconstruction. Staff prepared plans and specifications in-house as part of their normal duties.

On April 13, 2021 the Ramsey City Council adopted resolution #21-085, approving plans and specifications and authorizing advertisement for bids for Tiger Street Reconstruction, Improvements Project #21-02. Staff publicly opened bids on May 12, 2021 for the mentioned improvements.

The proposed improvements are designated as City Improvement Project #21-02, Tiger Street Reconstruction.

Notification:

Advertisements were published in the Anoka Union Herald and in Finance & Commerce on April 16 and April 23, 2021. Bids were also advertised on-line on Quest CDN.

Time Frame/Observations/Alternatives:

Observations/Alternatives:

Alternative #1 – Motion to adopt Resolution #21-139 accepting bids and awarding a construction contract for Tiger Street Reconstruction, Improvement Project #21-02, to North Valley, Inc. for the bid in the amount of $224,552.19.

Alternative #2 – Motion to deny adoption of Resolution #21-139 at this time.

Funding Source:

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on April 16 and April 23, 2021. On May 12, 2021 a total of eleven (11) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

CONTRACTOR	TOTAL BID
North Valley, Inc.	$ 224,552.19
Omann Brothers Paving, Inc.	$ 259,541.95
Douglass-Kerr Underground, L.L.C.	$ 271,153.48
GMH Asphalt Corporation	$ 271,361.05
Meyer Contracting, Inc.	$ 271,663.49
New Look Contracting, Inc.	$ 282,383.00
Asphalt Surface Technologies Corp.	$ 282,627.79
Bituminous Roadways, Inc.	$ 312,569.36

Northwest	$ 323,919.83
Forest Lake Contracting, Inc.	$ 330,463.00
Engineer's Estimate	*$ 302,770.50*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $224,552.19 for the total bid for construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings total project costs to $276,199.19.

Per the final plans and specifications, estimated construction costs were $302,770.50. After adding 23-percent for indirect costs for administrative, engineering, finance and legal costs, estimated project costs totaled $372,407.72.

The low bid is 26-percent less than the engineer's estimate, primarily due to lower than estimated pavement removal and placement costs.

In light of the favorable bid prices the City has been receiving this spring, Staff plans to present a case at the first Council meeting in June to propose an additional 2021 pavement overlay project to ensure that all of funds collected for 2021 pavement management program projects will be spent.

Funding sources for these improvements includes Pavement Management Funds. No stormwater improvements are proposed with this project.

- Pavement Management Funds $276,199.19
- **Total Project Costs $276,199.19**

Bolton & Menk proposes to provide construction staking in a total not-to-exceed amount of $4,680. These costs are included in the 23-percent indirect costs. Staff feels these costs are reasonable based on the scope of the proposed improvements and required staking and recommends accepting the proposal, which is attached for reference.

City Staff proposes to administer and inspect construction.

Plans and specifications were prepared in-house as part of Staff's normal duties.

Outside costs incurred to date as engineering indirect costs include:

- $4,564.00 for Chosen Valley Testing, Inc. to prepare the Geotechnical Exploration and Engineering Review
- $2,690.00 for Bolton & Menk, Inc. to collect topographic survey

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Action:

Motion to adopt Resolution #21-139 accepting bids and awarding a construction contract for Tiger Street Reconstruction, Improvement Project #21-02, to North Valley, Inc. for the total bid in the amount of $224,552.19.

Attachments

21-02 Street Segment Summary

21-02 Final Plans

Res #21-139

21-02 B&M Staking Proposal

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/18/2021 04:24 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 02:14 PM
Form Started By: Joe Feriancek		Started On: 05/18/2021 07:45 AM
Final Approval Date: 05/20/2021		

IP 21-02 Tiger Street Reconstruction
Street Segment Summary

Street Description					Street History					GPR Summary		
Street	**Segment Description**	**Length (miles)**	**Width (feet)**	**Curb**	**2020 PASER RATING**	**YEAR BUILT**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
Tiger Street	Armstrong Boulevard / 173rd Avemie	0.43	24	n/a	2	1991	SC 1997	SC 2004	OL 2006	2.5	3.3	5.8

CITY OF RAMSEY
TIGER STREET RECONSTRUCTION
CITY IMPROVEMENT PROJECT NO. 21-02



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 21 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	DETAILS
04	ALIGNMENT LAYOUT
05 - 06	SWPPP
07 - 09	EROSION CONTROL
10 - 12	EXISTING CONDITIONS & REMOVALS
13 - 15	STREET CONSTRUCTION
16	PAVEMENT MARKING PLAN
17 - 21	CROSS SECTIONS

LEGEND

	LIGHT POLE		D&U EASEMENT
	TREE		RIGHT OF WAY
	TREE	E	ELECTRIC
	SHRUB	OHE	OVERHEAD ELECTRIC
	SIGN	G	GAS
	VALVE	C	TELECOMMUNICATIONS
PED	UTILITY PEDESTAL		STORM SEWER
HH	HAND HOLE		SANITARY SEWER
	REMOVE TREE		WATERMAIN
	3'X2' CATCH BASIN		SAWCUT PAVEMENT
	MANHOLE		TREE LINE
	INLET PROTECTION		FENCE
	HYDRANT		LANDSCAPING
	VALVE		RETAINING WALL
			5' CONTOUR LINE
			1' CONTOUR LINE
	RIP RAP		SILT FENCE
	SEEDING AREA		REMOVE BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT		REMOVE CONCRETE DRIVE
	BITUMINOUS PAVEMENT		REMOVE BITUMINOUS DRIVE
	GRAVEL SURFACE		REMOVE GRAVEL DRIVE
	MILL BITUMINOUS PAVEMENT		CONSTRUCTION EXIT

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.
CIVIL ENGINEER II

57095 LIC. NO.

DATE 3/25/21

DATE	REVISION

0 150 300 450
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

Mar 25, 2021 - 1:45pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Tiger Street Reconstruction 21-02\Plan Drawings\Title Sheet.dwg

21-02 Tiger Street Reconstruction					
Statement of Estimated Quantities					
Note	**Item No.**	**MnDOT No.**	**Item Description**	**Unit**	**Quantity**
	1	2021.501	Mobilization	LS	1
9	2	2104.502	Salvage & Install Mail Box Support	EA	9
1	3	2104.503	Sawing Bituminous Pavement (Full Depth)	LF	306
1	4	2104.503	Sawing Concrete Pavement (Full Depth)	LF	28
1	5	2104.504	Remove Bituminous Pavement	SY	7239
1	6	2104.504	Remove Concrete Pavement	SY	31
1	7	2104.504	Remove Gravel Surface	SY	123
	8	2105.507	Common Excavation (EV)	CY	205
11	9	2105.507	Subgrade Excavation, Remove Unsuitable Material (EV)	CY	1509
2	10	2106.507	Select Granular Borrow (CV)	CY	100
	11	2112.519	Subgrade Preparation	RDST	22
2	12	2118.507	Aggregate Surfacing, Class 5 Modified (LV) Driveways	CY	30
	13	2130.523	Water	MGAL	80
2	14	2211.507	Aggregate Base Class 5 Modified (CV)	CY	1510
1	15	2232.504	Mill Bituminous Surface (2.0")	SY	53
4	16	2357.506	Bituminous Material for Tack Coat	GAL	498
5	17	2360.509	Type SP 12.5 Non Wearing Course Mixture (3,C) 2.0"	TON	783
5	18	2360.509	Type SP 9.5 Wearing Course Mixture (3,C) 2.0"	TON	769
5	19	2360.509	Type SP 9.5 Wearing Course Mixture (3,C) Driveways	TON	13
	20	2531.504	6" Concrete Pavement Driveways	SY	31
	21	2540.601	Landscape Restoration	LS	1
	22	2540.602	Temporary Mail Box Cluster	EA	1
10	23	2563.601	Traffic Control	LS	1
	24	2573.502	Stabilized Construction Exit	EA	2
	25	2573.503	Erosion Cotrol Log, Type Straw	LF	350
	26	2573.503	Silt Fence, Type MS	LF	2430
3	27	2574.507	Topsoil (LV)	CY	266
6	28	2574.508	Fertilizer Type 3	LBS	80
	29	2575.505	Seeding	ACRE	0.76
8	30	2575.508	Hydraulic Mulch Matrix	LBS	3040
7	31	2575.508	Seed Mixture 25-151	LBS	95
	32	2582.503	4" Double Solid Line Paint (Epoxy)	LF	1660
	33	2582.503	4" Solid Line Paint (Epoxy)	LF	4480
	34	2582.502	Pavement Message Paint (Epoxy)	EA	2

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. LV TO CV CONVERSION FACTOR = 1.25.
3. LV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 110 LB/SY-IN.
6. ESTIMATED QUANTITY BASED ON 100 LB/ACRE.
7. ESTIMATED QUANTITY BASED ON 120 LB/ACRE.
8. ESTIMATED QUANTITY BASED ON 4000 LB/ACRE.
9. PAY ITEM INCLUDES ALL EXISTING MAILBOX SUPPORTS, REGARDLESS OF MATERIAL(S), SIZE, FOOTING TYPE, LOCATION, OR EXISTING ELECTRICAL SERVICE.
10. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
11. PAY ITEM INCLUDES REMOVAL OF MATERIAL BELOW BITUMINOUS PAVEMENT TO THE SUBGRADE ELEVATION PER THE PLANS. THE AVERAGE BITUMINOUS PAVEMENT THICKNESS IS 2.5".

GENERAL NOTES:

1. 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.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. SALVAGE AND INSTALL MAILBOX SUPPORTS IN THE SAME LOCATION, UNLESS OTHERWISE DIRECTED. THE INSTALLATION WILL BE THE SAME TYPE AS ORIGINAL INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING MAILBOX SUPPORTS WHICH ARE DAMAGED DURING SALVAGE AND/OR INSTALLATION UNLESS CONTRACTOR NOTIFIES CITY OF DAMAGED MAILBOX SUPPORTS BEFORE SALVAGE OPERATIONS BEGIN. SALVAGED MAILBOX SUPPORTS SHALL BE STORED BY CONTRACTOR DURING PROJECT.
4. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.

DATE	REVISION

Mar 25, 2021 - 1:43pm
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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

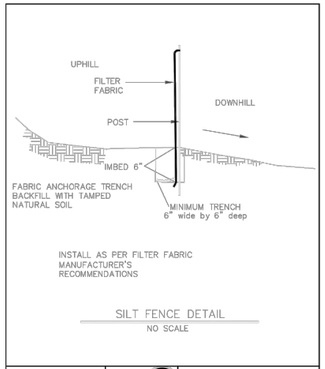
Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

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

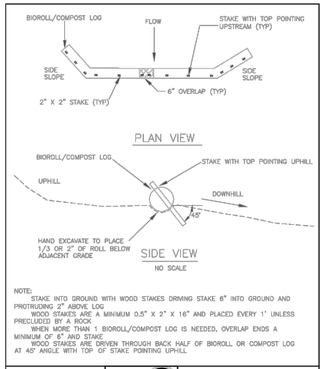
STATEMENT OF ESTIMATED QUANTITIES

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA



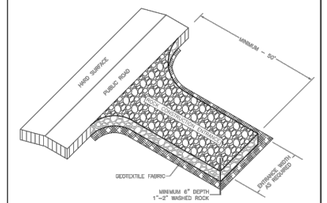
SILT FENCE DETAIL
NO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	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:		STANDARD DETAILS:
3 – 2016	City of RAMSEY	BIO ROLL (COMPOST LOG)
	CITY PLATE No.	ERO–4



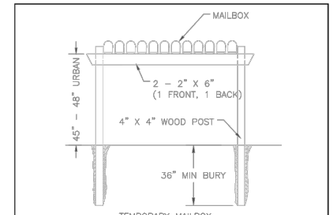
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	ROCK CONSTRUCTION ENTRANCE
	CITY PLATE No.	ERO–5

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED:		STANDARD DETAILS:
7 – 2019	City of RAMSEY	TOPSOIL REQUIREMENTS
	CITY PLATE No.	ERO–6



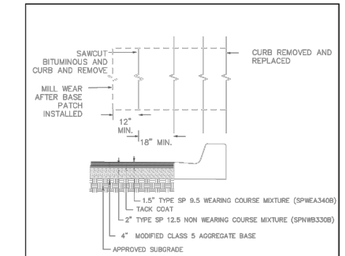
TEMPORARY MAILBOX

NOTES:
MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	NESTED MAILBOX CLUSTER
	CITY PLATE No.	STR–10



NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

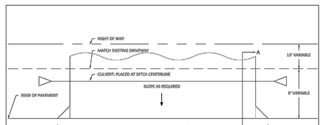
APPROVED:		STANDARD DETAILS:
6 – 2016	City of RAMSEY	STREET PATCHING STANDARDS
	CITY PLATE No.	STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

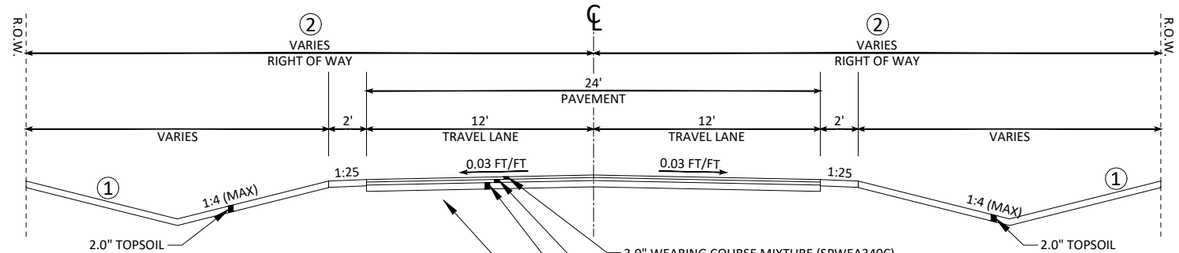
APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
	CITY PLATE No.	STR–26



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 3 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 3" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.
6. GRAVEL DRIVEWAYS USE MODIFIED BASE PER CITY PLATE STR-26, UNLESS SPECIFIED ELSEWHERE.
7. CULVERTS ARE REQUIRED TO BE MINIMUM 15" DIAMETER, REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE.
8. PLACE CULVERT AT THE DITCH CENTERLINE AND AS PER PLAN.
9. CULVERTS MUST BE PLACED FAR ENOUGH FROM DRIVEWAY PAVEMENT EDGE FOR MAX 3.0 GRADING SLOPE.

APPROVED:		STANDARD DETAILS:
2 – 2019	City of RAMSEY	RESIDENTIAL DRIVEWAY – RURAL SECTION
	CITY PLATE No.	STR–33

Tiger Street Typical Section Sta. 2+32 to 22+30

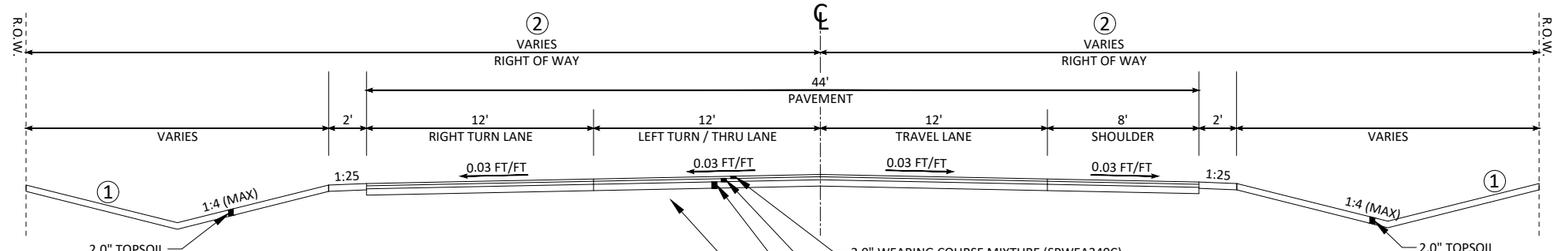


REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 2" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.

② TIGER STREET IS NOT CENTERED WITHIN VARIED WIDTH RIGHT OF WAY. R.O.W. BETWEEN 170TH COURT AND 173RD AVENUE IS 66-FEET. SOUTH OF 170TH COURT MINIMUM R.O.W. IS 80-FEET, BUT VARIES.

Tiger Street Typical Section Sta. 0+00 to 2+32



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 2" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.

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DATE	REVISION

Mar 25, 2021 - 9:03am
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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

Joe Feriancek
Date 3/25/21 Lic. No. 57095

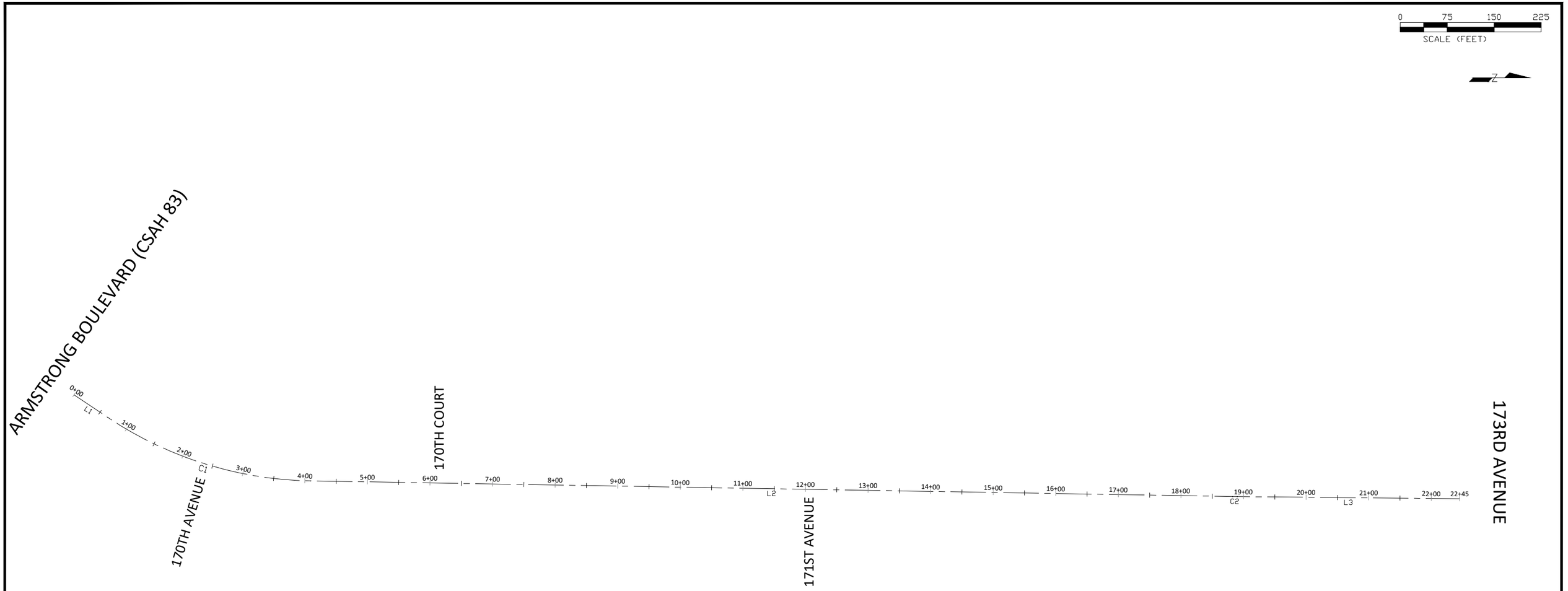
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

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

DETAILS

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 21 SHEETS



Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	65.209	N33° 47' 16.90"E	(442210.3444,188836.8466)	(442246.6087,188891.0421)
L2	1473.866	N00° 58' 17.40"E	(442347.8620,189214.5422)	(442372.8515,190688.1967)
L3	355.237	N00° 33' 08.86"E	(442372.9488,190695.5096)	(442376.3740,191050.7305)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	600.000	343.654	N17° 22' 47.15"E	(442246.6087,188891.0421)	(442347.8620,189214.5422)
C2	1000.000	7.314	N00° 45' 43.13"E	(442372.8515,190688.1967)	(442372.9488,190695.5096)

DATE	REVISION

Mar 25, 2021 - 9:15am
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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

Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

City of RAMSEY

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

ALIGNMENT LAYOUT

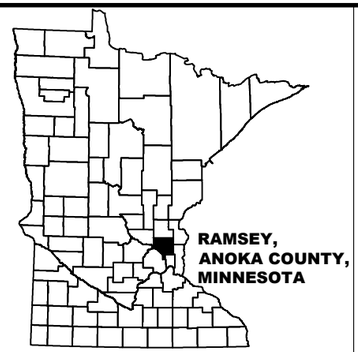
TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 21 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

TIGER STREET RECONSTRUCTION

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include; Site Grading, Storm Sewer Construction, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization.

Project Description:

This project consist of reconstructing 0.42 miles of existing bituminous streets, replacing bituminous street to the existing grade. The drainage for the existing streets uses drainage swales on both sides of the roadway, directing flow into a wetland located on the south east end of the project. There is no change to the outfall location of the storm water runoff.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	JOE FERIANCEK, PE	763-433-9893
CONTRACTOR:			
STIE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, Individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. 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. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:
The following documentation will be retained for a period of not less than 3-years form the date of submittal of the NOT.
1. The final SWPPP.
2. Copies of all stormwater related permits required for the project.
3. Records of all inspection and maintenance conducted during construction.
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
5. All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:
1. Furnish & Install perimeter sediment control and inlet protection.
2. Reclamation of existing bituminous pavement.
3. Rough grade site.
4. Furnish & install bituminous pavement.
5. Add additional temporary BMP's as necessary during construction based on inspection reports.
6. Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:
The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:
1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;
a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.
2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

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
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:
The permittee(s) shall implement the following pollution prevention management measures on the site:
1. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
2. Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
3. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:
All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:
1. The expected amount, frequency, intensity and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site.
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:
Recieving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
TROTT BROOK	RIVER	YES	YES	YES
IMPAIRMENTS: DO; FISHESBIO; INVERTBIO				

PROJECT AREAS:

Total project size (disturbed area) =	2.20	acres
Existing area of impervious surface =	1.44	acres
Post construction area of impervious surface =	1.44	acres
New impervious surface area created =	0.00	acres

Planned construction start date: July 2021
Planned construction completion date: September 2021

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 7&8 Latitude: 45.281735 Longitude: -93.490597

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:
a. Wet Sedimentation Pond
b. Infiltration / Filtration
c. Regional Pond
d. Permanent Stormwater Management Not Required

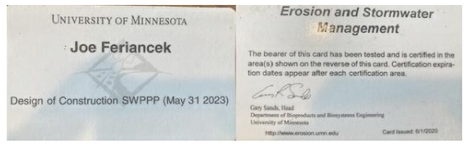
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 07 - 09
FINAL STABILIZATION	SHEETS No. 13 - 15
EROSION AND SEDIMENT CONTROL DETAILS	SHEETS No. 03

EROSION AND SEDIMENT CONTROL QUANTITIES:

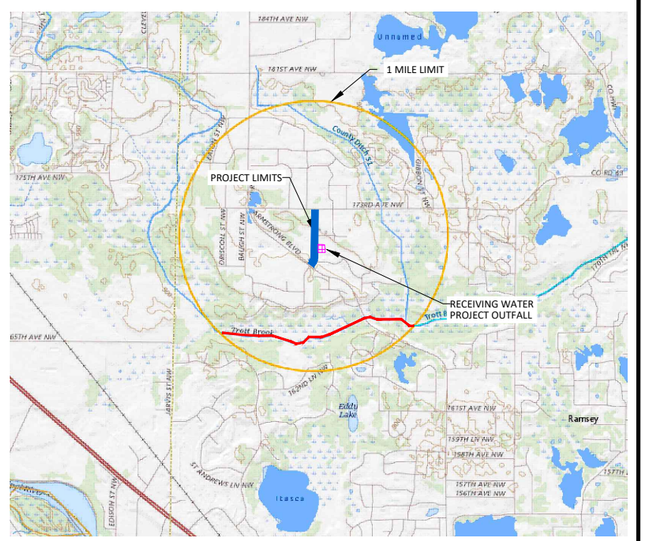
DESCRIPTION	QUANTITY
SILT FENCE TYPE MS	2430 LF
EROSION CONTROL LOG	350 LF
HYDRO-MULCH	3040 LBS
SEED MIX 25-151	95 LBS

CERTIFICATION:



LEGEND

PROJECT LIMITS
1 MILE LIMIT
RECEIVING WATER
IMPAIRED WATER



DATE	REVISION

Mar 25, 2021 - 9:27am
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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

Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/25/21
CHECKED BY:	BRW	FILE:	21-02

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(763) 427-1410 FAX (763) 433-9898

SWPPP

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 21 SHEETS

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Remove existing bituminous pavement and base.
6. Excavate to new subbase elevation as required.
7. Install aggregate base material, grade and compact.
8. Furnish & install base course of bituminous pavement
9. Install topsoil and hydro-mulch with seed.
10. Furnish & install wear course of bituminous pavement.
11. Remove erosion control after vegetation is established.

ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES:

1. All slopes to be 1:4 unless approved by the city engineer.
2. Below grade structures shall be protected and meet drainage requirements per the city engineer.
3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday.
4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166.
5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met.
6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements.
7. Site is not in karst area or pollution or remediation site.
8. Silt fence to be installed downhill from any grading activity.
9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer.
10. Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph.
11. Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements.
12. Hazardous materials shall be stored properly to prevent spills and vandalism.
13. No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site.
14. Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements.

EROSION PREVENTION PRACTICES:

1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased.
   These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water.
3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.
4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 2 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification.
6. Refer to restoration plan for areas to be seeded or sodded for erosion control.

DEWATERING AND BASIN DRAINING:

1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids.
2. All water from dewatering or basin draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

SEDIMENT CONTROL PRACTICES:

1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
   a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions.
   b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices.
   c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete.
4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized.
5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches.
6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence.
7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street.
8. The permittee must install temporary sedimentation basins as required.

INSPECTIONS AND MAINTENANCE:

1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days 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 within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:

a. Date and time of inspections;
b. Name of persons conducting inspections;
c. Accurate findings of inspections, including the specific location where corrective actions are needed;
d. Corrective actions taken (including dates, times, and party completing maintenance activities);
e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s);
g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.

3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:

a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ⅓ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required.
   e.The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
e. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

Mar 25, 2021 - 9:40am
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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

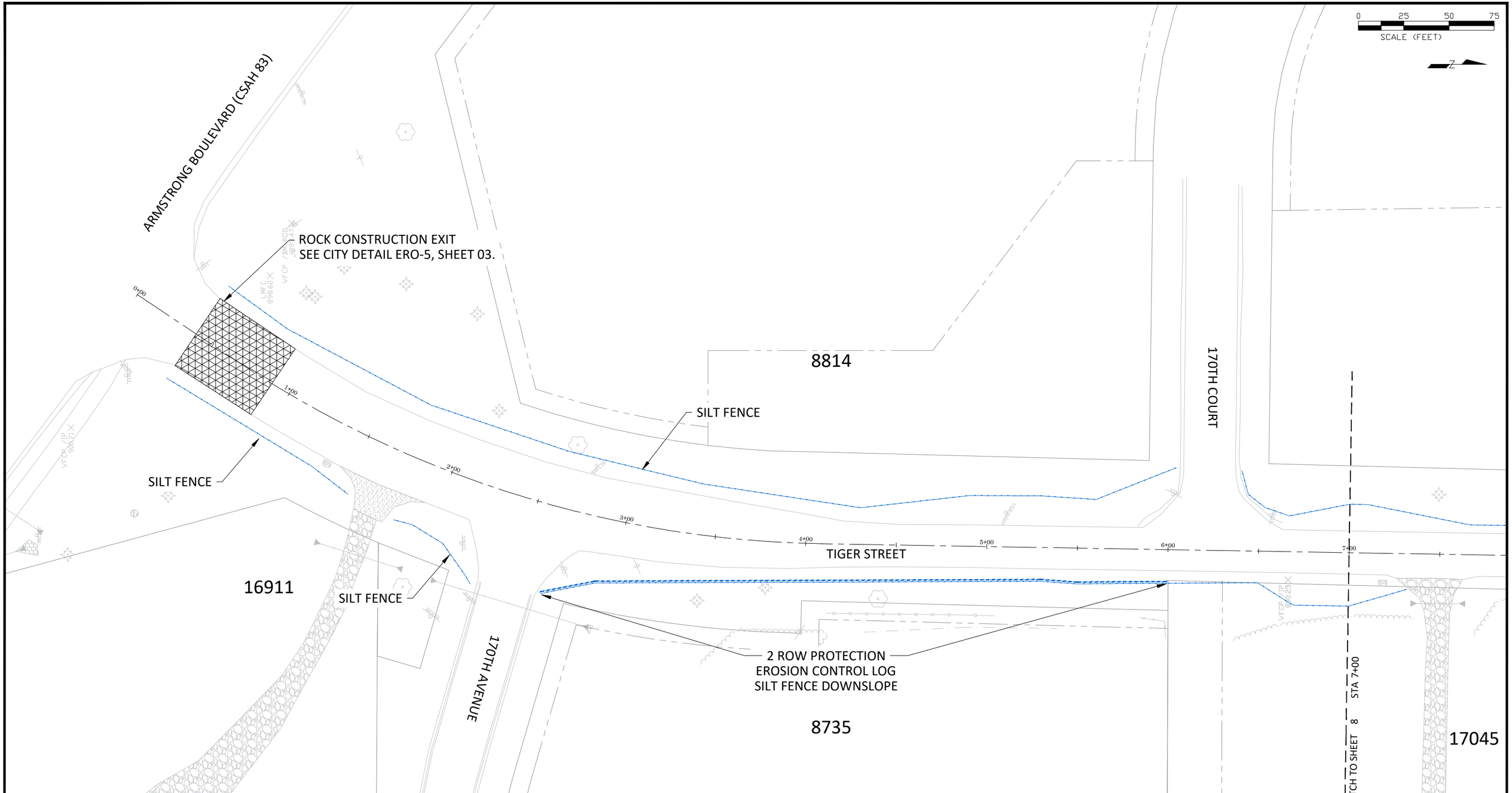
Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

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

SWPPP

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA



NOTE:

1. SILT FENCE MUST BE INSTALLED BEFORE ANY OTHER ACTIVITIES ON-SITE. WHERE USED FOR LONGITUDINAL PROTECTION, EROSION CONTROL LOG MUST BE INSTALLED PRIOR TO ANY REMOVAL ACTIVITIES.
2. ROCK CONSTRUCTION EXITS MUST BE MAINTAINED THROUGHOUT THE PROJECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR SWEEPING TRACKING ONTO ADJACENT STREETS WITHIN 3 HOURS OF NOTIFICATION BY THE CITY.

LEGEND

- SILT FENCE
- EROSION CONTROL LOG
- CONSTRUCTION EXIT

DATE	REVISION

Mar 25, 2021 - 9:56am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

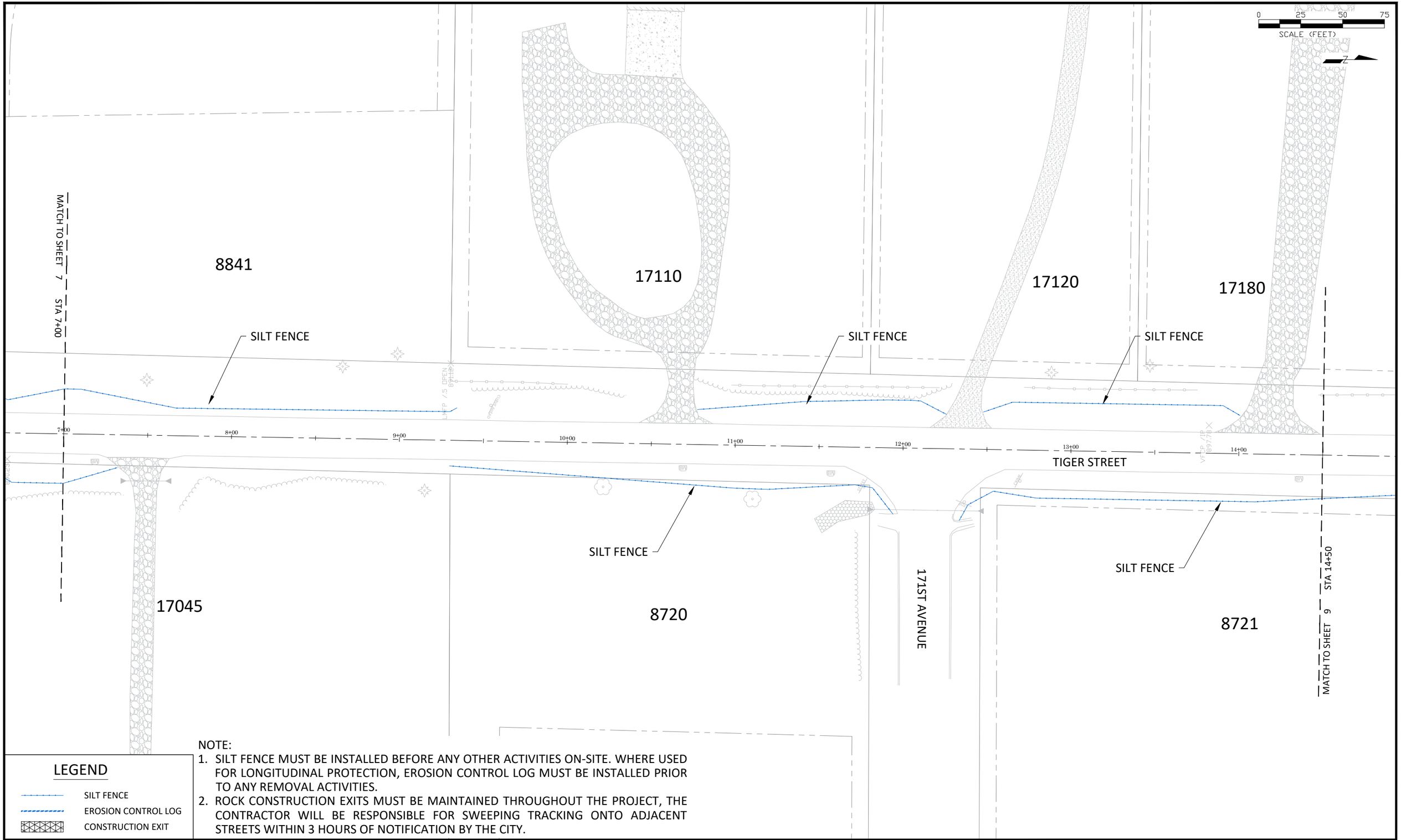
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DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

CITY OF RAMSEY
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EROSION CONTROL

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 07 OF 21 SHEETS



NOTE:

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LEGEND

- SILT FENCE
- EROSION CONTROL LOG
- CONSTRUCTION EXIT

DATE	REVISION

Mar 25, 2021 - 9:32am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

CITY OF RAMSEY
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EROSION CONTROL

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 08 OF 21 SHEETS

0 25 50 75
SCALE (FEET)

N

MATCH TO SHEET 8 STA 14+50

17220

17290

173RD AVENUE

15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 22+45

TIGER STREET

SILT FENCE

ROCK CONSTRUCTION EXIT
SEE CITY DETAIL ERO-5, SHEET 03.

17211

17221

NOTE:
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LEGEND

- SILT FENCE
- EROSION CONTROL LOG
- CONSTRUCTION EXIT

DATE	REVISION

Mar 25, 2021 - 9:58am
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CHECKED BY:	BRW	FILE: 21-02

City of RAMSEY
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EROSION CONTROL

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 09 OF 21 SHEETS

0 25 50 75
SCALE (FEET)

N

ARMSTRONG BOULEVARD (CSAH 83)

BEGIN CONSTRUCTION STA. 0+35
2' X 2" DEEP EDGE MILL
SEE CITY DETAIL STR-31
SAWCUT BIT - FULL DEPTH

0+00

1+00

43'

2+00

3+00

REMOVE BITUMINOUS PAVEMENT (7141 SY)
SUBCUT TO 10" DEPTH BELOW FINAL GRADE,
SEE PROFILE SHEET 13.

8814

2' X 2" DEEP EDGE MILL
SEE CITY DETAIL STR-31
SAWCUT BIT - FULL DEPTH

170TH COURT

REMOVE BIT DRIVE (31 SY)
SAWCUT BIT - FULL DEPTH

16911

4+00

TIGER STREET

5+00

24'

6+00

7+00

2' X 2" DEEP EDGE MILL
SEE CITY DETAIL STR-31
SAWCUT BIT - FULL DEPTH

170TH AVENUE

8735

MATCH TO SHEET 11 STA 7+00

17045

LEGEND

	EASEMENT - DRAINAGE & UTILITY
	EASEMENT - ROADWAY
	MINOR CONTOUR
SAWCUT - FULL DEPTH	MAJOR CONTOUR
MB SALVAGE MAILBOX SUPPORT	LOT LINE
REMOVE BITUMINOUS PAVEMENT	T - OH OVERHEAD COMMUNICATION LINE
REMOVE DRIVEWAY PAVEMENT - BITUMINOUS	P - OH OVERHEAD POWER LINE
REMOVE DRIVEWAY PAVEMENT - CONCRETE	F O FIBER OPTIC LINE
REMOVE DRIVEWAY SURFACE - GRAVEL	C COMMUNICATION LINE
MILL BITUMINOUS PAVEMENT - STREET TIE-IN	G GAS LINE

NOTE:
1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
2. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
3. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS. SEE SHEET 07.

DATE	REVISION

Mar 25, 2021 - 10:30am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

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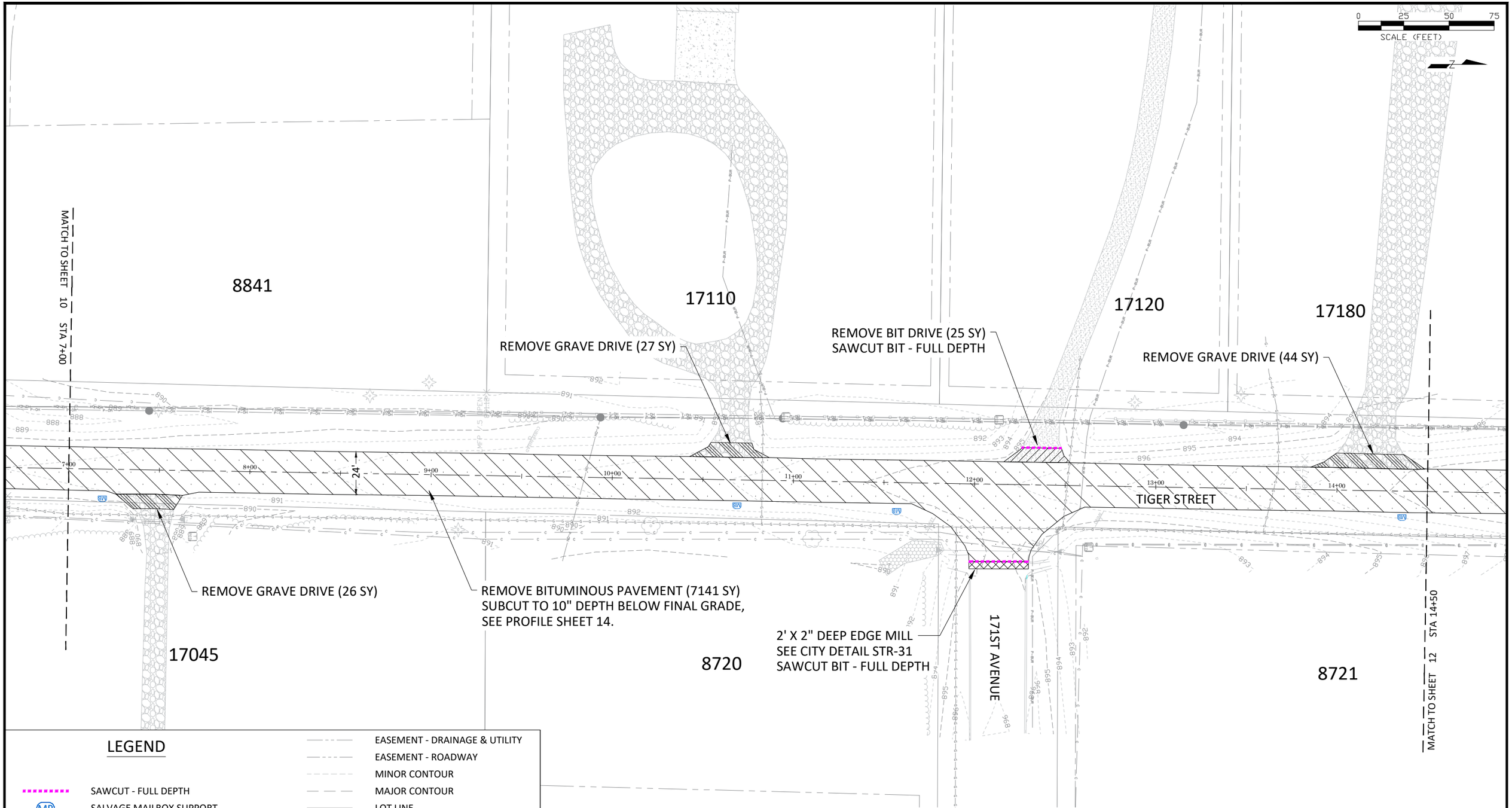
City of RAMSEY

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

EXISTING CONDITIONS & REMOVALS

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 21 SHEETS



LEGEND

- SAWCUT - FULL DEPTH
- SALVAGE MAILBOX SUPPORT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
- REMOVE DRIVEWAY PAVEMENT - CONCRETE
- REMOVE DRIVEWAY SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- EASEMENT - DRAINAGE & UTILITY
- EASEMENT - ROADWAY
- MINOR CONTOUR
- MAJOR CONTOUR
- LOT LINE
- OVERHEAD COMMUNICATION LINE
- OVERHEAD POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE

NOTE:
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2. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
3. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS. SEE SHEET 08.

DATE	REVISION

Mar 25, 2021 - 10:31am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

City of RAMSEY

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

EXISTING CONDITIONS & REMOVALS

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 21 SHEETS

0 25 50 75
SCALE (FEET)

N

MATCH TO SHEET 11 STA 14+50

17220

REMOVE BIT DRIVE (26 SY)
SAWCUT BIT - FULL DEPTH

REMOVE GRAVEL DRIVE (26 SY)

17290

END CONSTRUCTION STA. 22+34
2' X 2" DEEP EDGE MILL
SEE CITY DETAIL STR-31
SAWCUT BIT - FULL DEPTH

173RD AVENUE

15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 22+45

24'

TIGER STREET

REMOVE BIT DRIVE (16 SY)
SAWCUT BIT - FULL DEPTH

REMOVE CONCRETE DRIVE (15 SY)
REMOVE TO EXISTING CONCRETE JOINT
SAWCUT CONCRETE - FULL DEPTH

REMOVE CONCRETE DRIVE (16 SY)
REMOVE TO EXISTING CONCRETE JOINT
SAWCUT CONCRETE - FULL DEPTH

REMOVE BITUMINOUS PAVEMENT (7141 SY)
SUBCUT TO 10" DEPTH BELOW FINAL GRADE,
SEE PROFILE SHEET 15.

17211

17221

LEGEND

- SAWCUT - FULL DEPTH
- SALVAGE MAILBOX SUPPORT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE DRIVEWAY PAVEMENT - BITUMINOUS
- REMOVE DRIVEWAY PAVEMENT - CONCRETE
- REMOVE DRIVEWAY SURFACE - GRAVEL
- MILL BITUMINOUS PAVEMENT - STREET TIE-IN
- EASEMENT - DRAINAGE & UTILITY
- EASEMENT - ROADWAY
- MINOR CONTOUR
- MAJOR CONTOUR
- LOT LINE
- OVERHEAD COMMUNICATION LINE
- OVERHEAD POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE

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3. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS. SEE SHEET 09.

DATE	REVISION

Mar 25, 2021 - 10:16am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

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DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

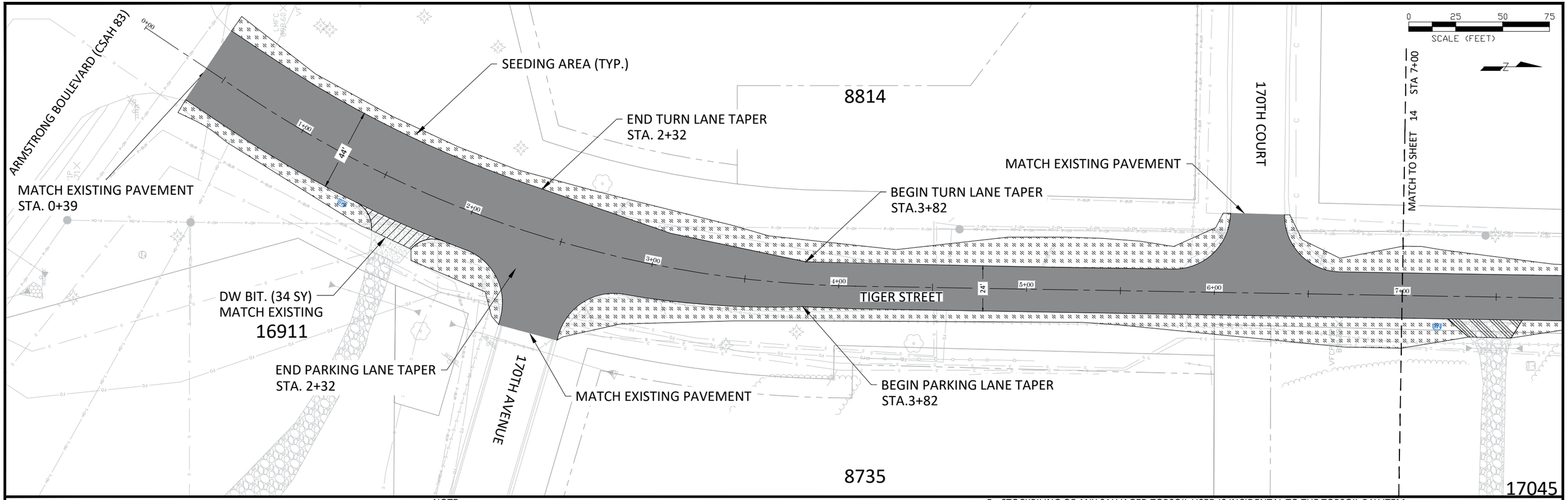
City of RAMSEY

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

EXISTING CONDITIONS & REMOVALS

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 21 SHEETS

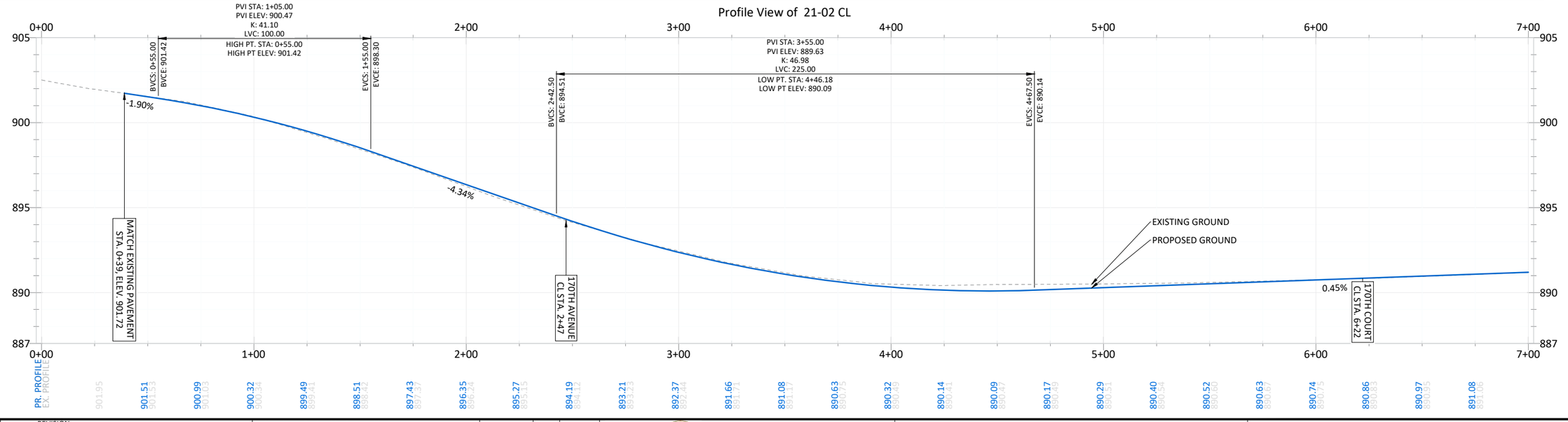


LEGEND

- NEW BITUMINOUS PAVEMENT
- NEW DRIVEWAY - BITUMINOUS
- NEW DRIVEWAY - CONCRETE
- NEW DRIVEWAY - GRAVEL
- SEEDING AREA

NOTE:

1. ALL RADII TO BE CONSTRUCTED AT 30' UNLESS OTHERWISE NOTED.
2. TYPICAL SECTION SEE SHEET 03.
3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH 2" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.
5. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
6. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.
7. SALVAGED MAILBOX POSTS TO BE PLACED TO ORIGINAL LOCATION OR AS DIRECTED BY THE ENGINEER.



DATE	REVISION

Mar 25, 2021 – 10:54am
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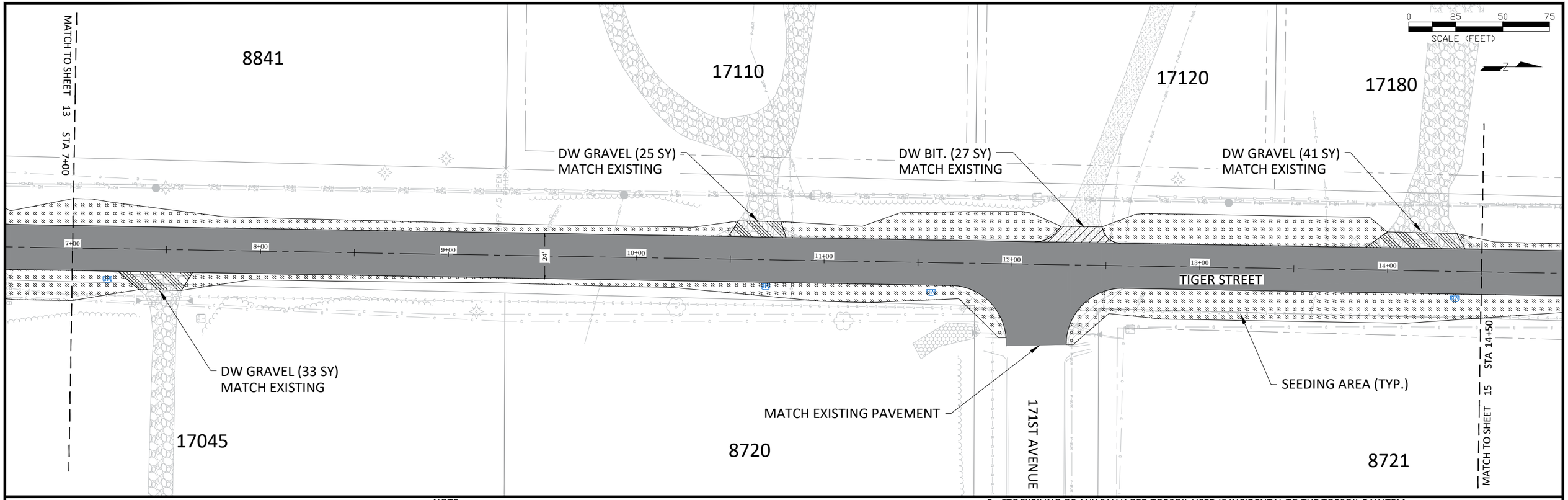
City of RAMSEY

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STREET CONSTRUCTION

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 21 SHEETS

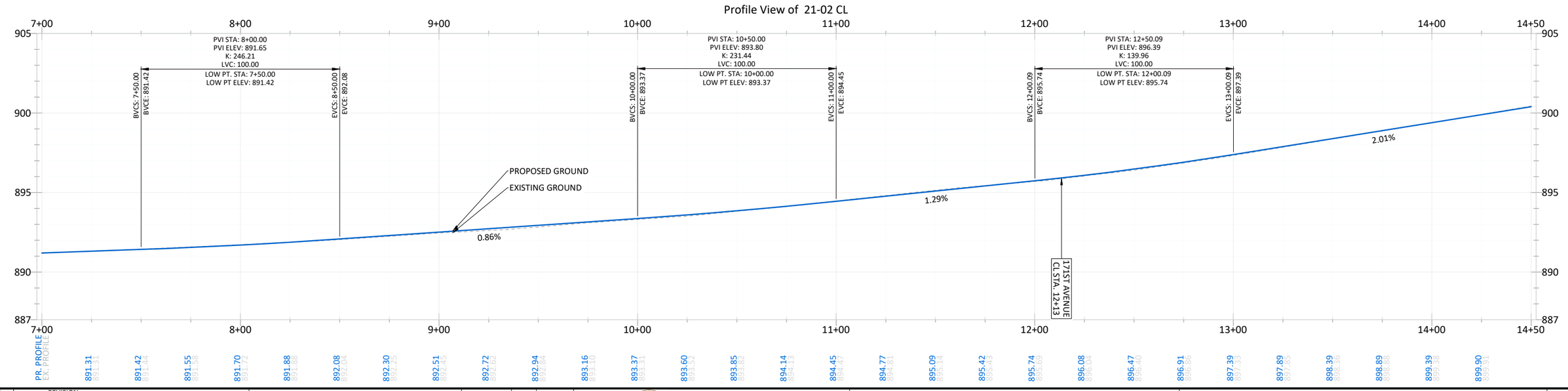


LEGEND

- NEW BITUMINOUS PAVEMENT
- NEW DRIVEWAY - BITUMINOUS
- NEW DRIVEWAY - CONCRETE
- NEW DRIVEWAY - GRAVEL
- SEEDING AREA

NOTE:

1. ALL RADII TO BE CONSTRUCTED AT 30' UNLESS OTHERWISE NOTED.
2. TYPICAL SECTION SEE SHEET 03.
3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH 2" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.
5. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
6. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.
7. SALVAGED MAILBOX POSTS TO BE PLACED TO ORIGINAL LOCATION OR AS DIRECTED BY THE ENGINEER.



DATE	REVISION

Mar 25, 2021 – 10:56am
E:\Engineering\AutoCad Dwgs\Projects N-Z\Tiger Street Reconstruction 21-02\Plan Drawings\21-02 Street Construction.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 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/25/21
CHECKED BY:	BRW	FILE:	21-02

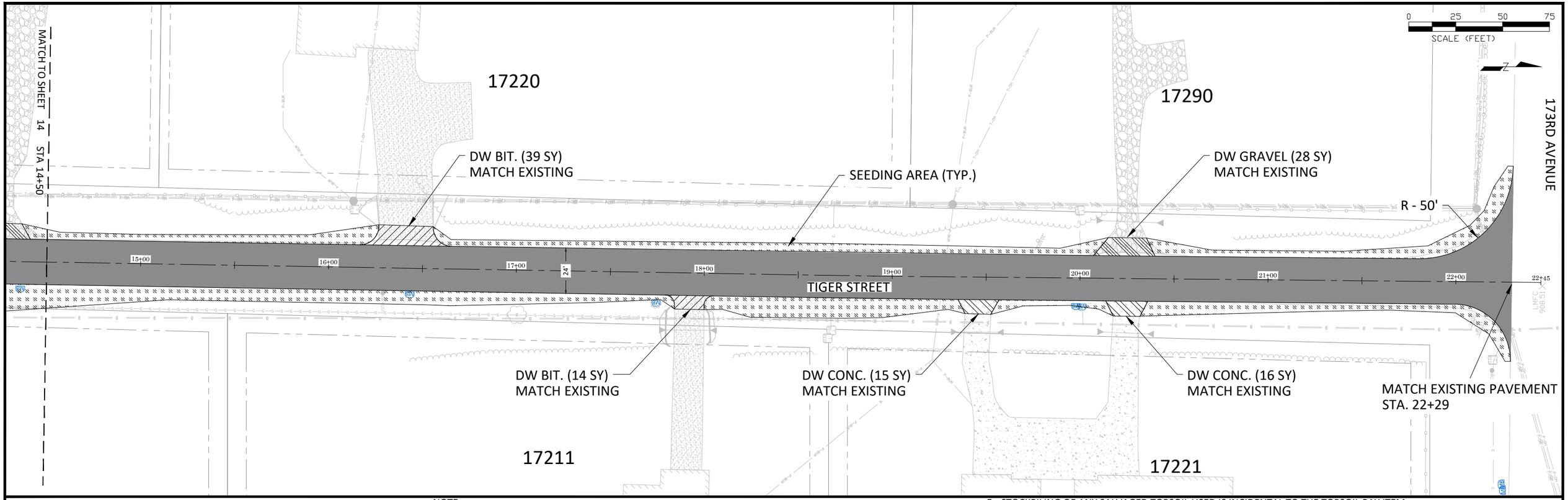
City of RAMSEY

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

STREET CONSTRUCTION

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 21 SHEETS



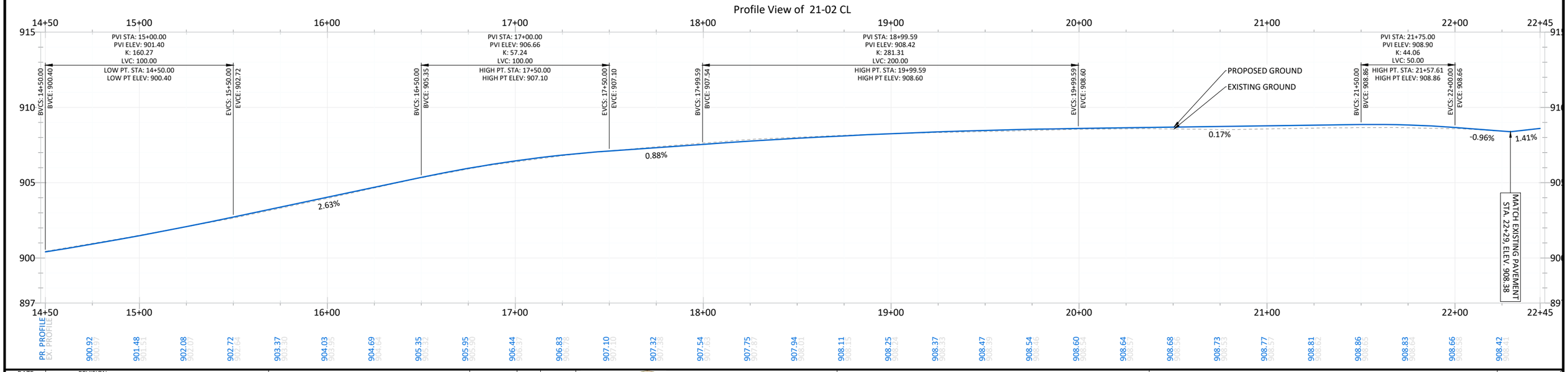
LEGEND

- NEW BITUMINOUS PAVEMENT
- NEW DRIVEWAY - BITUMINOUS
- NEW DRIVEWAY - CONCRETE
- NEW DRIVEWAY - GRAVEL
- SEEDING AREA

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7. SALVAGED MAILBOX POSTS TO BE PLACED TO ORIGINAL LOCATION OR AS DIRECTED BY THE ENGINEER.

Profile View of 21-02 CL



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Mar 25, 2021 - 10:58am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

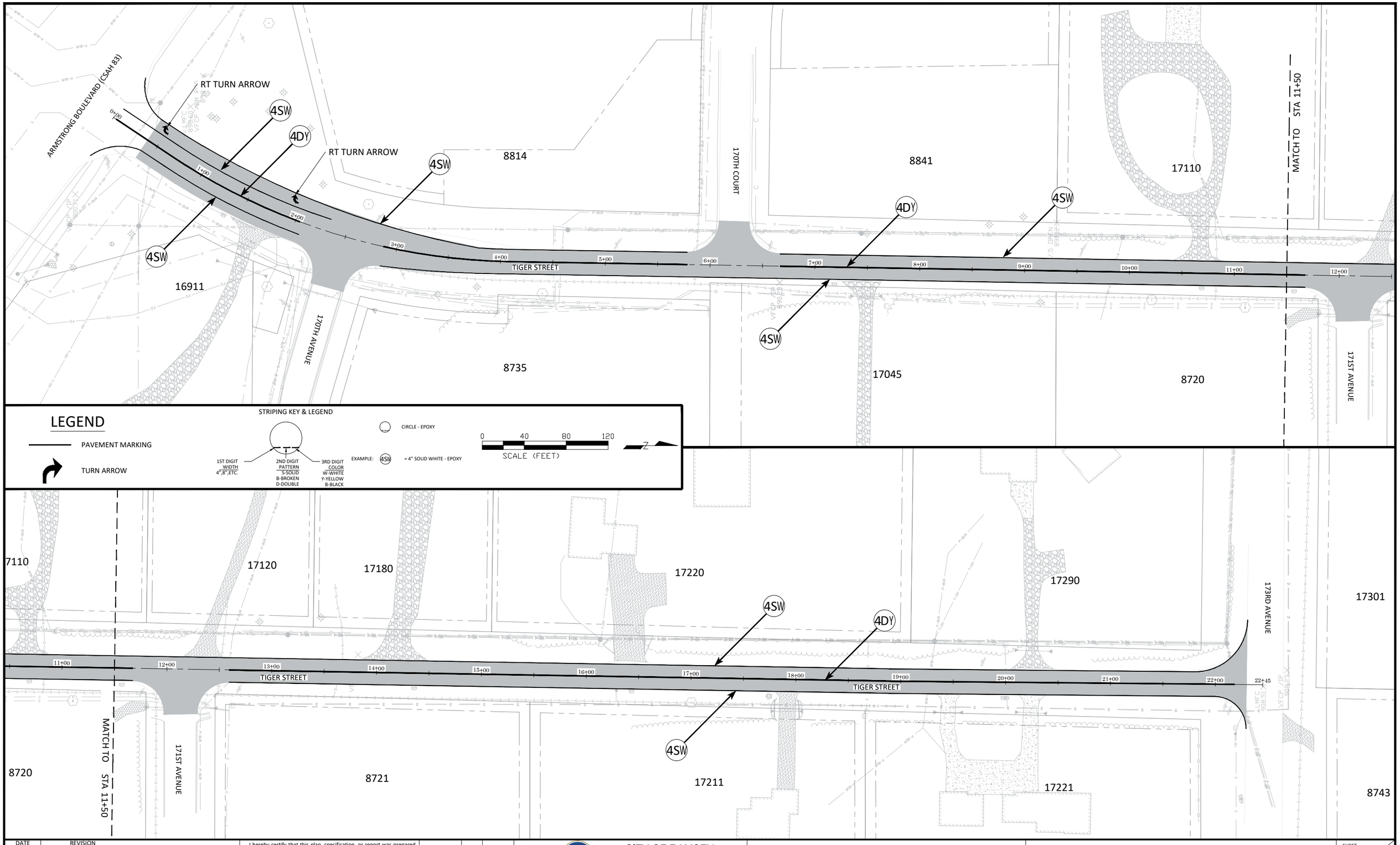
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

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

STREET CONSTRUCTION

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 15 OF 21 SHEETS



LEGEND

PAVEMENT MARKING

TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH 4",8",ETC.

2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE

3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

0 40 80 120

SCALE (FEET)

N

DATE	REVISION

Mar 25, 2021 - 11:12am
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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

Joe Feriancek

Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 3/25/21
CHECKED BY:	BRW	FILE: 21-02

City of RAMSEY

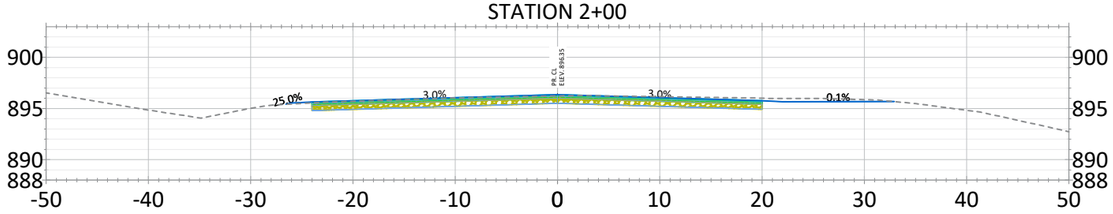
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

PAVEMENT MARKING PLAN

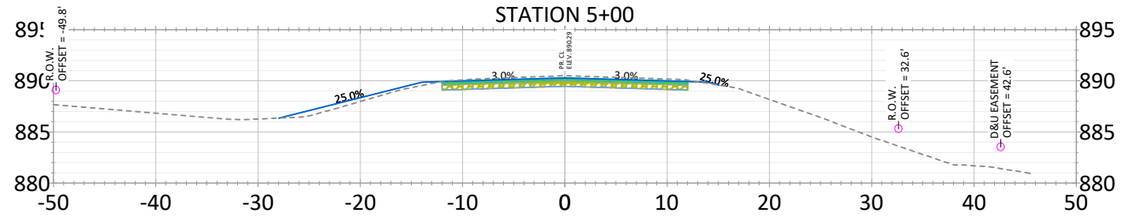
TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 21 SHEETS

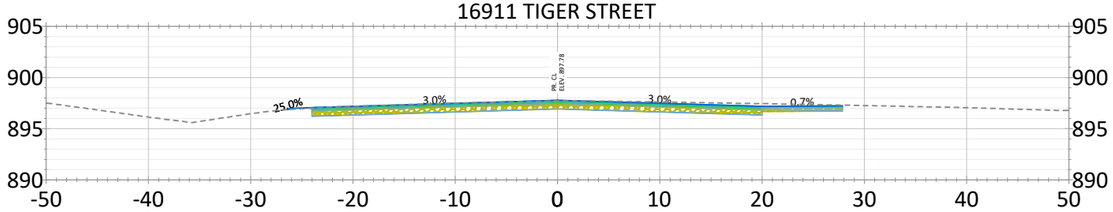
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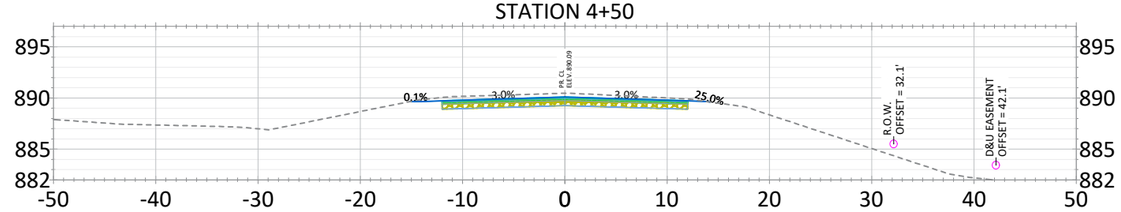
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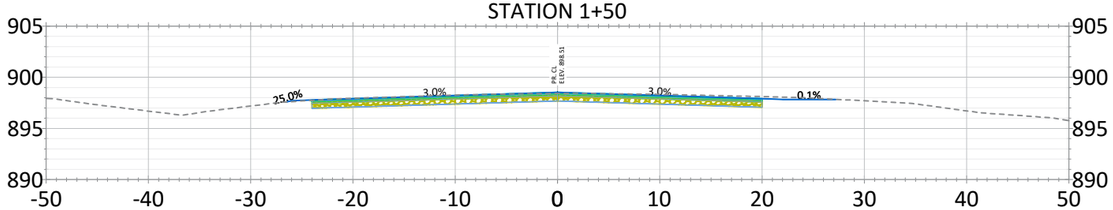
STATION 1+67
16911 TIGER STREET



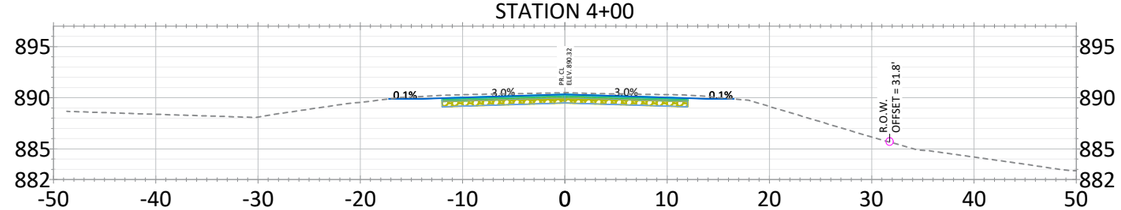
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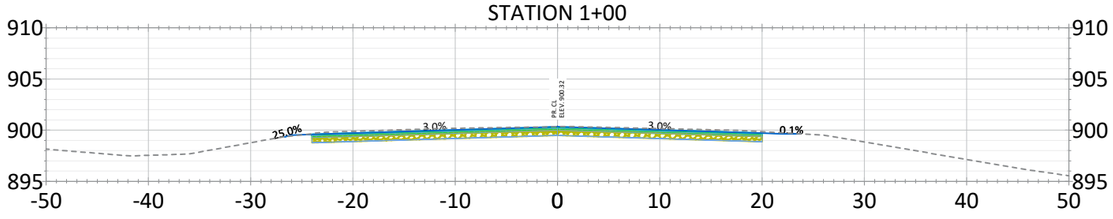
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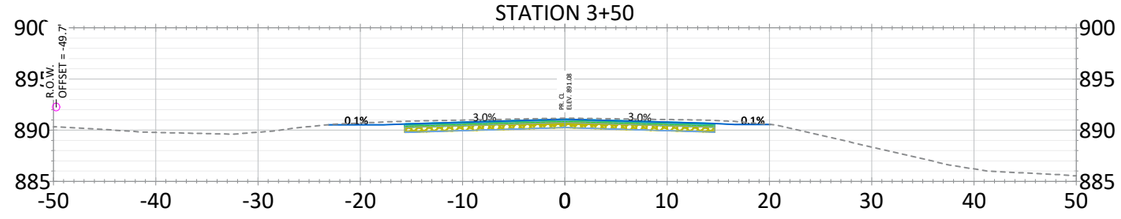
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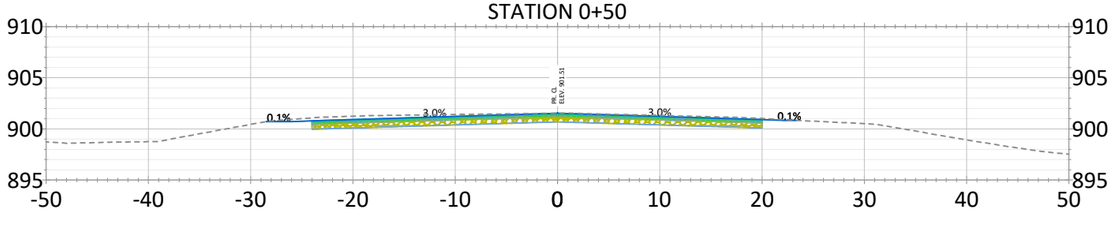
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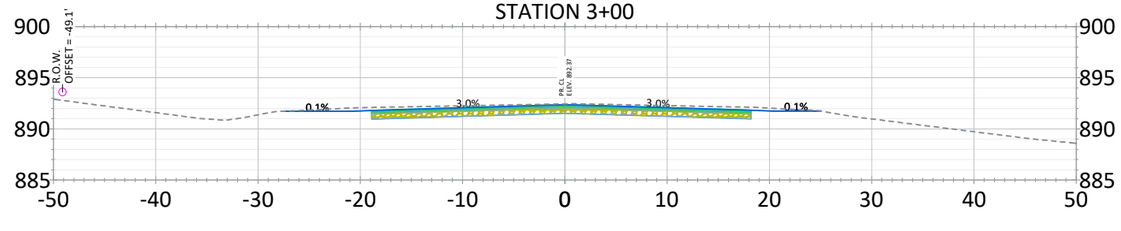
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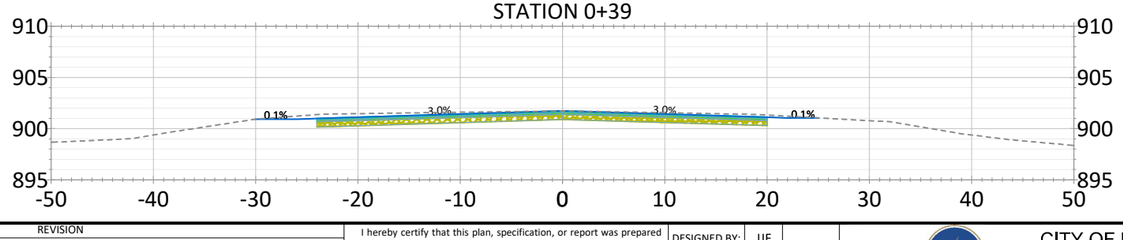
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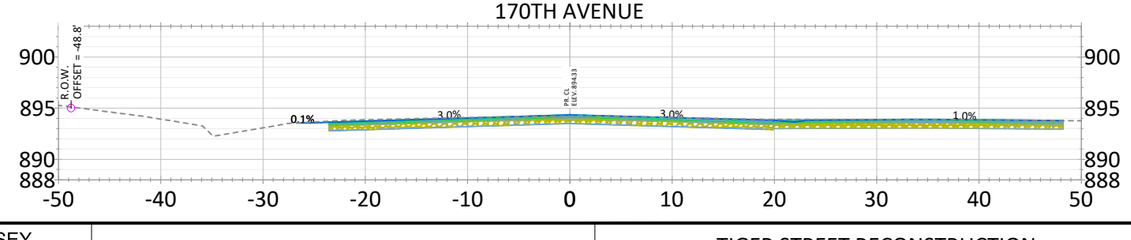
STATION 3+00



STATION 0+39



STATION 2+47
170TH AVENUE



DATE	REVISION

Mar 25, 2021 - 11:26am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/25/21
CHECKED BY:	BRW	FILE:	21-02

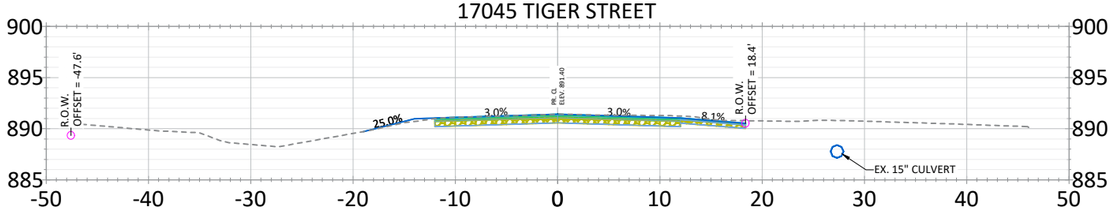
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
STA. 0+39 TO 5+00

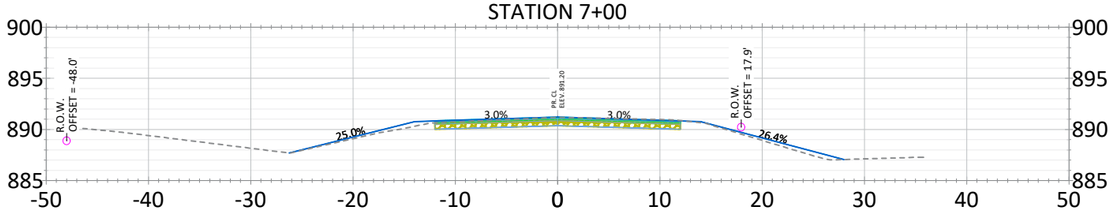
TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 21 SHEETS

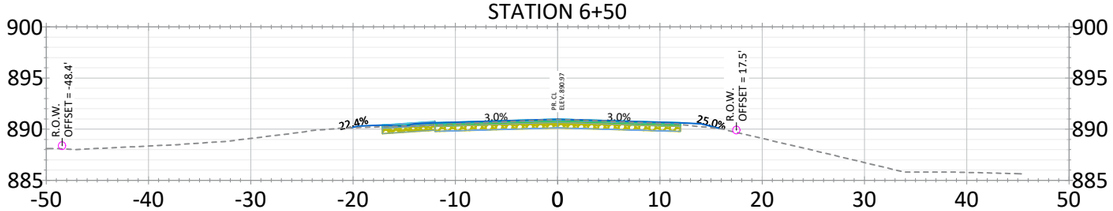
STATION 7+46
17045 TIGER STREET



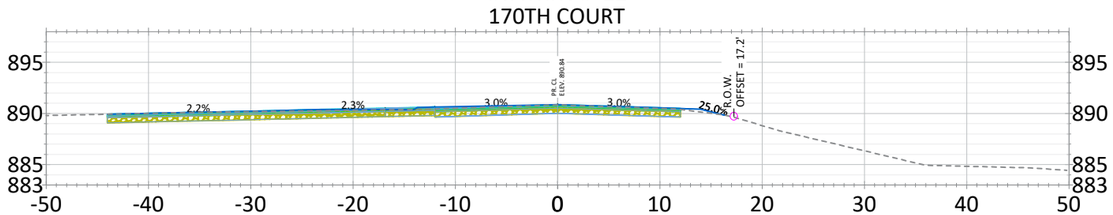
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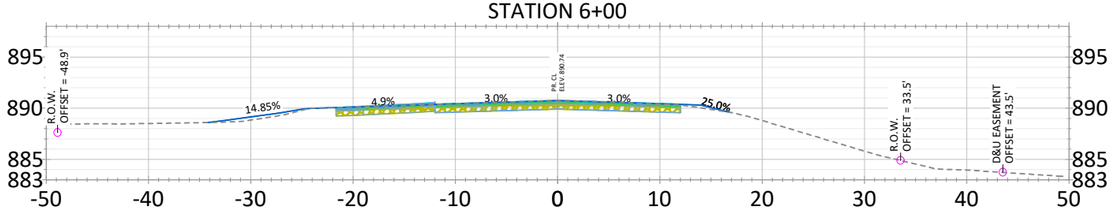
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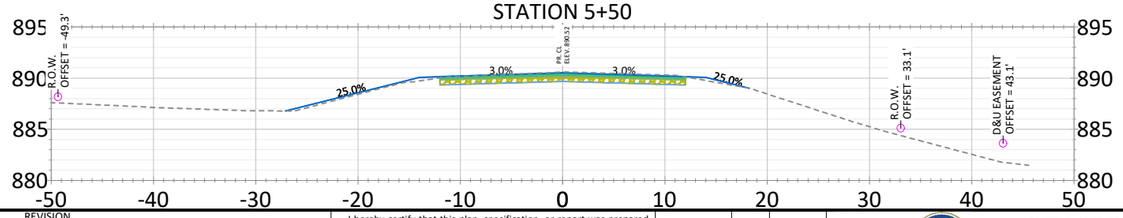
STATION 6+22
170TH COURT



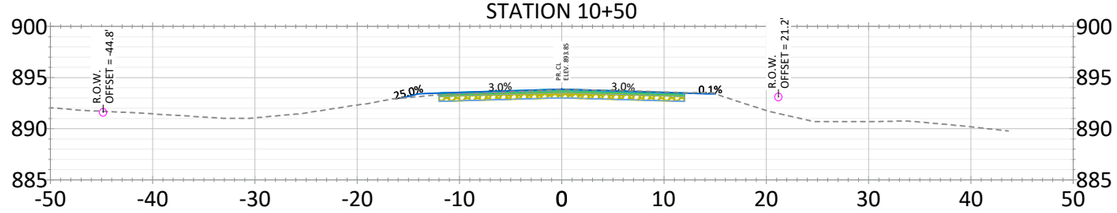
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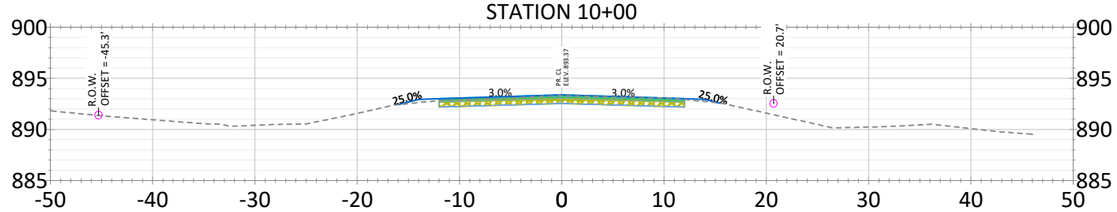
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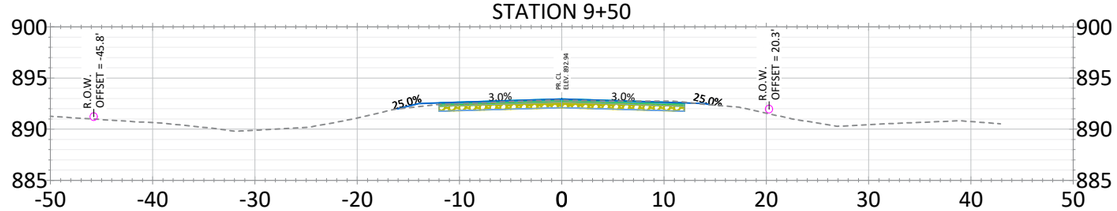
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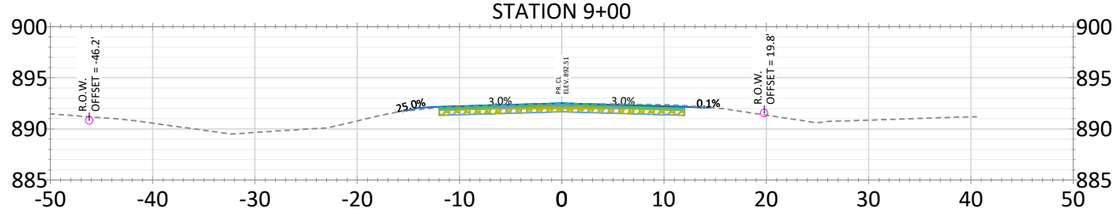
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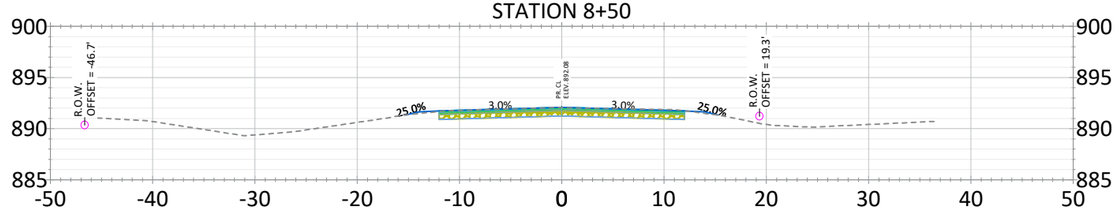
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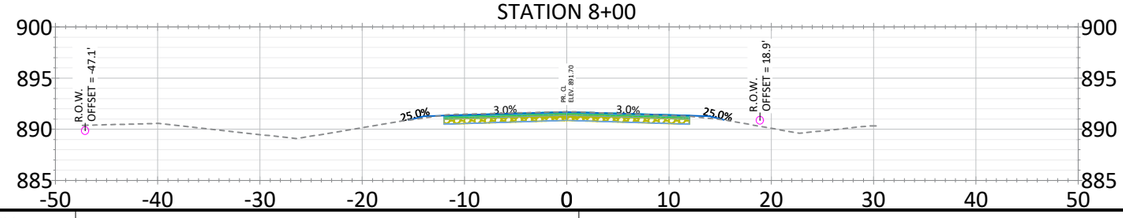
STATION 9+00



STATION 8+50



STATION 8+00



DATE	REVISION

Mar 25, 2021 - 11:28am
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Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/25/21
CHECKED BY:	BRW	FILE:	21-02

City of RAMSEY

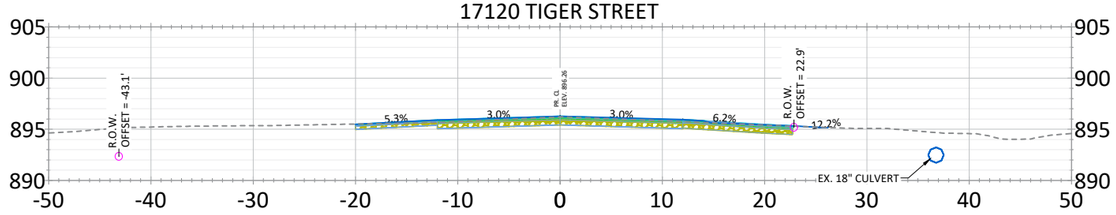
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
STA. 5+50 TO 10+50

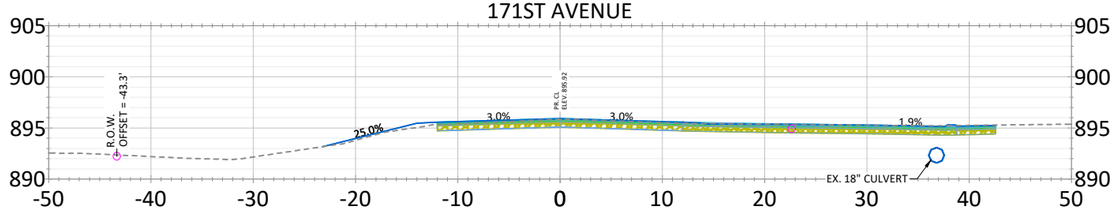
TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 21 SHEETS

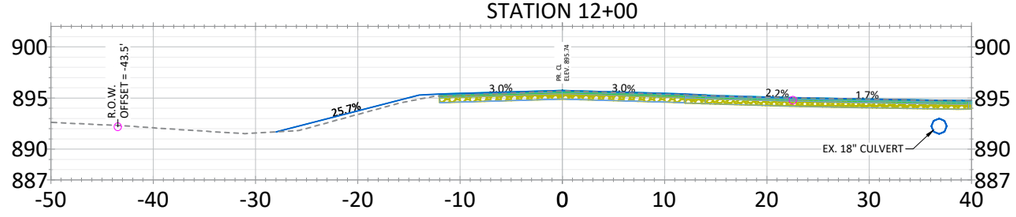
STATION 12+37
17120 TIGER STREET



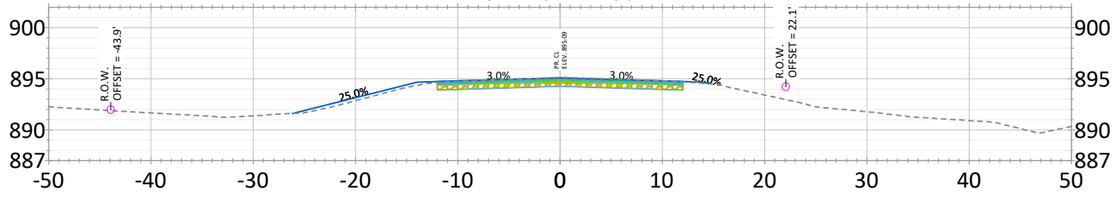
STATION 12+13
171ST AVENUE



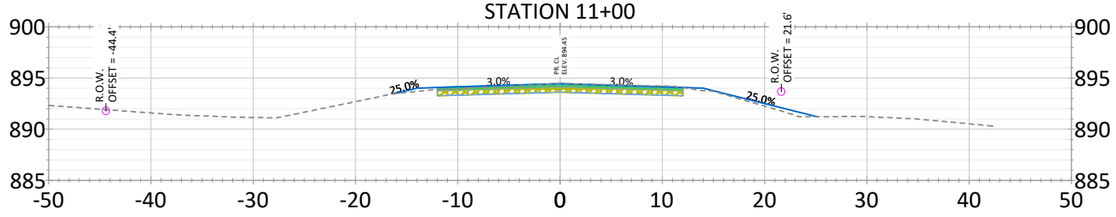
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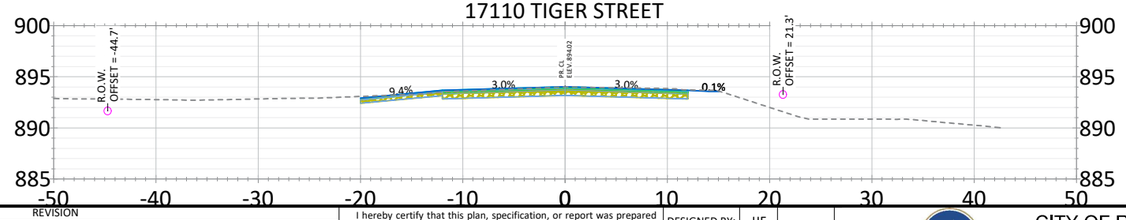
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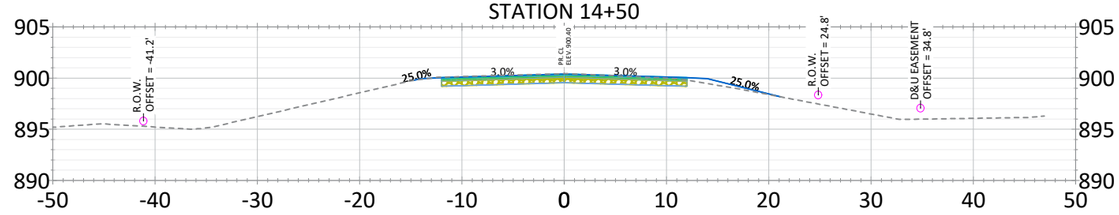
STATION 11+00



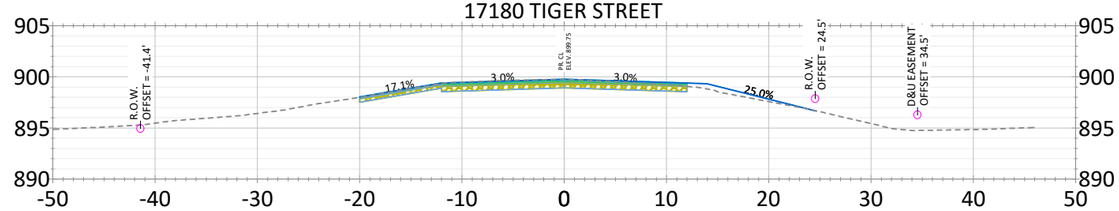
STATION 10+65
17110 TIGER STREET



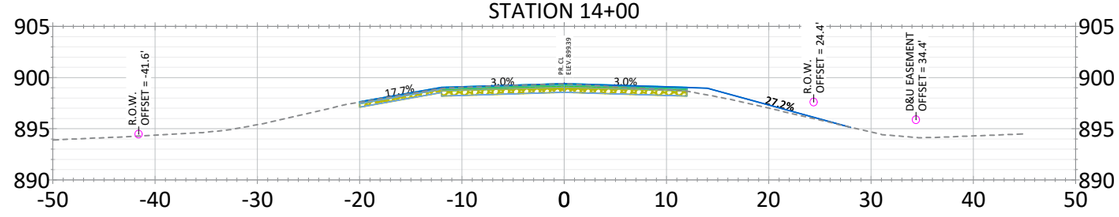
STATION 14+50



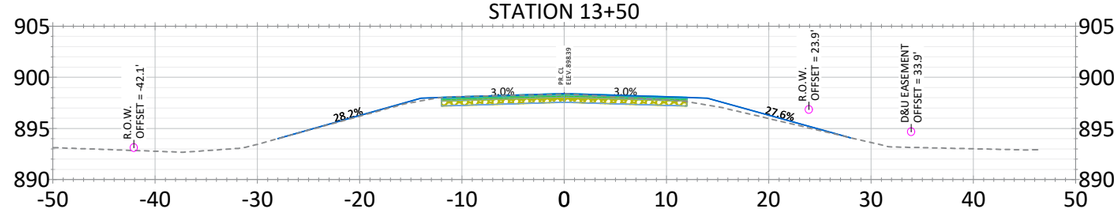
STATION 14+18
17180 TIGER STREET



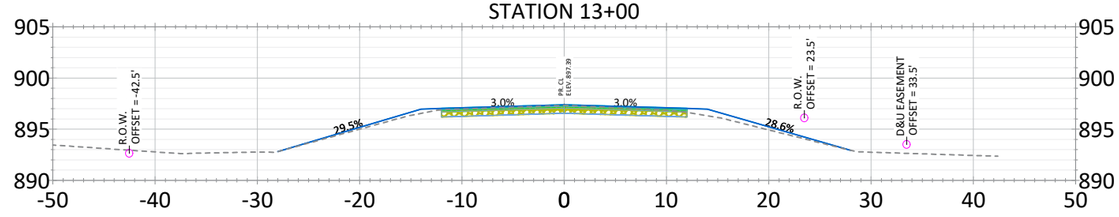
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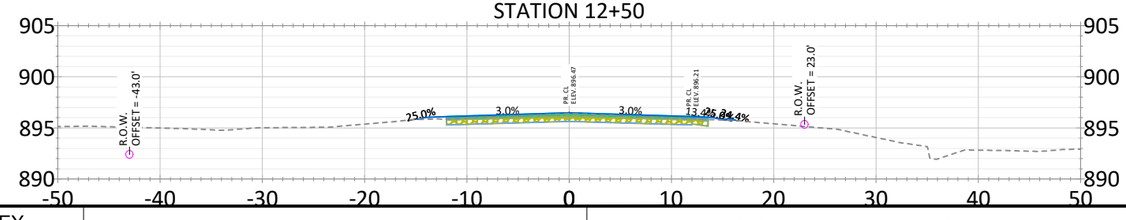
STATION 13+50



STATION 13+00



STATION 12+50



DATE	REVISION

Mar 25, 2021 - 11:30am
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CHECKED BY:	BRW	FILE:	21-02

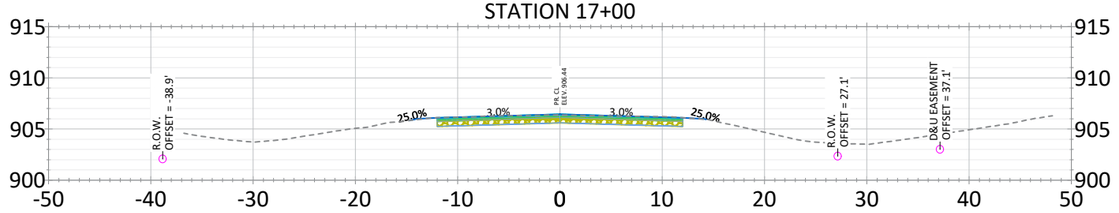
City of RAMSEY

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

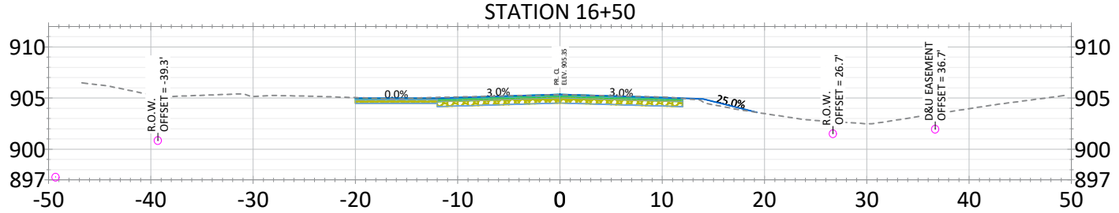
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STA. 10+66 TO 14+50

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

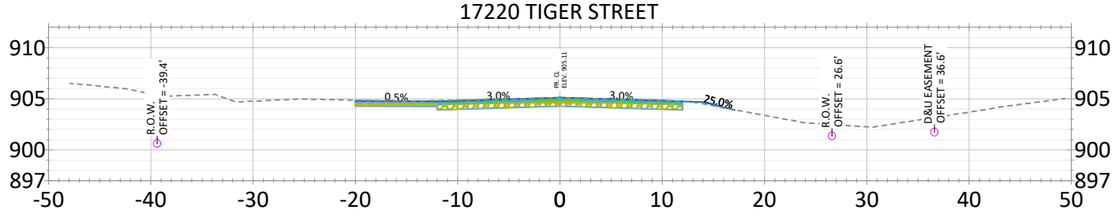
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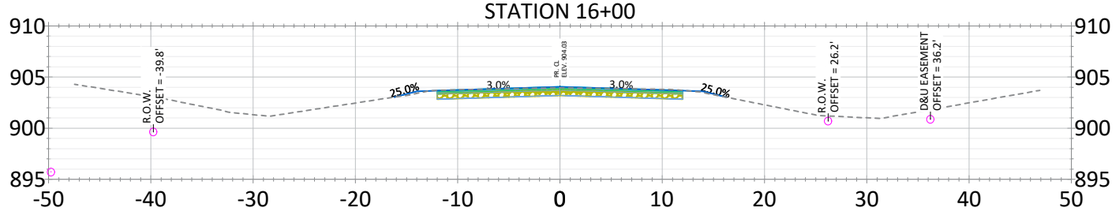
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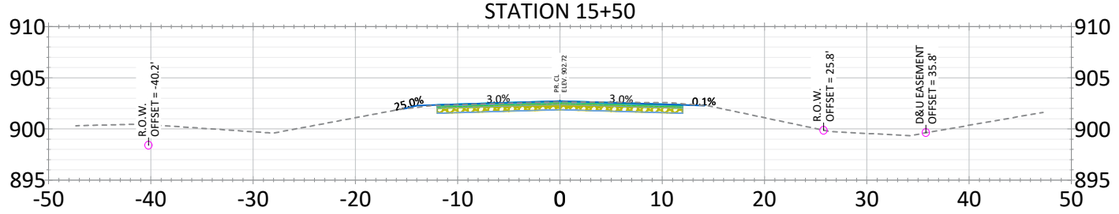
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17220 TIGER STREET



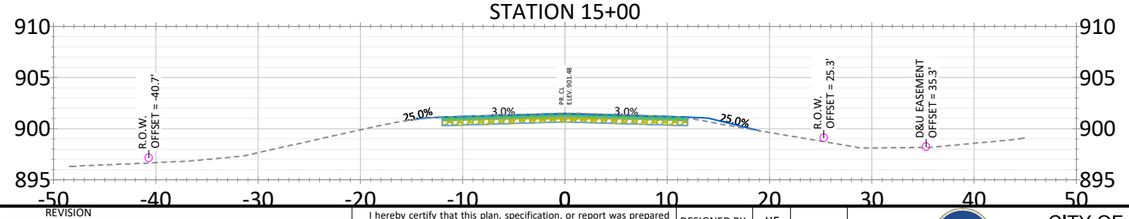
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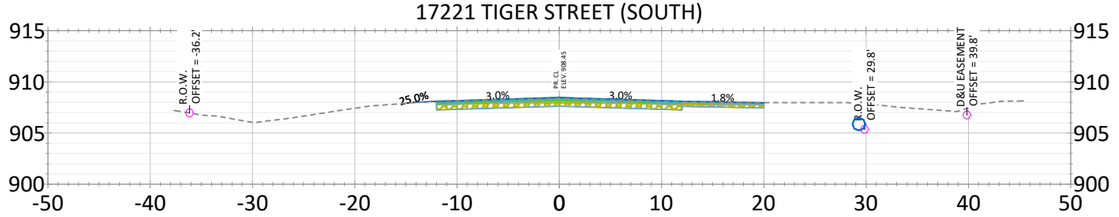
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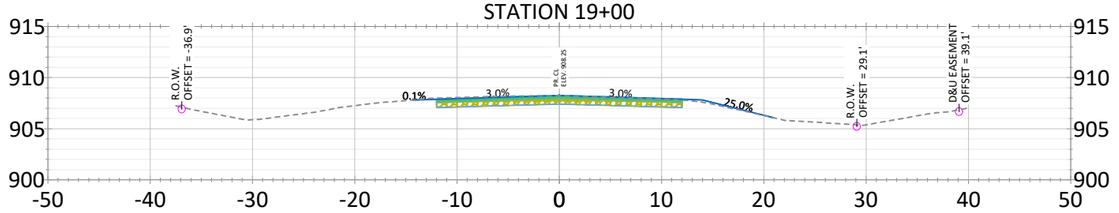
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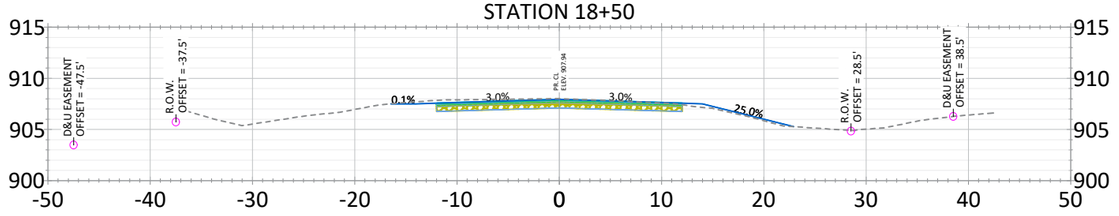
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17221 TIGER STREET (SOUTH)



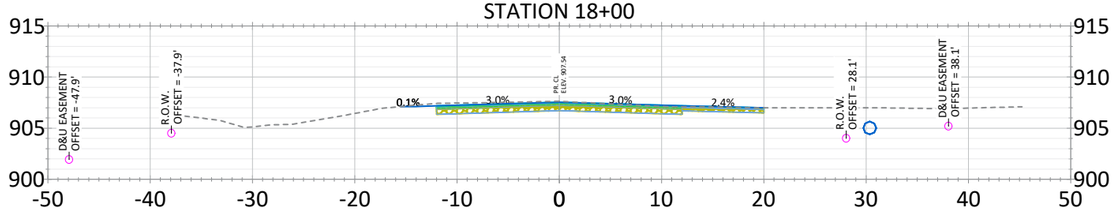
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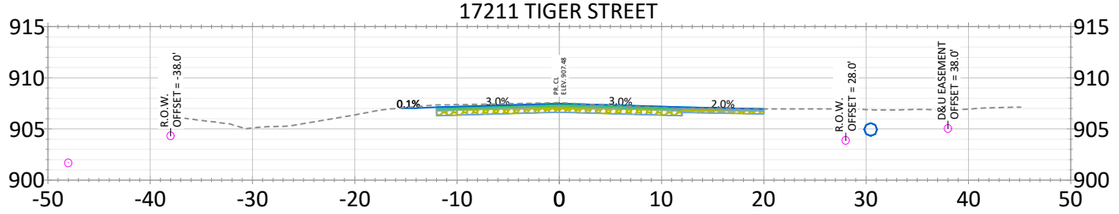
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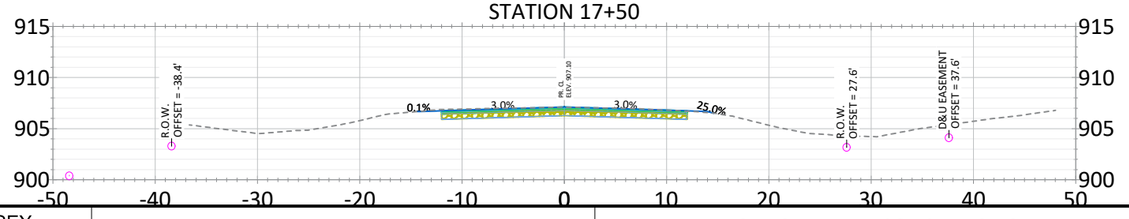
STATION 18+00



STATION 17+92
17211 TIGER STREET



STATION 17+50



DATE	REVISION

Mar 25, 2021 - 11:31am
C:\Engineering\AutoCad Dwgs\Projects N-Z\Tiger Street Reconstruction 21-02\Plan Drawings\21-02 Cross Sections.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 3/25/21 Lic. No. 57095

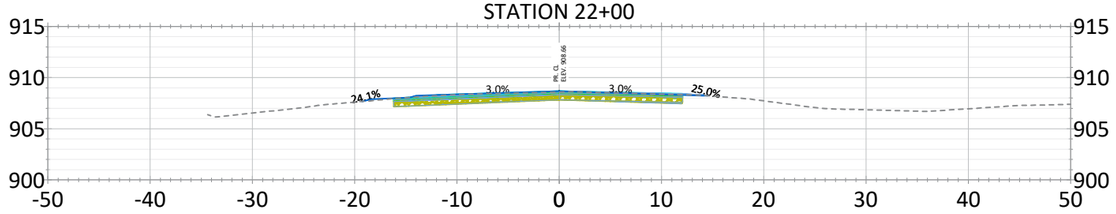
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/25/21
CHECKED BY:	BRW	FILE:	21-02

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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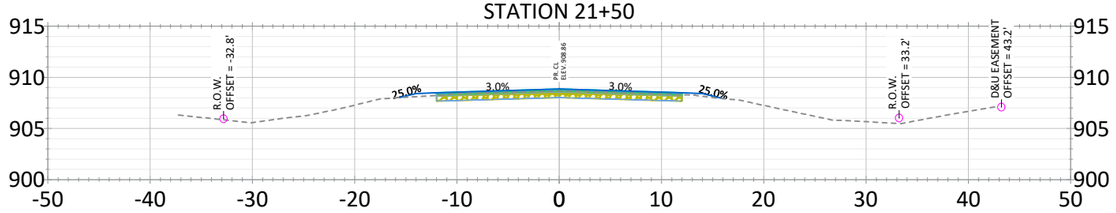
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STA. 15+00 TO 19+46

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

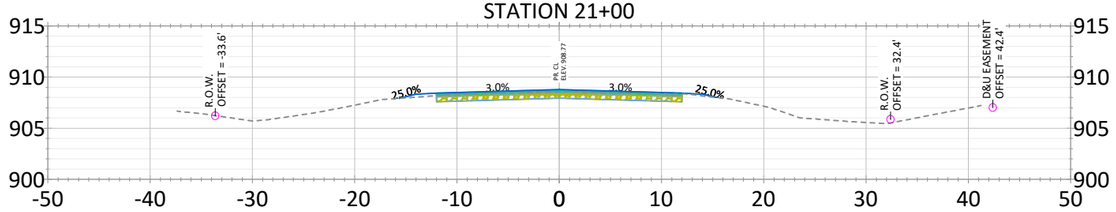
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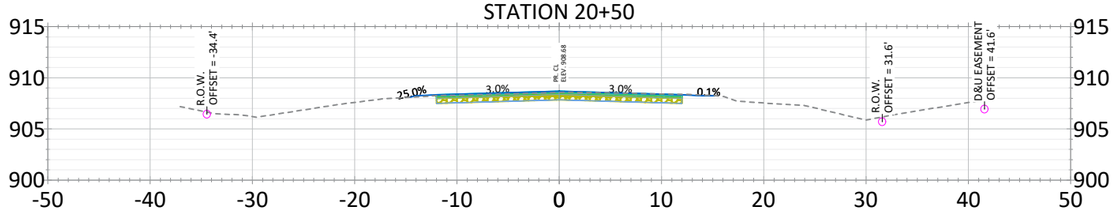
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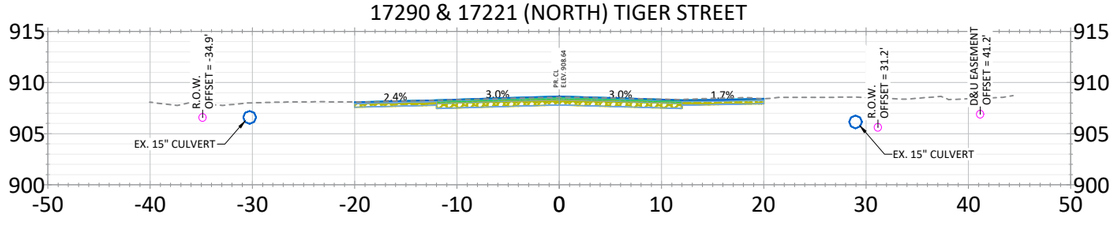
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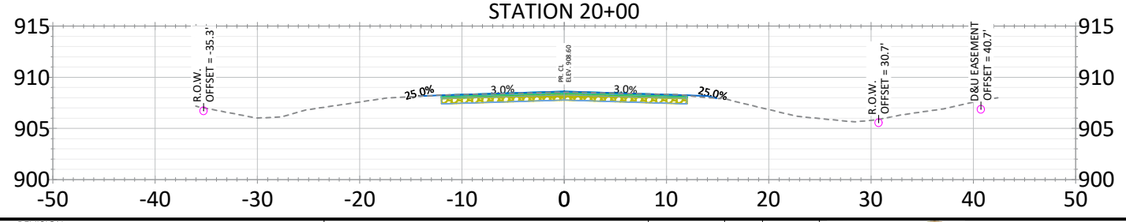
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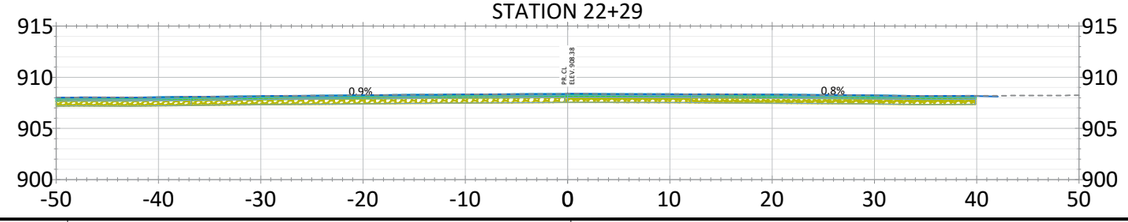
STATION 20+25
17290 & 17221 (NORTH) TIGER STREET



STATION 20+00



STATION 22+29



DATE	REVISION

Mar 25, 2021 - 11:33am
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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

Joe Feriancek
Date 3/25/21 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	3/25/21
CHECKED BY:	BRW	FILE:	21-02

City of RAMSEY

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

CROSS SECTIONS
STA. 20+00 TO 22+29

TIGER STREET RECONSTRUCTION
CITY PROJECT NO. 21-02
CITY OF RAMSEY, MINNESOTA

SHEET 21 OF 21 SHEETS

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

RESOLUTION #21-139

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR TIGER STREET RECONSTRUCTION, IMPROVEMENT PROJECT #21-02

WHEREAS, the City of Ramsey proposes to reconstruct Tiger Street between Armstrong Boulevard and 173rd Avenue in 2021 as identified in the 2021-2030 Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council resolution #20-259, adopted November 10, 2020, the City Council accepted the quotes of Bolton & Menk, Inc. to provide topographic survey services, and Chosen Valley Testing for the geotechnical evaluation services required to design and prepare plans and specifications for said improvements; and

WHEREAS, City Staff has received the topographic survey and geotechnical evaluations and has the capacity to prepare plans and specifications for improvement project #21-02, Tiger Street Reconstruction.

WHEREAS, pursuant to Ramsey City Council resolution #21-009, adopted January 12, 2021, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for the same improvements.

WHEREAS, pursuant to Ramsey City Council resolution #21-085, adopted April 13, 2021, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, The City Administrator is hereby authorized to execute the proposal from Bolton & Menk, Inc. to provide construction staking services for said improvements in a total not-to-exceed amount of $4,680 for the project; and

WHEREAS, Eleven (11) bids were received, opened, and tabulated on May 12, 2021, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company Name	Bid
North Valley, Inc.	$ 224,552.19
Omann Brothers Paving Inc.	$ 259,541.95
Douglas-Kerr Underground, L.L.C	$ 271,153.48
GMH Asphalt Corporation	$ 271,361.05
Meyer Contracting Inc.	$ 271,663.49
New Look Contracting, Inc.	$ 282,383.00
Asphalt Surface Technologies Corp	$ 282,627.79
Bituminous Roadways Inc.	$ 312,569.36
Northwest	$ 323,919.83
Forest Lake Contracting, Inc.	$ 330,463.00

WHEREAS, the bid of North Valley, of Nowthen, Minnesota, in the amount of $224,552.19 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:

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 to execute the proposal from Bolton & Menk, Inc. to provide construction staking services for said improvements in a total not-to-exceed amount of $4,680 for the project.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of May, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

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 22, 2021

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

RE: Proposal for Construction Staking Services, City of Ramsey – Tiger Street Reconstruction (City Project No. 21-02)

Dear Mr. Westby:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the Tiger Street Reconstruction project (City Project No. 21-02).

Bolton & Menk will complete the following survey staking for the project:

- Silt Fence,
- Subgrade,
- Class 5 Aggregate Base Course, and
- Pavement Markings.

We have made the following assumptions in preparing this proposal:

- 6 hours of office surveyor time will be required to prepare the files, and
- 24 hours of field survey time will be required.

All work will be completed for a Not-to-Exceed amount of $4,680. 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.

CC Regular Session **7. 4.**

Meeting Date: 05/25/2021

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #21-147 Confirming Vision and Land Use Policy Direction and Economic Development Framework for West Armstrong Retail Area

Purpose/Background:

*Note - this is an introductory topic, the first time the City Council is reviewing in detail. The City Council should not feel obligated to take any action****(aside from authorizing Staff to obtain quotes for design services for an areawide infrastructure and road redesign and reconstruction plan due to an expiring TIF District).*** *Staff is comfortable in bringing this topic through a series of meetings. Ordinarily, Staff would have scheduled this for Work Session Discussion, but that calendar is full and an important expiration date for TIF District 14 is expiring at the end of November.*

The purpose of this case is to confirm previous policy direction, most recently established/confirmed in the City's 2040 Comprehensive Plan Update, that establishes a land use vision for the area generally north of Highway 10, west of Armstrong Boulevard, south of Bunker Lake Boulevard and east of the new Bunker Lake Industrial Park. This case is structured as a discussion with an opportunity to have a conversation about policy direction and ask clarifying questions. Nothing in this case approves any project or binds any particular policy direction. These conversations are important for Staff to help interpret policy direction for Applicants and Stakeholders.

Land Use Planning Framework

The necessary policy direction can generally be summarized by the following policy questions.

1. Does the City desire to maintain the current redevelopment and revitalization vision long-term?
2. In implementing this vision, especially in the interim, does the City desire to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision?

This district is current envisioned as a redevelopment area. The area west of Armstrong and east of Ferret Street is guided for redevelopment for retail uses and is the location of the new West Armstrong Retail Center. The area west of Ferret Street and east of the new Bunker Lake Industrial Park is guided for industrial redevelopment. The current uses can generally be characterized as significant outside storage (primary use) and again/under-utilized buildings.

Additionally, Staff has been fielding a number of zoning inquiries. Additionally, the City needs to make certain decisions about pavement management/road reconstruction and potentially scattered site acquisition to preserve the redevelopment vision.

Finally, Staff has spent a significant amount of time enforcing zoning codes, public nuisance codes and building safety codes in this area through our code enforcement program. The number of public nuisance complaints the City receives continues to increase, especially as additional investment in new buildings are being made.

Economic Development Framework

With a land use vision framework in place, the City's Economic Development Authority assists in implementing said vision. Their recommendations to achieve our vision are listed in the 'Recommendations' section below. There

are 3 major components to the economic development framework (including confirming the work of the Planning Commission's land use vision work).

1. Future Land Use Planning/Zoning/Non-Conforming Uses
2. Economic Development Tools to Facilitate Cleanup/Blight Removal and Redevelopment
3. Infrastructure and *road redesign and reconstruction plan*

Notification:

Notification is not required.

Observations/Alternatives:

This case specifically focuses on the land use planning and vision for the area. The City's Economic Development Authority (EDA) will be discussing potential scattered-site acquisition(s) and other economic development tools to implement the vision. The Public Works Committee will discuss potential road reconstruction, extension and utilities to facilitate redevelopment and encourage private reinvestment in the area.

Economic Development staff is seeing an increased demand for industrial property for development. 43 acres of land in Bunker Lake Industrial Park is under contract for development by a private developer and only 25 acres of land (owned by PSD, LLC) remain for development. Developing a plan to bring more industrial land online (approximately 25 acres west of Ferret Street, north of Hwy 10) to satisfy the demand should position Ramsey nicely over the next 5-7 years. Economic Development Staff believes that Ferret St and its northerly extension would serve as a good buffer for the industrial use from the current COR zoning to the east.

Staff assumes, given the recent approval of the Comprehensive Plan, that the broad vision for the area will remain a redevelopment and revitalization vision with half redeveloping as retail and half redeveloping as residential. However, since most of the uses existed prior to the current vision and zoning, many of the uses are protected by lawful, non-conforming statutes. With those protections in place, those previous uses are generally easy to review. However, Staff has observed a noticeable increase in zoning requests that are less desirable and are not protected by lawful, non-conforming (most notably significant outdoor storage).

Funding Source:

This case is being handled as part of normal Staff duties.

Potential Funding Sources to implement the vision include, but are not limited to the following.

1. EDA Fund
2. Anoka County HRA (Housing and Redevelopment) Fund
3. TIF District 14 (Tax Increment Financing)
4. Assessments (commercial/industrial properties for redevelopment purposes/not a standard pavement management program project)

Recommendation:

The Planning Commission met on April 8, 2021 and recommended approval of the below policy statements, until the Planning Commission and City Council can meet in a joint work session to address the COR.

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

The EDA met on April 8 and May 13 to discuss these policies as it relates to economic development plans and tools.

- Does the EDA support making more industrial zoned property with sewer and water infrastructure available?
  Yes, The EDA recommends making more industrial land available. The EDA Also reconfirms that the property to the west of Ferret St be zoned Industrial and the land East of Ferret Street be zoned COR.

(It should be noted that this zoning is also the consensus of the Planning Commission)

- Would the EDA support using TIF/EDA/HRA dollars to prepare plans and specs for roads and utilities? Yes, The EDA recommends use of TIF/EDA/HRA dollars to prepare plans and specs for road and utilities. **The EDA preference is to use TIF for this if possible.**
    - TIF would be an eligible funding source is funds are expended prior to November 28, 2021
- Would the EDA support using TIF/EDA/HRA dollars to extend utilities, rebuild roads and extend Ferret Street north to Bunker Lake Boulevard? **Yes, The EDA recommends the City to lead the infrastructure project and to use TIF/EDA/HRA dollars.**
    - TIF would be an eligible funding source is funds are expended prior to November 28, 2021
- Is the EDA interested in purchasing properties with blight and zoning issues (tied to recent zoning requests)? **No. The EDA is not interested in acquiring blighted properties that would be zoned retail. Rationale behind this decision was that the City already owns many of COR / Retail zoned properties. The EDA was supportive of utilizing City tools if needed for demolition and site preparation to help private projects get to the finish line.**
- Is the EDA interested in purchasing strategically located properties to help facilitate this redevelopment project (i.e, locations for regional storm water)? **Depends. The EDA would be supportive of acquiring properties zoned industrial if it was needed to facilitate redevelopment.**

Action:

Motion to recommend that the City Council adopt the following policy statements.

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Motion to adopt Resolution #21-147 approving economic development framework for West Armstrong Redevelopment Area and direct Staff to obtain quotes for design engineering services for an areawide infrastructure and road redesign and reconstruction plan due to an expiring TIF District). *(NOTE: this step is simply to obtain quotes to bring back for further discussion - it does not obligate any expenses)*

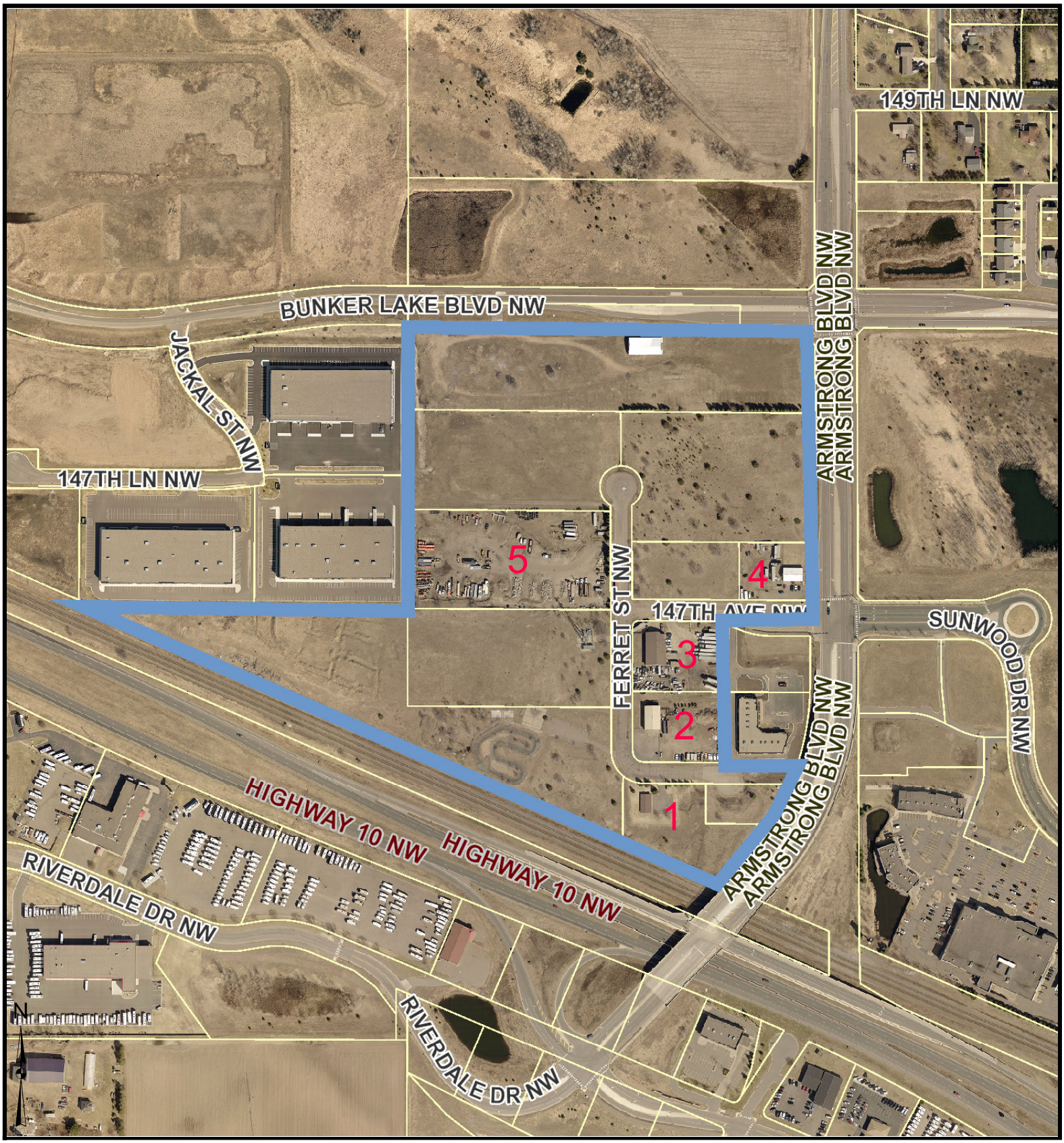
Attachments

Site Location Map
Public Input
Redevelopment Concepts
Future Land Use Map
LMC Memo - Nonconformities
Draft April 8 Planning Commission Minutes
Parcel Map
DRAFT EDA Meeting Minutes dated May 13, 2021
ACTION Resolution #21-147

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2021 01:13 PM
Sean Sullivan	Sean Sullivan	05/20/2021 02:28 PM
Tim Gladhill	Tim Gladhill	05/20/2021 02:32 PM
Kurt Ulrich	Kurt Ulrich	05/20/2021 03:16 PM
Form Started By: Chloe McGuire Brigl		Started On: 04/14/2021 12:38 PM
Final Approval Date: 05/20/2021		

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45

Commissioner: MATT LOOK

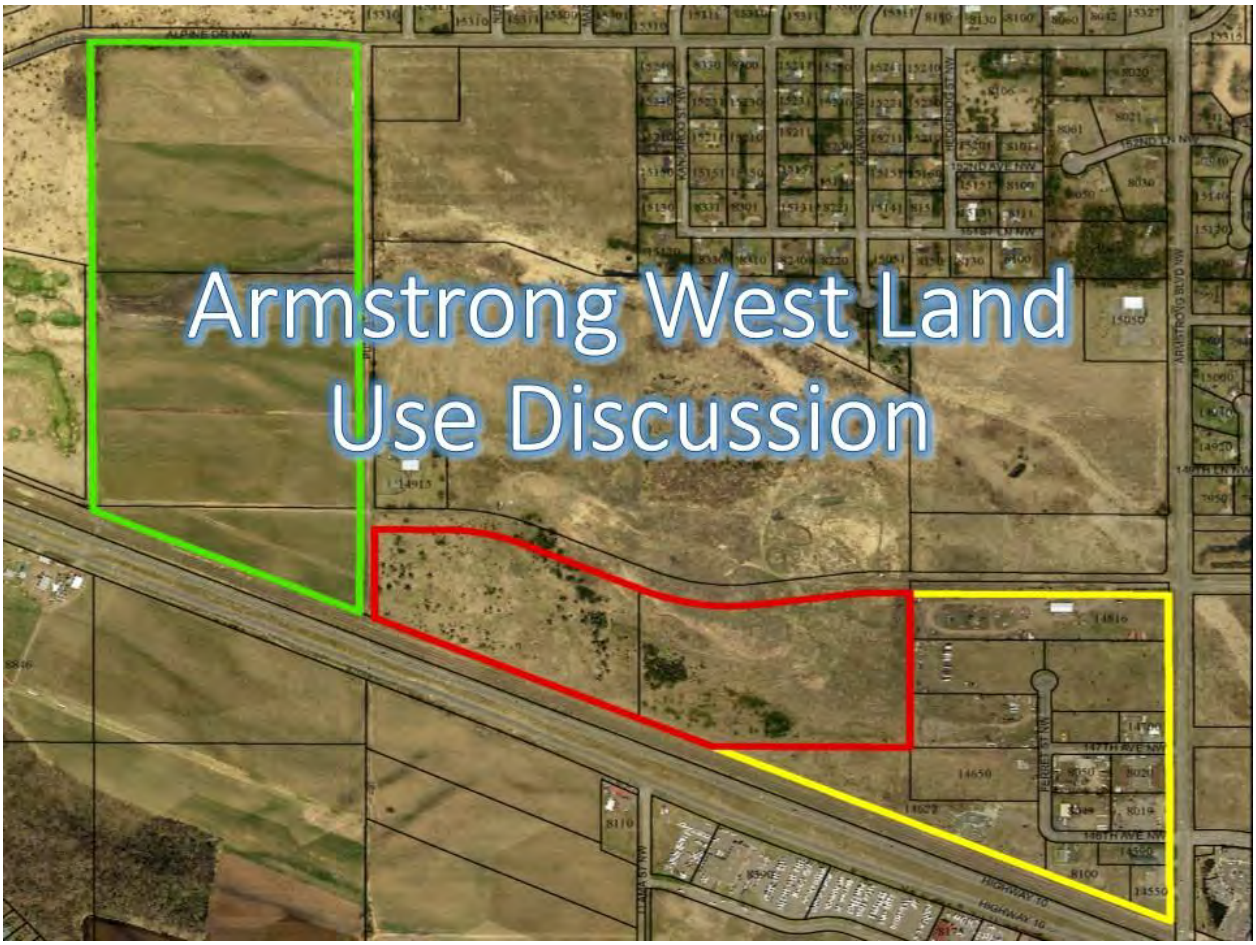
Plat:

Owner Information:

Sean Sullivan | 1:4,800 | Date: 3/29/2021

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.

2013/2014 'Small Area Planning/Visioning/

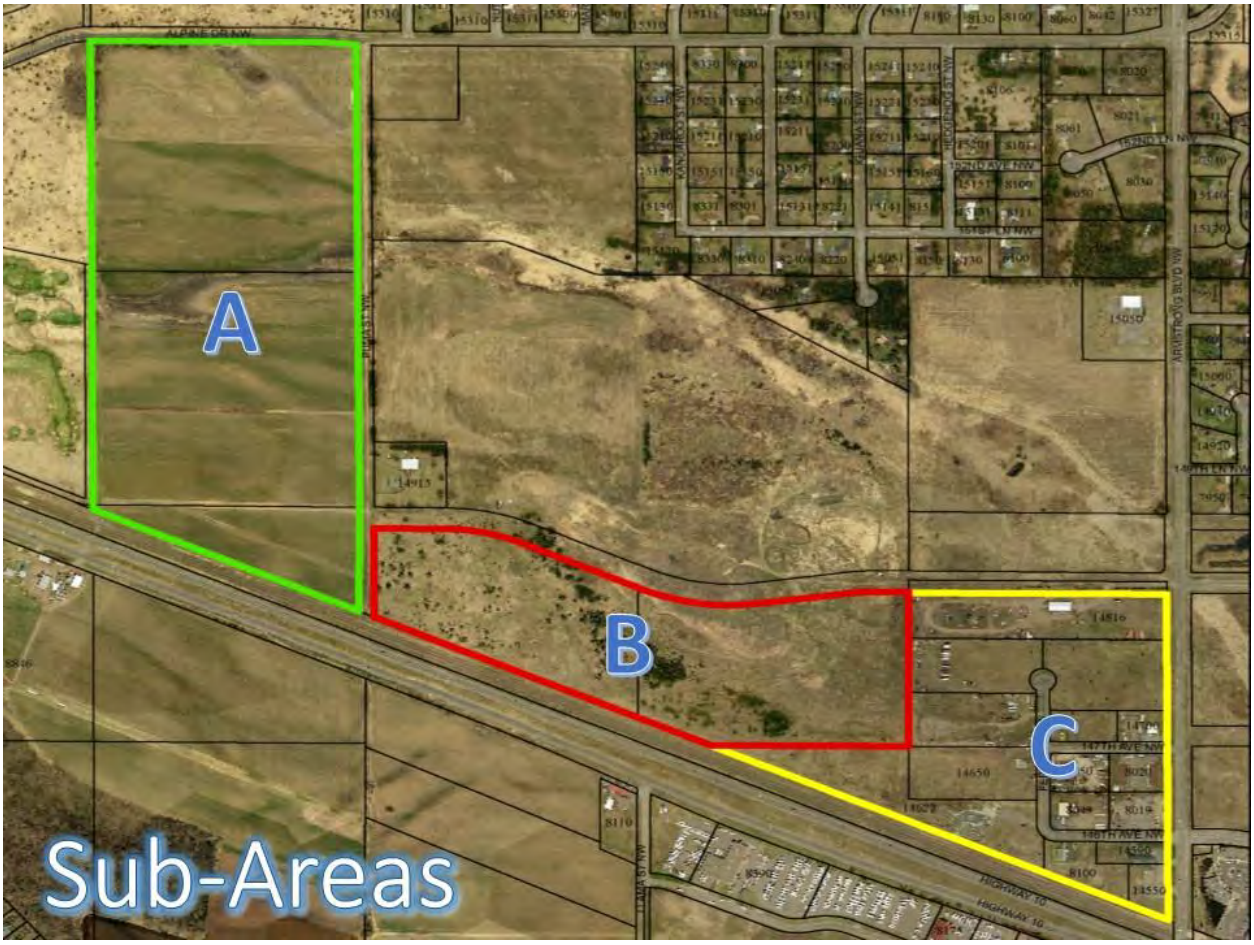


Public Discussion – December 12, 2013

The following represents comments submitted by participants.

Goals (as defined by participants)

- Add commercial and industrial land in order to add to the tax base
- Discuss necessary infrastructure
    - Water & sewer
    - Streets & access



Definitions

- Business Parks – uses could include warehousing, office, light manufacturing. May or may not include outside storage.
- Retail – places to shop.
- Low Density Residential – average three (3) homes per acre. May or may not include attached units.
- Medium Density Residential – three (3) to seven (7) homes per acre. Traditionally includes attached units, but may include detached units as well (twin-homes, detached townhomes, small-lot single-family).
- High Density Residential – seven (7) to fifteen (15) homes per acre.

Sub-Area 'A' – Pearson Properties [NOTE: discussion also added areas of Northfork, Inc. to the west and to the north]

- Portion of area as business park
  - Light manufacturing
  - Limited or no outside storage
  - High architectural standards
- Portion of area as residential
  - Low to medium density
    - Small lot single-family or twin-homes
  - High quality design standards
  - Fit well with adjacent golf course [The Links at Northfork]
  - Low traffic
  - PUD-Planned Unit Development
    - Cluster development with permanently protected green/open space to serve as buffer/transition
    - Conservation style subdivision without creating a new district/subdivision process (utilize existing PUD process)
      - NOTE: would NOT be the same, previous ordinance known as the Cluster Subdivision Ordinance (circa 2005).
      - Proposed PUD would permanently protect open space, not preserve areas for future development.
  - Focus on transition from residential to business park and compatibility with golf course
- *Written Comments:*
  - Keep in consideration golf course area for higher end residential & possibly private road (compared to industrial access)
  - Homes along golf course
  - Industrial park north of tracks
  - Residential North end
- *Northfork, Inc. Area*
  - Currently guided as larger acreage lots without sewer
  - Screening may be important depending on adjacent land use type
  - Interested in other land use options
    - Site has private, restrictive covenants
    - Could consider a higher density (low density to medium density) to match development pattern of what happens on Pearson site
  - Interested in working with Pearson Properties

Sub-Area 'B' – Hageman Holdings [NOTE: discussion also added other Hageman Holdings properties to the north]

- Open to a project in the short/near-term
- Focus = business park
- Open to the concept of retail
- Future school will provide its own buffer for compatibility
- *Written Comments:*
  - Industrial/business
  - Retail option
  - Not the school area or land on Alpine = residential
  - Residential north half
  - Industrial park south half

Hageman Residential Portion (36 Acres along Alpine Drive)

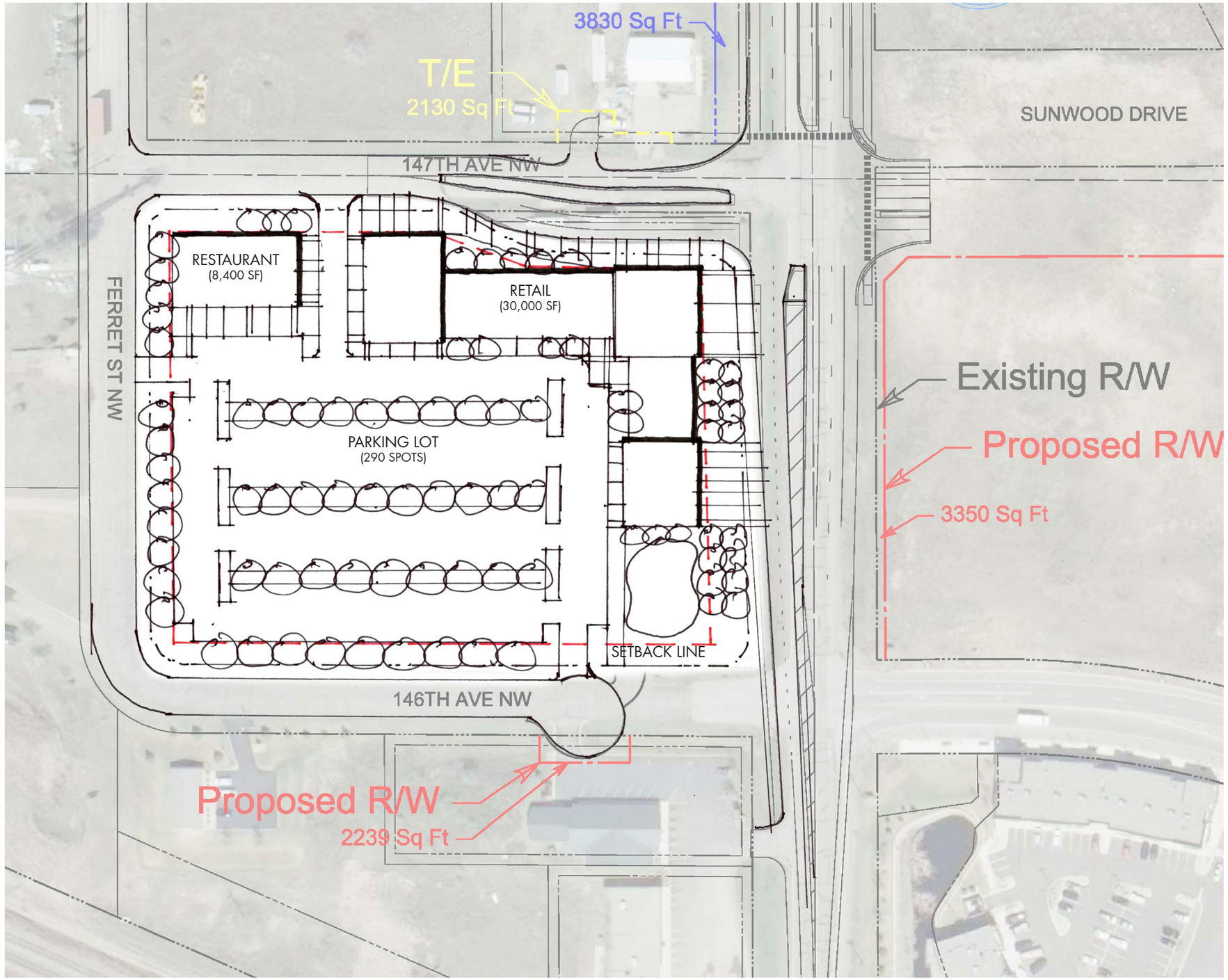
- High quality architecture
- Single-family feel
- Allow for some clustering with permanent buffer
- See Saint Michael example
  - Hans Hagen development adjacent to J & B Group
  - Medium density with screening/buffer
    - Twin-homes; small-lot single-family

Future School Site (North of Bunker and Sub-Area 'B')

- Current vision remains a school (user to be determined) or other youth-focused philanthropic endeavor
- If unable to develop as a school:
  - Potential for retail development (first choice)
  - Also potential for a business park

Sub-Area 'C' – West (COR) Retail

- Existing standards may be too restrictive
  - Continue quality standards on the façade
  - Default to traditional bulk standards (setbacks, parking, etc.)
- Potential/need for frontage roads
- Potential for railroad crossings and/or railroad spurs
- Hageman Holdings OK with concept of adjacent retail (Sub-Area 'B')
- Market should drive scale of retail
  - Large-scale (big-box) or small/medium-scale (convenience, food, etc.).
  - Not quite at the stage to fully determine where exact locations or large, medium, or small scale should be – let the market drive
- Reduced visibility due to Armstrong Interchange
- Need taller signs
- *Written Comments:*
  - Retail as best fit for the new interchange, etc.
  - Industrial park to the west

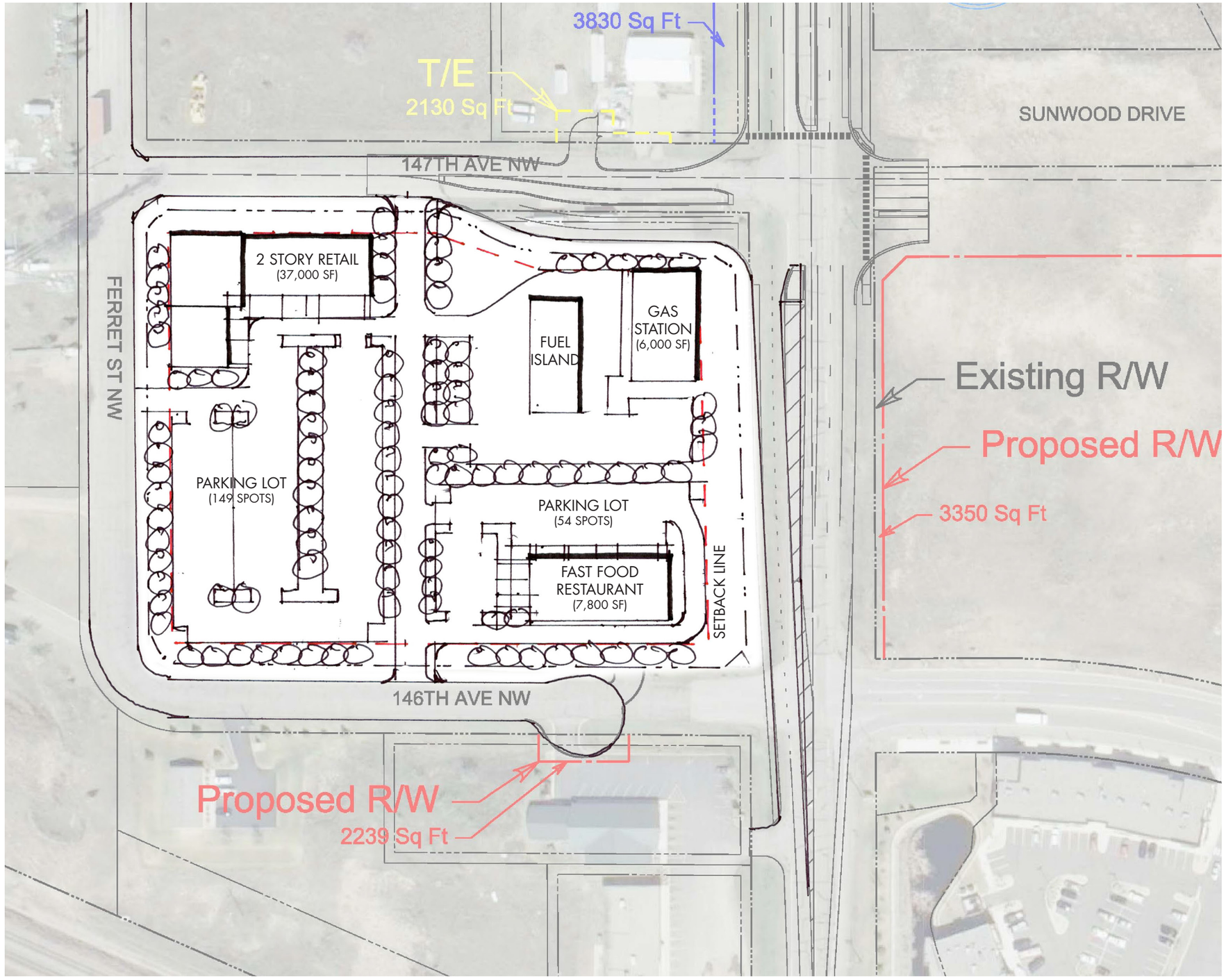


SITE PLAN SUMMARY:

Retail - 30,000 sf
120 parking stalls required

Restaurant - 8,400 sf
~170 parking stalls required

290 Parking Spots Available

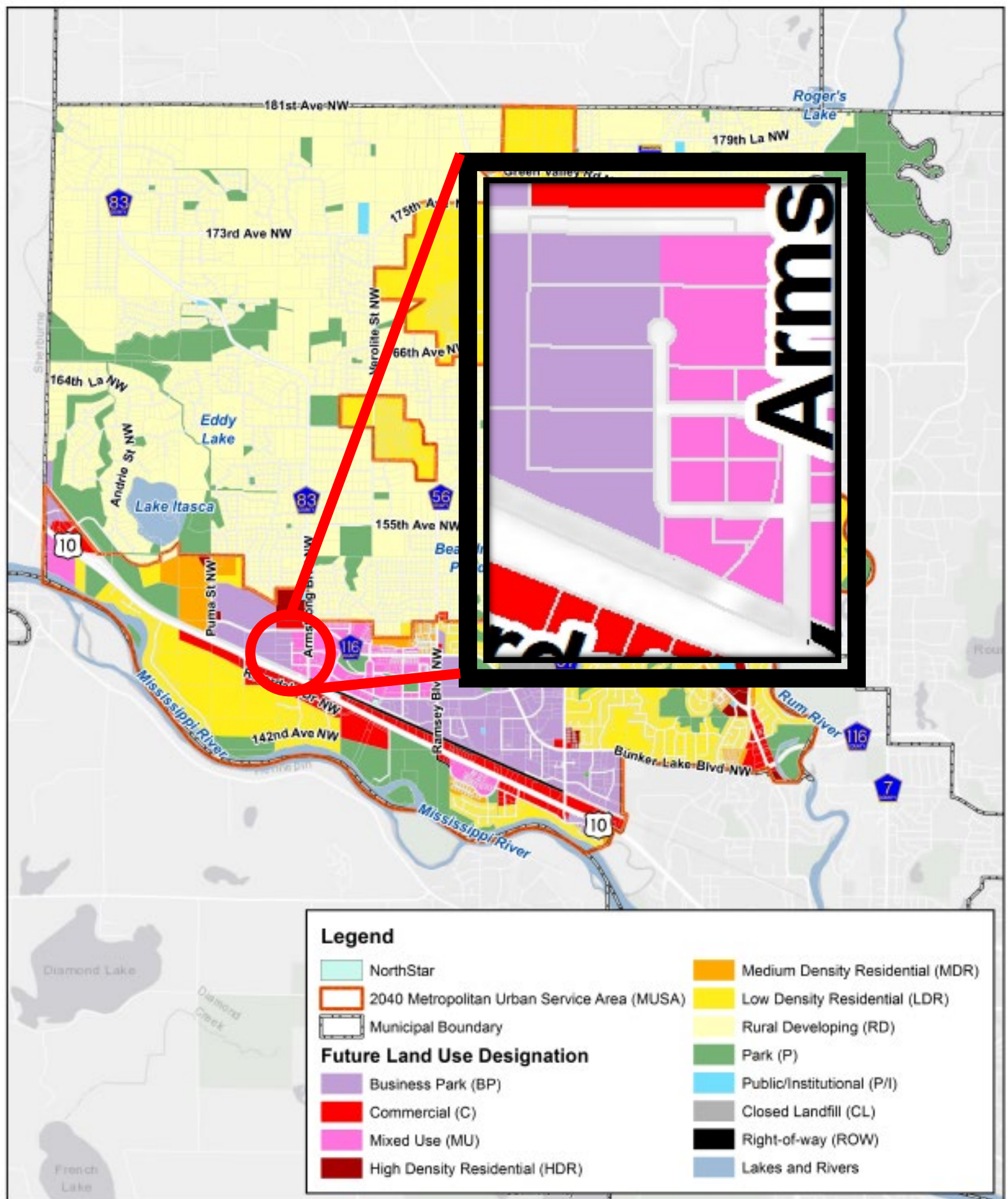


SITE PLAN SUMMARY:

2 Story Retail - 37,000 sf
148 parking stalls required
149 parking stalls provided

Fast Food Restaurant - 7,800 sf
~78 parking stalls required
54 parking stalls provided
(opportunity to share parking with retail lot)

Gas Station with Fuel Island
37 parking spots provided
~20 fueling stations



City of RAMSEY

2040 Future Land Use

Ramsey, MN

N

0 2,500 5,000 Feet

wsb

LEAGUE of MINNESOTA CITIES

INFORMATION MEMO

Land Use Nonconformities

Learn what the city can and cannot do about land uses, structures or lots that do not comply with the city's current zoning ordinance. Read about statutory restrictions and the city's role in administering nonconforming uses.

RELEVANT LINKS:

I. Nonconformities

Nonconformities are simply any land uses, structures or lots that do not comply with the current zoning ordinance of a city.

A. Legal nonconformities

Legal nonconformities are those that were legal when the zoning ordinance or amendment was adopted, in that they complied with then existing ordinance and law. Legal nonconformities generally have a statutory right to continue. The rights of legal nonconformities are often referred to as grandfather rights.

B. Illegal nonconformities

Illegal nonconformities are those that were not permitted when established. In contrast to legal nonconformities, illegal nonconformities do not have the rights associated with legal nonconformities. Illegal nonconformities may exist because a prior zoning ordinance was not enforced as written. Failure by the city to enforce a prior zoning ordinance does not give a landowner the legal right to continue an illegal nonconformity. Before assuming a particular nonconformity is entitled to the statutory right to continue, it is important to consider whether the nonconformity ever complied with existing ordinance or law.

C. Floodplain nonconformities

Minn. Stat. § 462.357 subd. 1e(c).

See MNDNR web page, National Flood Insurance Program.

Legal nonconformities in floodplain areas have more limited rights. Cities may regulate the repair, replacement, maintenance, improvement or expansion of nonconforming uses and structures in floodplain areas to the extent necessary to maintain community eligibility for the National Flood Insurance Program (NFIP).

This material is provided as general information and is not a substitute for legal advice. Consult your attorney for advice concerning specific situations.

145 University Ave. West
Saint Paul, MN 55103-2044
www.lmc.org
(651) 281-1200 or (800) 925-1122

9/22/2020
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RELEVANT LINKS:

II. Statutory rights of legal nonconformities

Minn. Stat. § 462.357, subd. 1e.

In Minnesota, any legal nonconformity generally has a statutory right to continue. Specifically, legal nonconformities may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion. These rights were once limited to repair and maintenance, but in 2004 the legislature afforded the rights to replacement, restoration or improvement but not expansion.

A. Who benefits from nonconforming rights

The rights of legal nonconformities attach to and benefit the land and are not limited to a particular landowner. If the benefited property is sold, the new owner will have the continuance rights.

B. Loss of nonconforming rights

The right to continue a legal nonconformity can be lost if the use is discontinued or destroyed.

1. Discontinuance

Minn. Stat. § 462.357 subd. 1e(a)(1).

There is an exception to continuance rights when a nonconforming use is discontinued for more than one year.

2. Destruction

Minn. Stat. § 462.357 subd. 1e(a)(2).

There is an exception to continuance rights when a nonconforming structure is destroyed by more than 50% of its assessed market value, and no building permit is applied for within 180 days. This exception is known as the 50% rule and used to have greater impact before the 2004 legislature provided that applying for a building permit within 180 days of destruction defeats the exception.

3. Phasing out

Minn. Stat. § 462.357 subd. 1c.

Historically, the theory behind legal nonconformities was that the property would eventually comply with the zoning ordinance. The statutory right to continue was more limited, and cities could phase out nonconformities over time through a process called amortization. Current law prohibits amortization, except for adult uses.

RELEVANT LINKS:

III. City role in administering nonconformities

The rights of legal nonconformities to continue does not depend on local ordinance, and so a city often has little role administering nonconformities. A landowner may assert their continuance rights in response to city enforcement of a zoning ordinance. The burden in on the landowner to establish their property qualifies for nonconforming rights.

A. Zoning ordinances

Some cities choose to address nonconformities in their zoning ordinance either by merely codifying the statutory rights, or sometimes by setting up systems to register legal nonconformities. If a zoning ordinance covers nonconformities, cities should carefully review the ordinance provisions and make sure they are consistent with the current state statute.

B. Expansion of nonconforming uses

The statutory right of legal nonconformities to continue specifically provides that the right does not include expansion of the use. Because the state statute does not define expansion, some cities choose to define expansion in the city zoning ordinance. The definition could refer to any physical expansion of the nonconforming use, or even intensifying the use.

C. Violation of other city ordinances

Minn. Stat. § 462.357 subd. 1d.

Despite their right to continue without complying with the current zoning ordinance, it is important to keep in mind that all legal nonconformities must generally comply with all other city ordinances, such as a nuisance ordinance or a licensing ordinance.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 8, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson Planning Technician Brian McCann City Council Liaison Matt Woestehoff

SECTIONS DELETED

8.02: Confirm Vision and Land Use Policy Direction for West Armstrong Retail Area

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the following policy statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Commission Business

Chairperson Bauer asked for clarification on the areas that would be identified for retail and those that would be identified for industrial.

Senior Planner McGuire Brigl identified the parcels planned for retail, commercial retail, and industrial. She stated that staff is looking for feedback on the two policy statements within the case, as that would be a nice document to provide those interested in the parcels to prevent unnecessary time spent on applications that would also require staff review time only to be denied.

Chairperson Bauer commented that he would prefer to wait until the joint meeting with the Council and EDA occurs to ensure everyone is on the same page.

Commissioner Peters agreed that it would be helpful to have all groups on the same page.

Commissioner Anderson agreed that the only way to ensure everyone is on the same page is to wait for the joint meeting.

Chairperson Bauer commented that the consensus of the Commission is to postpone action until a joint meeting could occur.

Senior Planner McGuire Brigl commented that this will still move forward to the City Council and discussed at a future worksession. She stated that the EDA has already recommended approval. She stated that she would recommend that the Commission provide input as the Council will still discuss this item. She noted that the parcels are being actively marketed and there is interest, therefore these policy statements are needed prior to the time when a joint meeting could occur.

Commissioner Gengler stated that she feels that these statement reflect what she feels should be done with these parcels.

Commissioner VanScoy agreed with the statement from Commissioner Gengler. He commented that the statements are accurate.

Councilmember Woestehoff commented that he would recommend that the Commission participate and make a motion so that it does not get left behind in this discussion. He felt that all the groups are on the same page in bringing business into The COR, but the concern is related to cases where non-traditional uses continue to come forward because the parcels have not been modified to their future use. He stated that these statements would support getting to the future desired states for those parcels.

Commissioner Peters commented that in terms of these properties he would support the statements. He stated that on a larger scheme related to Highway 10 and The COR it would be helpful to have a joint worksession.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council adopt the following police statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit

interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

Further discussion

It was noted that the Commission supports these statements in the interim but would still request a joint meeting with the Planning Commission, EDA, and Council.

A roll call vote was performed:

Commissioner Dunaway	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion carried.

SECTIONS DELETED

Respectfully submitted,

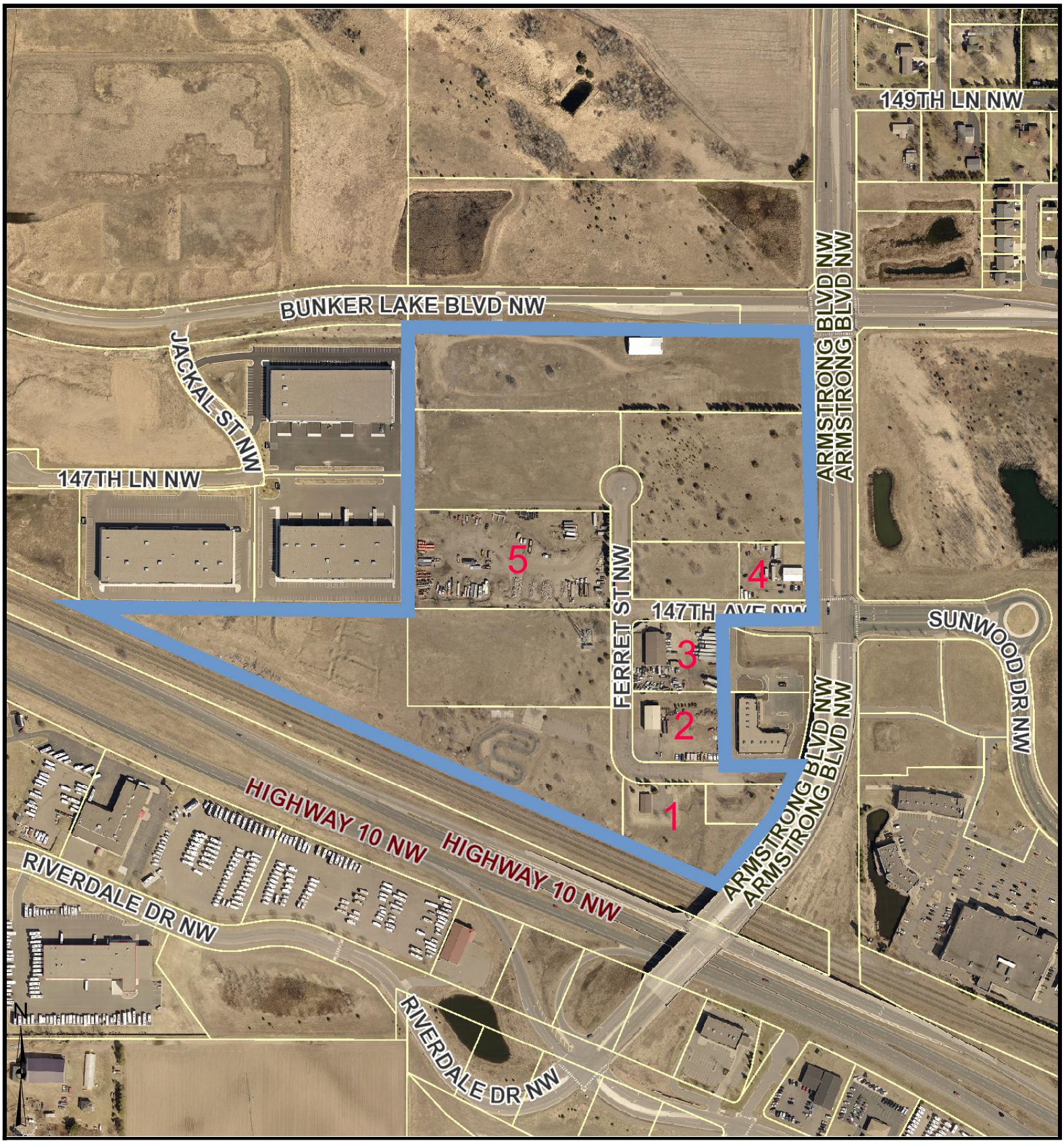
_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45

Commissioner: MATT LOOK

Plat:

Owner Information:

Sean Sullivan | 1:4,800 | Date: 3/29/2021

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.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 13, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Scott Cords Chelsee Howell Rachal Johnson (arrived at 7:33 a.m.) William MacLennan Michael Olson Chris Riley
Members Absent:	None
Also Present:	Sean Sullivan, Economic Development Manager Tim Gladhill, Deputy City Administrator

4.02: Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (Portions of meeting may be closed to the public to consider purchase of real property)

Economic Development Manager Sullivan presented the staff report.

Deputy City Administrator Gladhill provided additional details on the land uses contemplated in the redevelopment vision for the area within the Comprehensive Plan. He stated that if they do want to see industrial growth, the next step would be to construct the roads and put in utilities.

Chairperson Steffen asked what has changed.

Economic Development Manager Sullivan explained in 2019 there was not a willingness from the property owners to support redevelopment, whereas now there are willing sellers and developers interested in the installation of sewer, water and roads. He stated that some landowners want to see utilities brought to the area, which is different than what the City heard back in 2019. He stated that PSD and Delta ModTech have been active in area and noted that the site to the east of Delta ModTech is under contract. He stated that the amount of industrial land in the community is dwindling and therefore it would help to create more industrial development opportunities.

Chairperson Steffen asked if the properties marked one through five were the willing sellers.

DRAFT

Economic Development Manager Sullivan noted that those are the properties with existing buildings. He noted that some of those properties are willing sellers, but not all of them.

Matt Kuker, PSD, stated that they have been working to develop the Bunker Lake Industrial Park for the past three to four years and are 100 percent full, working on their fourth building. He stated that some people want to stand alone, with 20,000 or 30,000 square feet. He explained that their concept is to have larger buildings with shared infrastructure, but some people simply prefer to have their own building. He stated that he has an interested party, but that party chose to go elsewhere because of the condition of the road that provides access from Ferret Street and with the time it would add for the trucks to be weighed at the nearby scale site. He stated that the road has come up multiple times when he is showing his site to potential users. He supported Ferret St to be extended north to Bunker.

Chairperson Steffen asked if there is additional space on the PSD site for additional buildings after building four.

Mr. Kuker replied that he would have 18 to 20 acres to the west of the fourth building in Bunker Lake Industrial Park. He noted that the number of buildings that could fit on the remainder of the site would vary depending on the shape and/or size but noted that if they stay consistent with the size they have been building, he would estimate about three more buildings. He stated that they would support Ferret Street running across their property. He stated that he believes that the western portion of that parcel would be more suited for industrial rather than retail. He believed a 20,000/15,000 square foot building or small industrial user would fit on that area that would be created by splitting the parcel with the road. He provided additional details on the other PSD property in the area, anticipating a quick service food restaurant or gas station. He commented that the City has recently been doing a good job of cleaning up the blight on properties in that area. He commented on the cost to construct an industrial building and noted that those property owners do not want to see blight adjacent to their expensive newly constructed building.

Chairperson Steffen asked whether this could be done through development or whether the City would need to step in.

Economic Development Manager Sullivan commented that the first decision would be whether the EDA supports additional industrial use and then the question can be asked as to the involvement the City should have.

Member Cords commented that it sounds like the first step would be fixing 147th and Ferret Street.

Mr. Kuker agreed that the road is the first step as that is the first thing people notice when coming to look at the property. He stated that an owner-occupied building would also generate additional tax dollars.

Member Cords asked fixing the roads would mean that sewer and water would need to be added while the road is being reconstructed.

DRAFT

Economic Development Manager Sullivan commented that it is his understanding that the overlay was not done in the past as there was a desire to make the best use of City funds. He stated that sewer and water will ultimately be in this area and therefore the City wants to make sure the project is done right.

Mr. Kuker agreed that industrial uses would need access to sewer and water.

Deputy City Administrator Gladhill commented that if the City puts that infrastructure in the ground, that cost can be recouped through development. He stated that if the City were going through the expense of redoing the roadway, it would make sense to put in the utilities at the same time.

Chairperson Steffen asked and received confirmation that there is sewer and water at the PSD site and then stops.

Deputy City Administrator Gladhill commented that it seemed there was consensus in the past for industrial on the west and retail on the east and staff just wanted to confirm that remains true today.

Chairperson Steffen commented that seems to make sense. He asked and received confirmation from Mr. Kuker that he would support having his parcel on the southwest corner of Bunker and Armstrong cut in half with half industrial and half retail. He confirmed the consensus of the EDA with that direction.

Economic Development Manager Sullivan asked if the EDA feels that moving forward with a project to put in sewer and water and complete the road is a good idea. He noted that the first step would be to put together plans and specifications and the second step would be to determine how that process would be funded. He noted that once the plans and specifications are completed, the estimated project cost would be known. He asked if the EDA would support the use of TIF, HRA funds, or EDA dollars to prepare the plans and specifications for the roads and utilities in this area.

Member Cords commented that seems reasonable.

Chairperson Steffen agreed that it would seem that the City would lead the project.

Economic Development Manager Sullivan provided additional details on the timeline related to the use of TIF district funds. He confirmed that TIF dollars would be the preferred choice of funding as it would provide the greatest flexibility. He acknowledged the tough timeline but believed it could be met.

Chairperson Steffen confirmed the consensus of the EDA with the recommendation of staff to prepare plans and specifications, with a preference for using TIF funds for that cost.

Economic Development Manager Sullivan asked if there would be support from the EDA for the City to be a partner in the extension of utilities.

DRAFT

Member MacLennan asked if those properties would be more attractive to developers if there was sewer and water already available. He asked the possibility of a developer going in on that investment with the City.

Mr. Kuker replied that if lot five had sewer and water it would be much more attractive and open to many more uses. He stated that typically roads are funding through assessment or franchise fees.

Member Johnson commented that it seems that investing these funds today would provide benefit in the future as additional tax dollars would be generated through development.

Mr. Kuker commented that PSD is on the third year of the blue building. He stated that the taxes for just the lot were $6,000 per year, whereas with the blue building his taxes are now $141,000 a year.

Member Johnson stated that it seems economically beneficial to have these properties developed and that the City could recoup the road and utility costs through those development benefits.

Deputy City Administrator Gladhill commented that the EDA is not here to solve the whole project proforma. He asked if TIF, HRA and/or EDA dollars could be a part of this process and the negotiations.

Member MacLennan commented that he does agree that this would be the job of the City to lead the project and the funds should be used.

Chairperson Steffen confirmed the consensus of the EDA in support of that.

Economic Development Manager Sullivan moved to the next question within the staff report as to whether the EDA would like to be proactive in acquiring some of the parcels that have caused a lot of time from code enforcement issues or whether the EDA would prefer to let the market drive the change of ownership.

Deputy City Administrator Gladhill commented that he did not have an exact dollar amount, but staff has spent more staff time on code enforcement and abatement on those two properties than any other commercial/industrial properties in the community. He stated that at some point the amount of staff time invested in code enforcement for these properties will exceed the value of the properties.

Member Cords commented that he does not like the idea of buying more property but if the sites are that problematic and given the discussion to clean up that area to make it more attractive to developers, it could make sense to look into it.

Member MacLennan agreed that it might make sense to look into that option, but once the road is reconstructed and utilities are available, a developer might be interested in one of those properties.

DRAFT

Mr. Kuker commented that on parcel three the owners were parting out vehicles on the road and causing disruption to vehicles attempting to reach his site. He noted that with the condition of that building and site, other desired uses are not going to be attracted to the adjacent parcels for development.

Economic Development Manager Sullivan asked how active the City should be and where the efforts should be focused. He stated that acquisition of parcels two and three could be pursued if/when there is a willing seller in order to help promote redevelopment in that area. He stated that the decision today is whether the City should approach the property owners to determine if they are willing sellers. He asked if there is support from the EDA to proactively acquire properties in instances of blight and/or strategic planning.

Chairperson Steffen stated that he would be hesitant to add more retail property to the City's land inventory.

Member MacLennan stated that he would prefer to move forward with the roads and infrastructure and then review the situation again.

Chairperson Steffen agreed that there is no rush to engage those properties owners, and this could come back after the roads and infrastructure is in place as developers may be interested in the properties after that time. He confirmed the consensus of the EDA that there is not support to acquire additional properties.

Economic Development Manager Sullivan asked if there were interest from a private party to purchase one of the properties, would the EDA support a City partnership related to demolition and site prep.

Chairperson Steffen commented that he could be open to that if a private buyer were interested.

Economic Development Manager Sullivan commented that the question related to strategic acquisition could wait but asked if there is appetite to acquire strategic parcels.

Chairperson Steffen stated that he would be more interested in acquisitions needed to facilitate related to industrial development.

Deputy City Administrator Gladhill confirmed the statement that the EDA does support strategic acquisition of industrial property.

6. ADJOURNMENT

Motion by Member Steffen, seconded by Member Cords, to adjourn the meeting.

A roll call vote was performed:

Member MacLennan aye

DRAFT

Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:56 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

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

CITY COUNCIL RESOLUTION #21-147

RESOLUTION APPROVING WEST ARMSTRONG REDEVELOPMENT ECONOMIC DEVELOPMENT FRAMEWORK

WHEREAS, the City of Ramsey, is committed to increasing the tax base and the creation of quality jobs within the community; and

WHEREAS, the existing road and utility infrastructure in the West Armstrong Project area is outdated and in need of reconstruction in order to help facilitate private development that will result in the creation of additional tax base and creation of new jobs; and

WHEREAS, the City Council supports industrial development west of Ferret Street and COR zoning east of Ferret Street and making more developable industrial land available; and

WHEREAS, the City Council agrees that road and utility infrastructure improvements in the West Armstrong Redevelopment Area would help facilitate development and redevelopment resulting in increasing the tax base and the creation of jobs; and

WHEREAS, the City Council is open to negotiating acquisition with willing sellers of land in the West Armstrong Redevelopment Area in order to facilitate industrial development; and

WHEREAS, the Council is currently not interested in negotiating acquisition with willing sellers of land in the West Armstrong Redevelopment Area that are zoned COR; and

WHEREAS, the City Council supports being a financial partner in the West Armstrong Redevelopment Area Infrastructure project.

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

1) That the City directs City Staff to obtain quotes to prepare plans and specifications for a road and City utility infrastructure project in the West of Armstrong Redevelopment Area and to bring it back for City Council authorization.

2) That the City supports the use of EDA/TIF/HRA funds with a preference to use TIF to fund the plans and specifications.

3) That the City Council supports the following policy statements:

    a. The City Council confirms that land use vision or redevelopment with retail future land uses east of Ferret Street (west of Armstrong Boulevard) and industrial future land uses west of Ferret Street (east of the Bunker Lake Industrial Park).

b. That the City Council is open to traditional economic development tools to facilitate the private redevelopment of these parcels.
c. That the City Council is NOT open to purchasing parcels for parcels guided for future retail redevelopment for the purposes of removing blight or public nuisances.
d. That the City Council IS open to potential acquisition of future industrial property to facilitate the continued expansion of the Bunker Lake Industrial Park.

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 25th day of May 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 5.**

Meeting Date: 05/25/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve Request for Proposals for Civil Legal Services - **This Case was moved from Consent Agenda - Case 5.3.**

Purpose/Background:

City professional services contracts are reviewed every three years per City policy established in 2007. In 2013, the City solicited proposals for attorney services for civil legal services. The Council selected the law firm of Ratwik, Roszak & Maloney, P.A. to serve as city attorney to provide the legal services and authorized a contract between the City and the attorney. In January of 2021, the City Council voted to extend the current contract with Ratwik, Roszak & Maloney, P.A.with the provision that either party may terminate the Agreement upon thirty (30) calendar days with written notice to the other party.

A case was brought to the April 27, 2021 City Council Work Session requesting Council direction on whether to go out for RFP's for legal services. Council discussed the contract and the consensus was to prepare an RPP for civil legal services only, not prosecuting services.

The last time the city requested proposals for city attorney was in 2013. At that time, an RFP (Request for Proposals) was issued by the city for all legal service, both civil services and prosecution. Previously, the process took approximately 4 months to complete. Below is the current proposed schedule:

Distribute/Advertise RFP's: May 26, 2021
RFP Submittals: Due: July 9, 2021
Staff Committee Evaluation: Completed by: August 6, 2021
City Council Interviews: Completed by: August 17, 2021
City Council Approval: By September 14, 2021

The city will post the RFP in the City's official newspaper (ABC Newspapers, Anoka County), and the League of Minnesota posting site. Also, we will mail direct solicitations to current city attorneys in Minnesota and attorneys identifying as municipal/government attorneys on the Minnesota Bar Association site.

The civil attorney is designated and referred to as the City Attorney and is the person/firm that provides legal counsel to the city council and city staff, reviews ordinances, resolutions, and contracts, plus provides advice and counsel on real estate transactions, land use and zoning issues, human resource issues, and the like. The current City Attorney is Joseph Langel of the firm Ratwik, Roszak & Maloney, P.A.

The City policy is to review outside professional contracts on a 3-5 year basis, and has been extended annually beyond that with Council approval, The current City Attorney contract has been in place since 2013. The current City Attorney contract may be canceled by either party with a 30-day notice. The current contract is attached as reference.

Funding Source:

Not applicable at this time.

Recommendation:

Staff recommends approving the Request for Proposals for Civil Legal Services.

Action:

Motion to approve the Request for Proposals for Civil Legal Services.

Attachments

Current Legal Contract

2021 RFP for Civil Legal Services

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/20/2021 11:40 AM
Kurt Ulrich	Kurt Ulrich	05/20/2021 03:43 PM
Form Started By: Katie Schmidt		Started On: 05/20/2021 08:23 AM
Final Approval Date: 06/14/2021		

CONTRACT FOR CIVIL LEGAL SERVICES

This agreement is entered into by and between the **City of Ramsey**, 7550 Sunwood Drive N.W., Ramsey, MN 55303 (hereinafter "City") and the law firm of **Ratwik, Roszak, & Maloney, P.A.**, 730 Second Avenue South, Suite 300, Minneapolis, MN 55402 (hereinafter "Law Firm"), for the purpose of utilizing the Law Firm to provide civil legal services to the City.

RECITALS

WHEREAS, the City has retained the Law Firm since July 2013 to provide professional civil legal services; and

WHEREAS, the City wishes to continue utilizing the Law Firm for such services.

NOW THEREFORE, IN CONSIDERATION OF the mutual promises contained herein and other good and sufficient consideration the parties agree to the following:

TERMS

1. **Scope and Nature of Legal Services:** The parties agree to the following description of the nature of the legal services to be provided by the Law Firm to the City:

1.1 **Retainer Matters:** The Law Firm shall provide the following civil legal services to the City in exchange for the retainer fee set forth in Paragraph 6.1:

A. Attend monthly staff meetings.

D. Review and drafting of ordinances, resolutions, agreements, deeds and other documents requested by the City.

E. Advising staff on legal matters by telephone or in person, at our offices or at the Municipal Center.

G. Legal research and opinions as directed by City Council, City Administrator and/or Department heads.

H. Advice on day-to-day personnel matters.

I. EDA representation as directed by City Administrator.

J. Data practices/open meeting law advice.

K. Updates on relevant new legislation and case law affecting municipal government.

1.2 **Non-Retainer Matters:** The parties contemplate that the Law Firm will also provide civil legal services outside the scope of services covered by the retainer as described in paragraph 1.1 above. These non-retainer services shall be handled as follows:

1.2.1 **Attendance at Meetings.** Attendance at regular and special City Council meetings, Council work sessions, and board, commission and committee meetings shall only occur as directed by the City Administrator or Mayor. Meeting attendance for these meetings will be billed at a flat fee of $500 per meeting. Unless otherwise provided in this agreement, attendance at any other meetings shall be billed hourly at $155.00 per hour.

1.2.2 **Contested Case Matters:** The Law Firm will provide, and the City shall utilize the Law Firm for representation in contested cases. For purposes of this Agreement, a contested case matter means an adversarial proceeding in any arena including, but not limited to, district court or appellate court litigation, arbitration, eminent domain proceedings, civil forfeiture proceedings, abatement proceedings, special assessment proceedings, human rights administrative proceedings, veterans preference proceedings, unemployment hearings, and the like. These legal services will be billed to the City at $175.00 per hour during the term of this Agreement.

1.2.3 **Investigations/Negotiations:** The Law Firm will perform investigations as requested by the City, and will provide labor negotiation assistance as requested by the City. These legal services will be billed to the City by the Law Firm at $155.00 per hour during the term of this Agreement.

1.2.4 **Property Matters:** The Law Firm will perform legal services related to property matters, including City and EDA real estate sales and/or acquisitions, and easement drafting and acquisition. These legal services will be billed to the City

by the Law Firm at $155.00 per hour during the term of this Agreement.

1.2.5 **Development Matters:** The Law Firm will perform legal services in the Land Use Economic Development area where the project proposer is required to reimburse the City for legal services. These legal services will be billed to the City by the Law Firm at $185.00 per hour during the term of this Agreement.

2. **Reimbursable Costs and Expenses.**

2.1 **General Rule:** For all costs associated with retainer and non-retainer work, the City will reimburse the Law Firm for actual, necessary, and reasonable costs and expenses incurred by the Law Firm in the performance of the legal services contained in this Agreement.

2.2 **Specific Rates:**

Description of Costs	Rate
Mileage	I.R.S. Rates
Parking	Actual Cost
Photocopying	$.20 per page
Postage	Actual Cost
Messenger	Actual Cost
Court Costs	Actual Cost
Arbitration Costs	Actual Cost
Other Contested Case Costs	Actual Cost

2.3 **Billing Procedures:** Notwithstanding the provisions of paragraph 5 regarding billing and payment procedures, the parties understand and agree that certain expenses may not be known to the Law Firm until after the monthly bill for legal services has been prepared and mailed to the City for payment. For example, an arbitrator's award and bill may not arrive until months after all legal services have been provided, billed, and paid.

3. **Matters Covered by Insurance:** Whenever a claim is made with an insurance carrier that arises out of a legal issue within the scope of this Contract for Legal Services, the City will recommend that the Law Firm be utilized by the insurance carrier in the matter for which the claim is made. The City may recommend the Law Firm to an insurance carrier for claims

arising out of matters which are outside of the scope of this Contract for Legal Services. At the point in time when an insurance carrier admits coverage, and to the extent that they will provide retroactive payments for attorneys' fees, the Law Firm will receive its payments for services rendered from the insurance carrier and not the City. To the extent that an insurance carrier does not pay for legal services rendered by the Law Firm, including any deductibles, the City will pay the Law Firm for services rendered at the rates charged to the insurance company, subject to the billing and payment provisions of paragraph 5.

4. **Responsible Attorney and Staff.** Joseph J. Langel shall be the primary attorney for the City. Mr. Langel shall be responsible for the performance of this agreement, although he may be assisted by other attorneys or support staff in the firm. Mr. Langel shall supervise all work performed on behalf of the City.

5. **Conflict of Interest and Attorney/Client Privilege Issues:**

5.1 **Conflict of Interest:** The Law Firm will notify the City if the Law Firm represents or has ever represented an opposing party in a legal matter, whether within or outside of any of the retainers. The Law Firm declares that it represents many school districts, cities, counties, and other public entities throughout the State of Minnesota, and in the area of the City of Ramsey.

5.2 **Attorney/Client Privilege:** The Law Firm is authorized to utilize e-mail without encryption to transmit and receive confidential client information. Cordless and cellular telephones may be used by the Law Firm to transmit and receive confidential client information. The City specifically acknowledges that it understands the confidentiality risks associated with inadvertent interception.

6. **Billing Format, Cycle, Payment Expectations and Interests.**

6.1 **Retainers:** The retainer for the retainer services described in Paragraph 1.1 shall be as follows:

2021	$3,215/month
2022	$3,375/month

6.2 **Billing Format:** The Law Firm will submit monthly statements for both retainer and non-retainer matters, itemizing legal services rendered for the prior month broken down into categories. These

categories shall include: retainer, non-retainer contested case, and non-retainer developer reimbursable.

6.3 **Billing Cycle:** The Law Firm will bill monthly for legal services rendered in the prior month. Generally, bills will go out approximately fifteen (15) days after the end of the prior month.

6.4 **Payment Expectations:** The City will pay the bill of the Law Firm within thirty (30) days or less of its receipt of the bill by forwarding a check to the Law Firm paying for both legal services and expenses shown on the Law Firm's bill.

6.5 **Disputes:** In the event that the City disputes any aspect of the Law Firm's bill, the appropriate City representative will contact Joseph J. Langel at the Law Firm stating the nature of the dispute. The parties pledge their mutual good faith in resolving any disputes.

6.6 **Interest:** Because the City will be paying the Law Firm's bills within thirty (30) days from their receipt, no interest will be charged. If the City determines that it will be necessary to deviate from that payment schedule, then it will notify the Law Firm. An interest rate of 8% per annum will be charged to the City if it elects a payment schedule greater than thirty (30) days, subject to change as may be mutually agreed between the parties.

6.7 **Term:** The term of this Agreement will be from January 1, 2021 to December 31, 2022, subject to the following provisions:

1. During the term of the Agreement, either party may terminate the Agreement upon thirty (30) calendar days written notice to the other party.

6.8 **City Approval:** The City Council has approved the Law Firm's performance of legal services for the City during the term of this agreement. The signing of this agreement will be ministerial, and the Law Firm is authorized to commence performing services immediately.

6.9 **Severability.** Upon termination of this agreement, the City shall only be responsible for the pro rata portion of the annual retainer under Section 6.1.

6.10 Other. The City expressly reserves its right to hire independent counsel on matters it determines requires an attorney with more expertise or expertise in a particular field. In such a situation, the City shall remain responsible to the Attorney for the monthly fee provided under this agreement along with any billings not related to the matter for which special counsel was retained. The City shall only be responsible to the Attorney for extra expenses in relation to the matter for which special counsel is retained if the City names the Attorney as co-counsel in the matter or otherwise requests the Attorney's participation.

THE CITY OF RAMSEY

By: _____
Its Mayor

By: _____
Its City Administrator

RATWIK, ROSZAK & MALONEY, P.A.

By: _____
Ann R. Goering, President

312688

CITY OF RAMSEY

REQUEST FOR QUALIFICATIONS AND PROPOSALS

FOR LEGAL SERVICES

MAY 2021

7550 SUNWOOD DRIVE NW
RAMSEY, MN 55303

SCHEDULE

REQUEST FOR QUALIFICIATIONS AND PROPOSALS

LEGAL SERVICES

Distribute/Advertise RFP's	May 26, 2021
RFP Submittals	Due: July 9, 2021
Staff Committee Evaluation	Completed by: August 6, 2021
City Council Interviews	Completed by: August 17, 2021
City Council Approval	By September 14, 2021

CITY OF RAMSEY
REQUEST FOR QUALIFICATIONS AND PROPOSALS
FOR LEGAL SERVICES
MAY 2021

Introduction

The City of Ramsey is inviting interested law firms with experience representing cities that have a similar complexity in municipal civil matters to submit written proposals to provide City Attorney services. Municipal experience is defined as representing and/or advising cities on issues that are regularly encountered in the course of municipal activities. ***Proposals are requested for Civil Legal Services.*** The City Attorney will be selected by the City Council and will also work closely with the Council, City Administrator and other City Staff.

Background

The City of Ramsey is a Charter City, located in Anoka County, with an estimated present population of 27,000. Ramsey operates under the Council/Administrator form of government and is governed by a City Council comprised of a Mayor and six Council members. The Mayor and two members of Council are elected at-large. Four members of Council are elected to represent Wards. All members are elected to four year terms.

Ramsey provides an extensive array of services including public works, police, fire, parks, planning and zoning, economic development, finance and internal management support functions. The City has 85 full-time employees and 12 part-time employees, and 38 paid-on-call firefighters. The City belongs to a property, liability, and workers' comprehensive insurance pool comprised of numerous cities, which is operated by the League of Minnesota Cities Insurance Trust. The City's Economic Development Authority is appointed by the City Council and operates as an advisory board to the City Council.

This contract for Legal Services is scheduled to start on or about October 1, 2021.

General Instructions

A. Responses must provide complete information as described in this request. Nine (9) copies shall be submitted by 4:30 p.m. on Friday, July 9, 2021. The proposals shall be marked: City of Ramsey, Legal Services RFP and sent to: City of Ramsey
   Attn: Colleen Lasher, Administrative Services Director
   7550 Sunwood Drive NW
   Ramsey, MN 55303
B. To ensure fairness and uniformity, firms submitting responses are requested to not contact City Staff or the City Council: Questions about this RFP may be made to ***Kurt Ulrich, City Administrator*** at kulrich@cityoframsey.com or 763-433-9845, prior to submission deadline.
C. The City will not reimburse any expenses incurred by the firm submitting responses including, but not limited to, expenses associated with the preparation and submission of the response and attendance at interview(s).

D. The City reserves the right to reject any and all proposals, to request additional information from any or all Proposers, and to suggest modifications to the terms and conditions or a retainer agreement from that offered by a Proposer.

BASIC SERVICES REQUESTED

Basic services, for the purpose of this proposal, shall include those legal services generally understood within the field of municipal law to fall within the category of "general counsel" work, and shall include, but not necessarily be limited to, the following:

- Routine legal advice, telephone and personal consultations with the City Council, City department heads or authorized representatives.
- Assistance in the preparation and review of ordinances, resolutions, agreements, contracts, forms, notices, certificates, deeds and other documents required by the City.
- Attendance at regular City Council meetings and special meetings as requested. Regular meetings are held on the second and fourth Tuesday of each month at 7:00 p.m. Include alternate per meeting charge if attendance at regular meetings is not required.
- Attendance at other board, commission and committee meetings, upon request.
- Three (3) business day response time on council and staff inquiries; five (5) business day turnaround on standard document review (contracts, council cases, legal documents).
- Office hours of 1:00 to 4:00 on the first and third Wednesdays of the month and attendance at staff meetings during those hours for Civil Attorney.
- Meetings with City staff, upon request.
- Legal advice and opinions concerning legal matters that affect the City.
- Legal advice and opinions regarding the Minnesota Government Data Practices Act.
- Legal advice and opinions regarding Minnesota election law and matters.
- Legal work pertaining to initial proceedings and defense of the City in certain litigation.
- Legal work pertaining to the water, wastewater, streets, parks, and planning & zoning departments.
- Guidance on City personnel matters and policies, including employee disciplinary and grievance issues, Veterans preference, FLSA, etc.
- Legal work pertaining to property acquisitions, property disposals, public improvements, easement dedications, right-of-way vacations, annexations, platting, land development, TIF financing & reporting and tax abatement issues.
- Legal work pertaining to the Economic Development Authority
- Legal work pertaining to the City Charter Commission
- Enforcement of City codes, zoning regulations, and building standards through administrative and judicial actions.
- Monitoring of pending and current state and federal legislation and court decisions, as appropriate.
- Notification of League of Minnesota Cities in legal matters where the League may or will defend the City.

- Coordination of outside legal counsel, as needed and as directed by the City Council.

REQUIRED PROPOSAL ELEMENTS

The proposal must provide specific and succinct answers to all questions and requests for information. Direct, precise and complete responses will serve as an advantage to the applicant. ***Proposals are requested for Civil Legal Services.***

BACKGROUND

Describe the nature of your practice or your law firm's practice and your qualifications for providing City Attorney services. Include a professional chronology for the individual who will be designated to serve as City Attorney, as well as for others whom you anticipate being involved with providing legal services to the City.

Provide the overall capabilities, qualifications, training and areas of expertise for each of the principals, partners, and associates of the law firm, including the length of employment for each person and his/her area of specialization.

Provide the following for each person whom you propose to designate as City Attorney and for each person you propose to designate as a deputy or back-up:

- Legal training and number of years of practice, including date of admission to the Minnesota Bar Association, number of years of municipal or other local public section law practice as a full-time local government attorney and/or in a private law office specializing in local government.
- Professional affiliations.
- Knowledge of, and experience with, Minnesota Municipal Law or other public sector experience, and redevelopment law.
- Litigation experience and demonstration of good court track record. Cite examples.
- Knowledge and practice of law relating to land use and planning, environmental law, risk management, redevelopment, general plans, real estate and other related law.
- Experience in the area of contracts and franchises.
- Experience in the area of personnel, disability law rights and obligations, workers' compensation, employee relations and negotiations and employee discrimination claims.
- Experience in the preparation and review of ordinances and resolutions.
- Types of clientele represented and years representing each.
- Office location and accessibility to the City.

If the firm/individual, or any of the attorneys employed by the firm, have ever been sued by cities or other clients for malpractice, been the subject of complaints filed with the State Bar, or had discipline imposed by the State Bar, please provide information about the

nature of the incident, the dates of when the matter began and was concluded, and the results of the situation.

CITY/CITY ATTORNEY RELATIONSHIP

Describe how you would structure the working relationship between the City Attorney and the City Council and Staff.

Describe how you would meet the response time described in the RFP for Council/Staff inquiries and document review.

Describe the systems or mechanisms that would be established for monthly reporting on the status of projects, requests and litigation.

Describe the computer resources currently utilized in your office. The City will require compatibility with Microsoft Word for Windows, as well as the maintenance of Internet service, such that email and files that can be transmitted between City staff and City Attorney. City Attorney will be required to access and utilize the City's LaserFiche document system for research of city archive documents.

CLIENTS/CONFLICT OF INTEREST

List all public clients for whom you or your firm currently provide services under a fee for services basis or on a retainer basis. Identify any foreseeable or potential conflicts of interest that could result from such representation and the manner in which you would propose to resolve such conflicts. Identify the process you or your firm utilizes to identify and resolve conflict of interest.

For the person to be designated as City Attorney, list all public clients that person presently represents as city attorney or general counsel, along with the meeting dates and times for each governing body. (*If appointed, the City Attorney shall not accept any client or project, which would knowingly place it in conflict of interest with the services to be provided to the City. If a conflict of interest should develop, the Attorney shall be responsible for taking the necessary steps to comport its representation of the City with the Lawyers Code of Professional Responsibility. The Attorney may be responsible for any additional costs incurred by the City in obtaining legal representation if such representation becomes necessary due to a conflict of interest.)*

COMPENSATION

Provide the pricing schedule you will use to charge the City for providing services as outlined in this Request for Proposal. Describe how the individual or firm intends to provide legal services, either on an hourly rate, or on a monthly retainer, indicate what services are to be provided. It is not the intent of the City to select a firm purely on the basis of compensation, but to negotiate a method of compensation with the successful

firm that best satisfies mutual needs of the City and the firm. In addition, provide the following:

- Define what type(s) of work you would consider to be extra or specialized work that would be billed in addition to basic services.
- State the hourly rates for specialized service.
- State the rate for meeting attendance, if any, whether hourly or otherwise.
- Identify the minimum increment of time billed for each service, e.g. phone calls, correspondence, personal conference.
- Define the type and unit rates for reimbursement of expenses such as mileage, reproduction of documents, faxed documents and word processing charges.

PROFESSIONAL REFERENCES

Provide five (5) professional references for the individual designated as City Attorney, including addresses and work telephone numbers. References should be currently employed public agency officials or agents.

EVALUATION AND SELECTION PROCESS

Proposals will be screened and the candidates will be interviewed by the City Council. Qualifications will be verified and references will be checked. In reviewing proposals, the City will carefully weigh the following:

- Depth and breadth of experience and expertise in the practice of law, specifically in those areas most often encountered in municipal government operations.
- Capability to perform legal services promptly and in a manner that permits the City Council and staff to meet established deadlines and to operate in an effective and efficient manner.
- Degree of availability for quick response to inquiries that arise out of day-to-day operating questions or problems.
- Degree to which firm and individual attorneys stay current through continued professional development and active communication with practitioners in the municipal law field.
- Communication skills.
- Cost of services.
- Location of the firm's office.
- Other qualifications/criteria, as deemed appropriate by the City Council.

The contract will require that the individuals or law firm selected as City Attorney maintain general liability, automobile, workers' compensation, and errors and omissions insurance. The contract will also contain provisions requiring the selected individual or law firm to indemnify the City and provide that the City Attorney is an independent contractor serving at the will of the City Council. Other required provisions will include the City Council's right to terminate the agreement, at its sole discretion, upon the provision of notice.

The City requires compliance with Equal Opportunity regulations and therefore, the firm selected shall not discriminate under the contract against any person in accordance with federal, state or local regulation and shall certify to such in their proposal.

The City anticipates the original contract will be two (2) years in length.

The City will not provide reimbursement to anyone for any expense incurred that is associated with the preparation and submission of the proposal and attendance at interviews.

SUBMITTAL REQUIREMENTS

Proposal must be received by 4:30 p.m. on Friday, July 9, 2021.
The City Council reserves the right to reject all proposals, to request additional information concerning any proposal for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for receipt of all proposals, and to waive any irregularities if such would serve the best interests of the City as determined by the City Council.